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A PART OF P.U.D.

# REPLAT - TRACTS H, K & J - WEDGEWOOD ESTATES

BEING A REPLAT OF TRACTS H, K & J, WEDGEWOOD ESTATES, AS RECORDED IN PLAT BOOK 55, PAGES 115 & 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO BEING A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1987

SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that WEDGEWOOD HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, owner of the land shown hereon, being in Section 17, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as REPLAT - TRACTS H, K & J - WEDGEWOOD ESTATES, being more particularly described as follows:

Tracts H, K and J of WEDGEWOOD ESTATES, according to the plat thereof, recorded in Plat Book 55, Pages 115 and 116 of the Public Records of Palm Beach County, Florida,

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Easements:**
  - The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
  - The Drainage Easements as shown hereon are hereby reserved in perpetuity for the construction and maintenance of drainage by the Wedgewood Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
  - The Lake Maintenance Easements as shown hereon are hereby reserved in perpetuity by the Wedgewood Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
  - The Lift Station Easement as shown hereon is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.
- Water Management Tract:**  
The Water Management Tract, shown hereon as Tract W, is hereby reserved by the Wedgewood Homeowners Association, Inc., for water management purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Open Space:**  
The Open space, shown hereon as Tract X is hereby reserved by the Wedgewood Homeowners Association, Inc. and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named WEDGEWOOD HOMEOWNERS ASSOCIATION, INC., has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of August, 1987.

WEDGEWOOD HOMEOWNERS ASSOCIATION, INC.  
a Florida corporation not-for-profit

Attest: Patricia Jones  
PATRICIA JONES, Secretary

By: John Kraynick  
JOHN KRAYNICK, President

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, JOHN KRAYNICK, of the County of Palm Beach, State of Florida, do hereby certify that I am the President of the above named WEDGEWOOD HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 19th day of August, 1987.

My Commission Expires: June 3, 1989

Clara H. Rowell  
Notary Public, State of Florida

### MORTGAGE CERTIFICATE

STATE OF NEW YORK )  
COUNTY OF NEW YORK )  
I, THE CHASE MANHATTAN BANK, N.A., do hereby certify 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 owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 5066, Page 1542 of the Public Records of Palm Beach County, Florida, shall be subordinated to said dedication shown hereon.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by its President and attested by its Secretary, and its seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of August, 1987.

THE CHASE MANHATTAN BANK, N.A.

Attest: Charles H. Zeng  
Charles H. Zeng, Secretary

By: John Kraynick  
John Kraynick, President

### ACKNOWLEDGMENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK )  
I, JOHN KRAYNICK, of the County of New York, State of New York, do hereby certify that I am the President of the above named WEDGEWOOD HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, and that the seal affixed to the foregoing instrument is the seal of said Bank, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Bank.

WITNESS my hand and official seal this 19th day of August, 1987.

My Commission Expires: 7/31/89

Clara H. Rowell  
Notary Public, State of New York

### TITLE CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, JOEL P. KOEPEL of the firm of KOEPEL, COOKE & GOTTLIEB, 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 to be vested in WEDGEWOOD HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; that all mortgages are shown and are true and correct, and there are no other mortgages, liens or similar encumbrances of record.

KOEPEL, COOKE & GOTTLIEB

October 22, 1987  
DATE

JOEL P. KOEPEL, Attorney-at-law

### SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; 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, and complies with the Minimum Technical Standards of Chapter 21-HH-6, Rules of the Department of Professional Regulation, Board of Land Surveyors.

11/13/87  
DATE

John A. Grant, Jr.  
JOHN A. GRANT, JR.  
Registered Surveyor No. 1141  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 22nd day of DECEMBER, A.D., 1987.

