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DESCRIPTION AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
FROM ALL PARTS OF THESE PRESENTS THAT WOODLAND ESTATES DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP...

FROM THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND THE NORTH RIGHT-OF-WAY LINE OF THE EXISTING 100 FOOT WIDE STATE ROAD NO. 706...

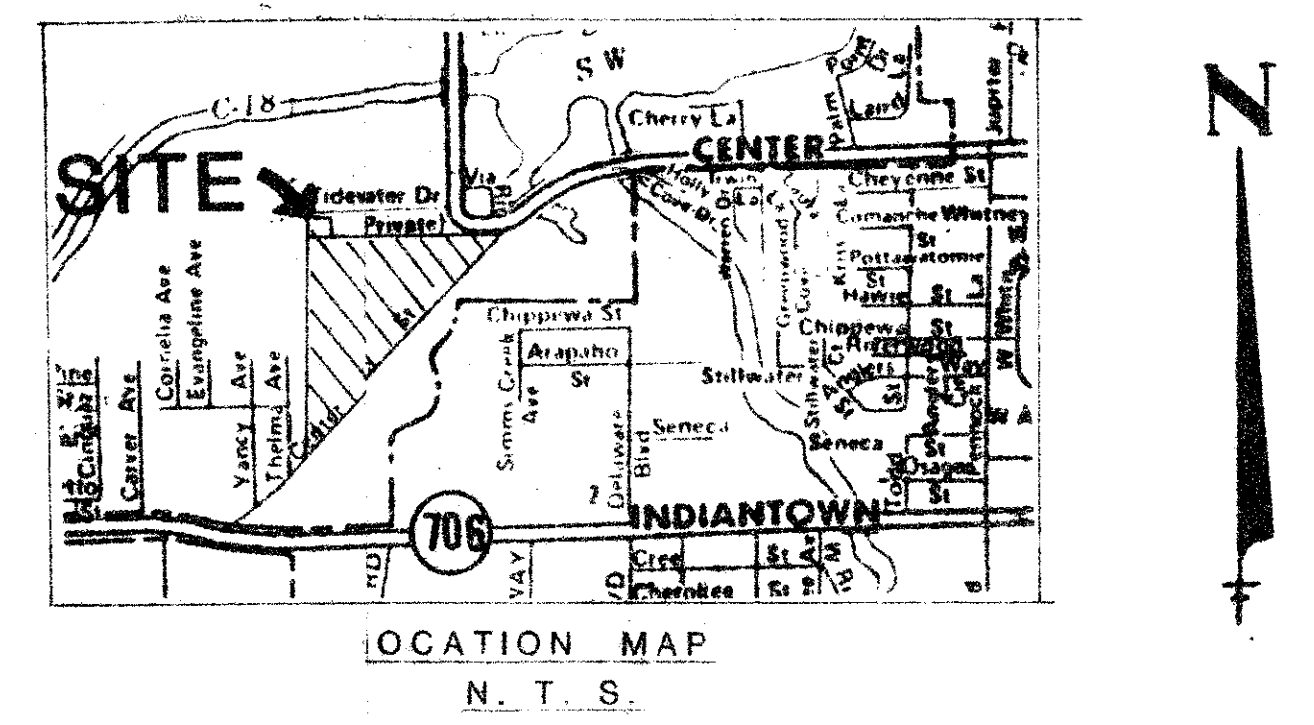
CONTAINING: 39.403 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS
LOXAHATCHEE RIVER ROAD AND THE ADDITIONAL RIGHT-OF-WAY FOR CENTER STREET AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
WOODLAND ESTATES DRIVE, WHICH IS FOR PRIVATE ROAD PURPOSES AND ALL OF THE ACCESS TRACTS, ARE HEREBY DEDICATED TO THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS, THE CONSTRUCTION AND MAINTENANCE OF ROADS, UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
2. WATER MANAGEMENT TRACTS
THE WATER MANAGEMENT TRACTS AND ADJOINING 20 FOOT WIDE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
3. DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN WOODLAND ESTATES WHICH IS ASSOCIATED WITH COUNTY ROADS.
4. UTILITY EASEMENTS
THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
5. RECREATION AREA
TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF PROVIDING A RECREATION AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
6. GREEN AREAS
TRACTS "C" THRU "L" INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF PROVIDING GREEN AREAS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
7. BUFFER AREAS
THE 25 FOOT WIDE BUFFER AREAS AS SHOWN HEREON, ARE HEREBY RESERVED FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
8. LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
9. LANDSCAPE EASEMENTS
THE LANDSCAPE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF LANDSCAPING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
10. RESERVED TRACT
TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED BY WOODLAND ESTATES DEVELOPMENT, LTD., FOR FUTURE DEVELOPMENT.
11. DISCLAIMER
THE FOREGOING DEDICATIONS ARE MADE TO THE WOODLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

