

WOODSLANDING

A REPLAT OF A PORTION OF TRACTS 33, 34 AND 47, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST

FEBRUARY, 2005

SHEET 1 OF 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AVATAR PROPERTIES INC., A FLORIDA CORPORATION, AND DANIEL RUBIN, AN INDIVIDUAL, OWNERS OF THE LANDS SHOWN HEREON AS "WOODSLANDING", BEING A REPLAT OF A PORTION OF TRACTS 33, 34 AND 47, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: THE WEST 30.00 FEET OF THE EAST 330.00 FEET OF TRACT 47, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, LESS AND EXCEPT THE RIGHT OF WAY OF 7TH PLACE SOUTH PER OFFICIAL RECORDS BOOK 6417, PAGE 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2: TRACT 33, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, LESS THE EAST 40.26 FEET FOR LAKE WORTH DRAINAGE DISTRICT E-2-W CANAL RIGHT-OF-WAY AND LESS THE NORTH 46.20 FEET FOR LAKE WORTH DRAINAGE DISTRICT L-5 CANAL RIGHT-OF-WAY AND TRACT 34, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, LESS THE NORTH 46.20 FEET FOR LAKE WORTH DRAINAGE DISTRICT L-5 CANAL RIGHT-OF-WAY AND LESS THE WEST 30.00 FEET FOR MARGINAL ROAD RIGHT-OF-WAY

TOGETHER WITH:

PARCEL 3: THE WEST 300.00 FEET OF THE EAST 630.00 FEET OF TRACT 47, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, LESS AND EXCEPT THE RIGHT OF WAY OF 7TH PLACE SOUTH PER OFFICIAL RECORDS BOOK 6417, PAGE 144 AND OFFICIAL RECORDS BOOK 6531, PAGE 1847 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 4: THE EAST 300.00 FEET OF THE NORTH 297.00 FEET OF TRACT 47, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, LESS THE EAST 300.00 FEET OF THE SOUTH 363.00 FEET OF SAID TRACT 47, BLOCK 11

CONTAINING 24.53 ACRES, MORE OR LESS

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

PRIVATE STREET:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACTS:

TRACTS "L-1" AND "L-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L-1" IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 18112, PAGE 1467 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DRAINAGE AND LAKE MAINTENANCE EASEMENT:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

RECREATION AREAS:

TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

OPEN SPACE/BUFFER TRACTS:

TRACTS "OS-1" AND "OS-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "BT-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 6522, PAGE 682 AND OFFICIAL RECORDS BOOK 9578, PAGE 434, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF April, 2005.

WITNESS: *Maia D. Seidler* (Maia D. Seidler, Notary Public) and *Denissa J. Getman* (Denissa J. Getman, Executive Vice President of Avatar Properties Inc.)

IN WITNESS WHEREOF, I, DANIEL RUBIN, DO HEREUNTO SET MY HAND AND SEAL THIS 11th DAY OF April, 2005.

WITNESS: *Michael B. Small* (Michael B. Small, Notary Public) and *Daniel Rubin* (Daniel Rubin, Individual)