ATTEST: John R. Dunkle, Clerk

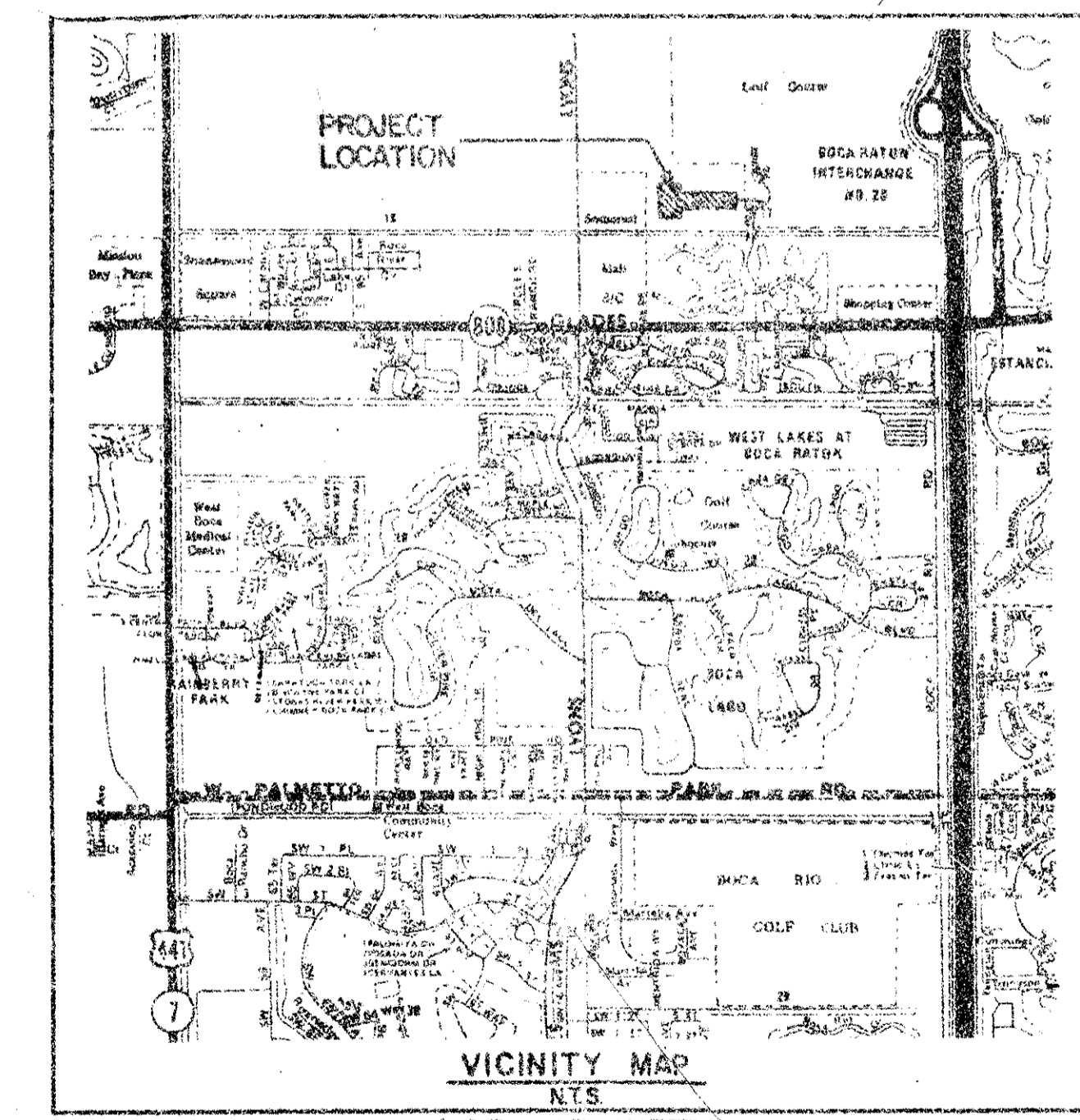
By: Richard S. Coyle  
DEPUTY CLERK

By: Carol A. Roberts  
CAROL A. ROBERTS, Chair

### COUNTY ENGINEER

This plat is hereby approved for record this 22nd day of DECEMBER, A.D., 1987.