PLAT OF
WOODLAND ESTATES-P.U.D.
BEING A PORTION OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, A PORTION OF WHICH BEING A REPLAT OF LOTS 2 THRU 68, PLUMOSA PINES, INC., RECORDED IN PLAT BOOK 26, PAGE 8, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 1984
SHEET 1 OF 4



NOTES:

- L.A.E. DENOTES LIMITED ACCESS EASEMENT
U.E. DENOTES UTILITY EASEMENT
■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
○ DENOTES PERMANENT CONTROL POINT (P.C.P.)
THE WEST LINE OF SECTION 2-41-42 IS TAKEN AS BEING N 01°57'35" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
THERE SHALL BE NO BUILDINGS, OR OTHER STRUCTURES PLACED WITHIN UTILITY EASEMENTS.
THERE SHALL BE NO BUILDINGS PLACED WITHIN BUFFER AREAS.
THERE SHALL BE NO BUILDINGS, NOR CONSTRUCTION, NOR PLANTING OF TREES, OR SHRUBS, WITHIN DRAINAGE EASEMENTS.
LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER, SHALL BE ONLY WITH APPROVAL OF ALL OCCUPYING SAME.
WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:41 AM THIS 5th DAY OF OCTOBER A.D. 1984 AND DULY RECORDED IN PLAT BOOK 49 ON PAGES 74 AND 75, 76 & 77.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED ROBERT B. COOK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT OF CLEARWELL INVESTMENT COMPANY, N.V., A NETHERLANDS ANTILLES CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF September, A.D. 1984.
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THREE MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4177, AT PAGES 257, 278, 294, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, AMERICAN SAVINGS AND LOAN ASSOCIATION OF AMERICA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUST OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF September, A.D. 1984.

[Signature]
AMERICAN SAVINGS AND LOAN ASSOCIATION OF AMERICA
WITNESS
[Signature]
GARY D. WINTERS, VP.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED GARY D. WINTERS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF AMERICAN SAVINGS AND LOAN ASSOCIATION OF AMERICA AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY OFFICIAL HAND AND SEAL THIS 6th DAY OF September, A.D. 1984.
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY L. BRUCE NEANDROSS, AS GENERAL PARTNER THIS 10th DAY OF September, A.D. 1984.

WOODLAND ESTATES DEVELOPMENT, LTD.
A FLORIDA LIMITED PARTNERSHIP
[Signature]
L. BRUCE NEANDROSS, GENERAL PARTNER
WITNESS
[Signature]
L. BRUCE NEANDROSS, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME, PERSONALLY APPEARED L. BRUCE NEANDROSS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE ABOVE NAMED WOODLAND ESTATES DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND SEAL THIS 4th DAY OF September, A.D. 1984.
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

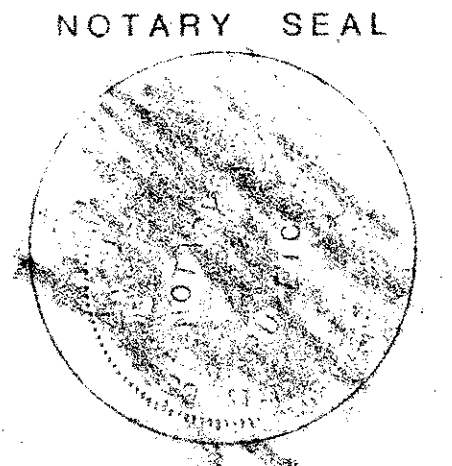
MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

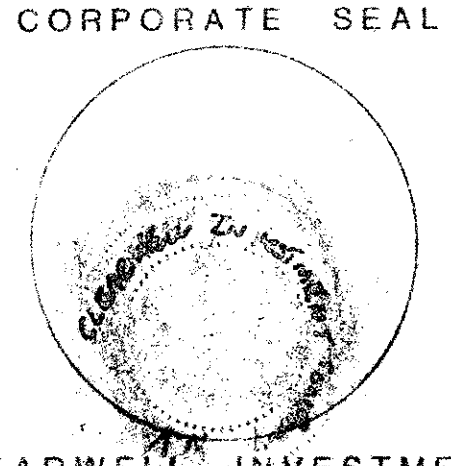
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4099, AT PAGE 187, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, CLEARWELL INVESTMENT COMPANY, N.V., A NETHERLANDS ANTILLES CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY IN FACT AS ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF September, A.D. 1984.

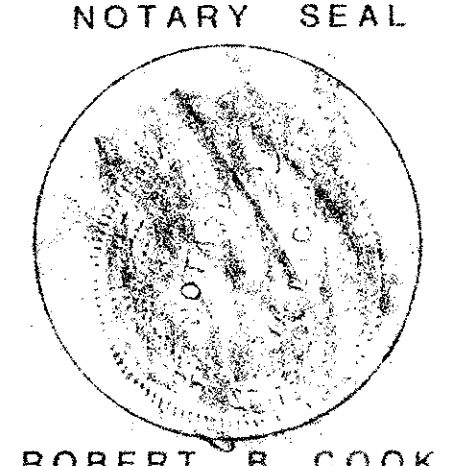
CLEARWELL INVESTMENT COMPANY, N.V.
A NETHERLANDS ANTILLES CORPORATION
BY: [Signature]
ROBERT B. COOK, ATTORNEY IN FACT
WITNESS
[Signature]



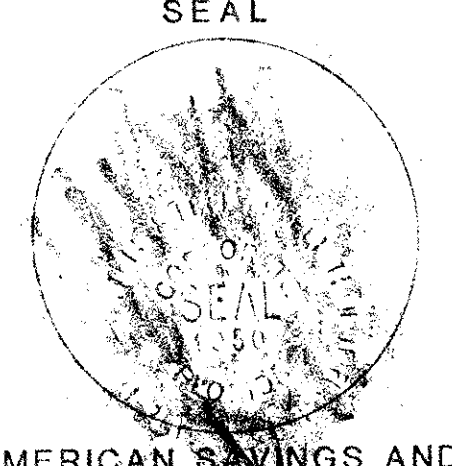
(L. BRUCE NEANDROSS)



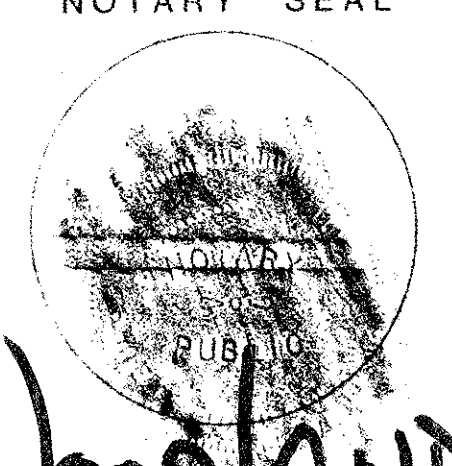
CLEARWELL INVESTMENT COMPANY N.V.



(ROBERT B. COOK)



AMERICAN SAVINGS AND LOAN ASSOCIATION OF AMERICA



GARY D. WINTERS, VP.

TITLE CERTIFICATION

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I, PATRICK M. GORDON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WOODLAND ESTATES DEVELOPMENT LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND IS FREE OF ALL OTHER ENCUMBRANCES.

September 4, 1984
DATED
[Signature]
PATRICK M. GORDON

SURVEYORS CERTIFICATION

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
ALAN BONNER
REGISTERED SURVEYOR NO. 4088
STATE OF FLORIDA

COUNTY APPROVALS

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 2 DAY OF Oct., 1984.

BY: [Signature]
KEN SPILLIAS
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Oct., 1984.

BY: [Signature]
HERBERT KAHLERT - COUNTY CLERK

ATTENT: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: [Signature]
DEPUTY CLERK

JUPITER 40 P.U.D.
1000-034

JAMES E. NEUHAUS, Inc.
Consulting Engineers, Surveyors, Planners
Suite 406 450 Australian Avenue West Palm Beach, FL 33401 305/833.0100