By: H.F. Kanbert  
H.F. KANBERT, P.E. County Engineer



STATISTICAL DATA	
TOTAL AREA THIS REPLAT	3.539 AC.
NO. RESIDENTIAL UNITS THIS REPLAT	0 UNITS
AREA OF WATER MANAGEMENT TRACT (TRACT W)	3.272 AC.
AREA OF OPEN SPACE (TRACT X)	0.267 AC.

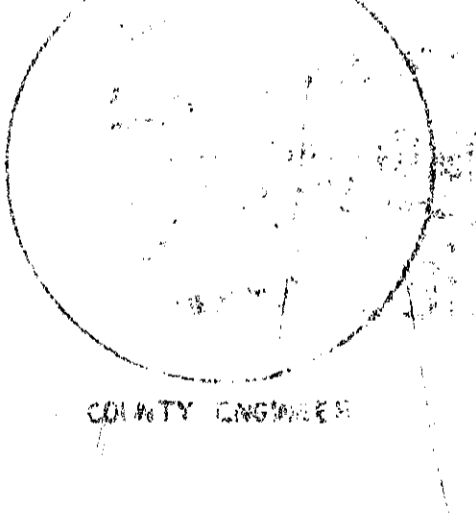
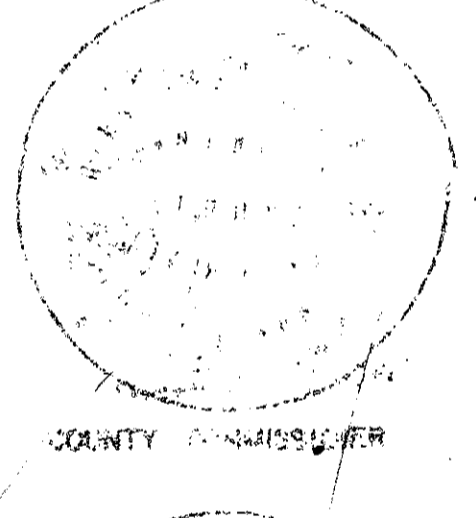
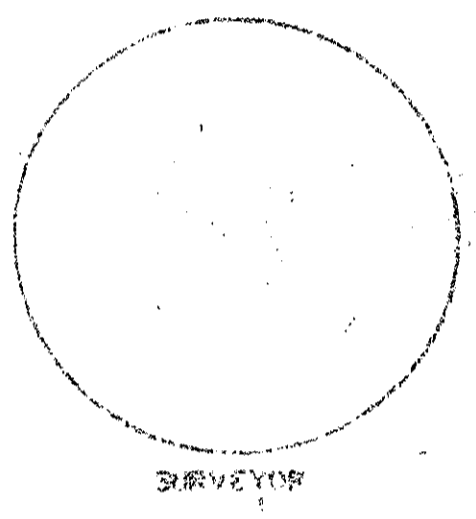
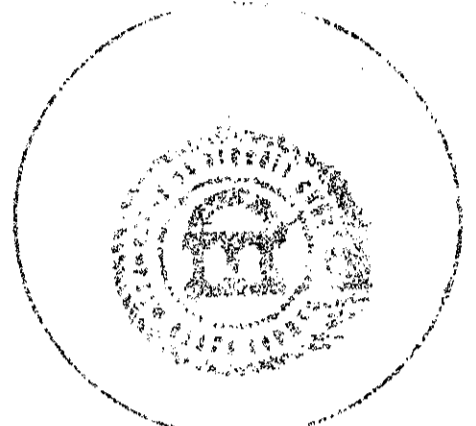
SHEET NO. 1 : TITLE SHEET AND CERTIFICATIONS  
SHEET NO. 2 : DETAIL SHEET

This instrument was prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3333 North Federal Highway, Boca Raton, Florida 33431.

# REPLAT-TRACTS H, K & J - WEDGEWOOD ESTATES

DIVISION 4  
BOOK 58  
PAGE 171  
FLOOD MAP # 2306  
ZONING  
ZIP CODE 33437  
SECTION NAME

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on  
28 day of DECEMBER, 1987.  
and this instrument is Plat Book  
58 Page 171-172  
JOEL P. KOEPEL, Attorney-at-law



0504-001  
pat. 85-34

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