ACKNOWLEDGMENT

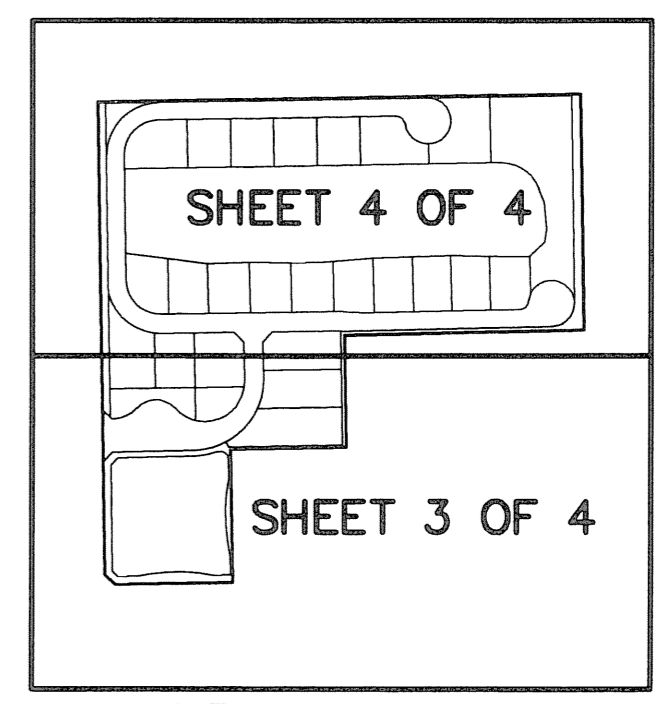
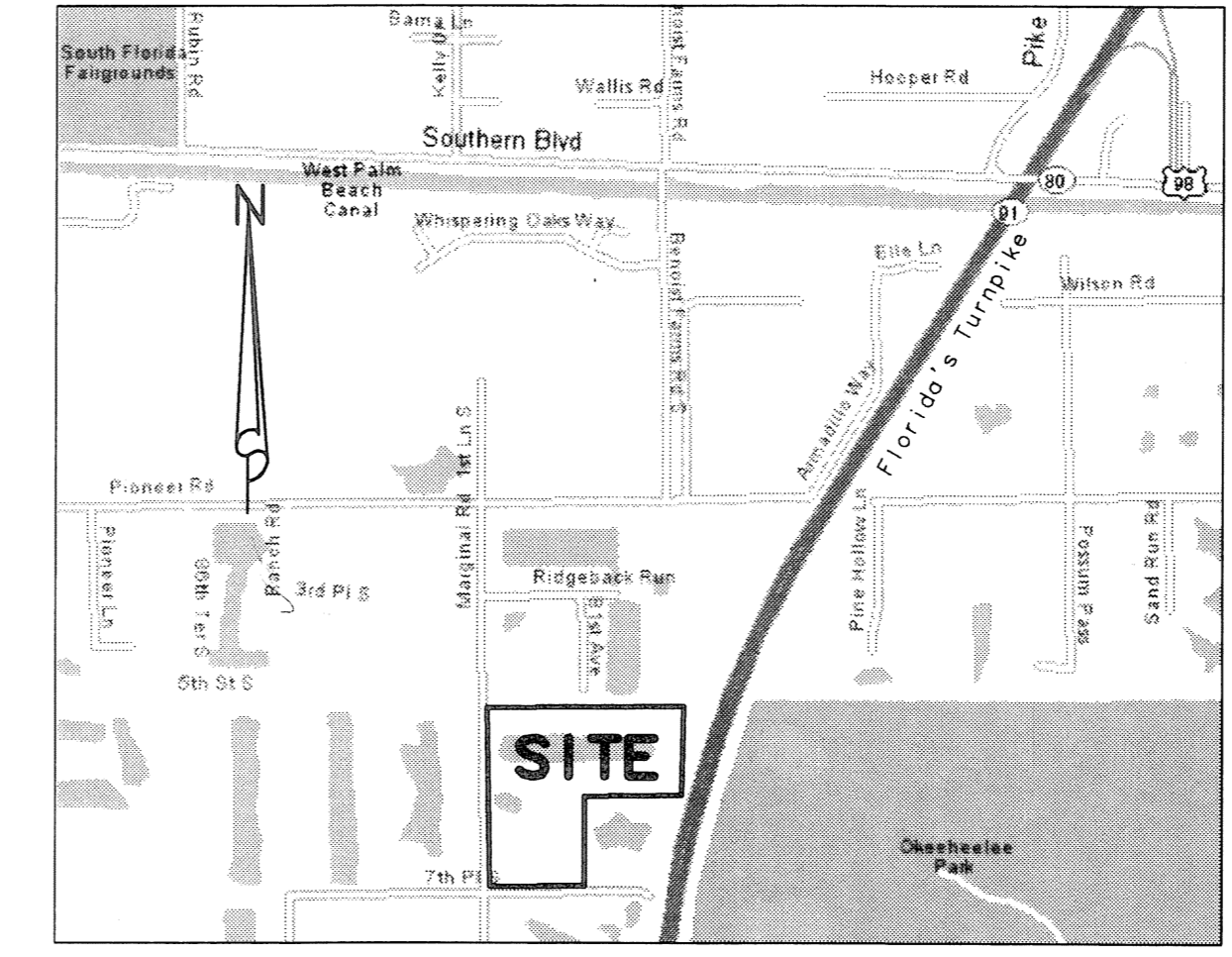
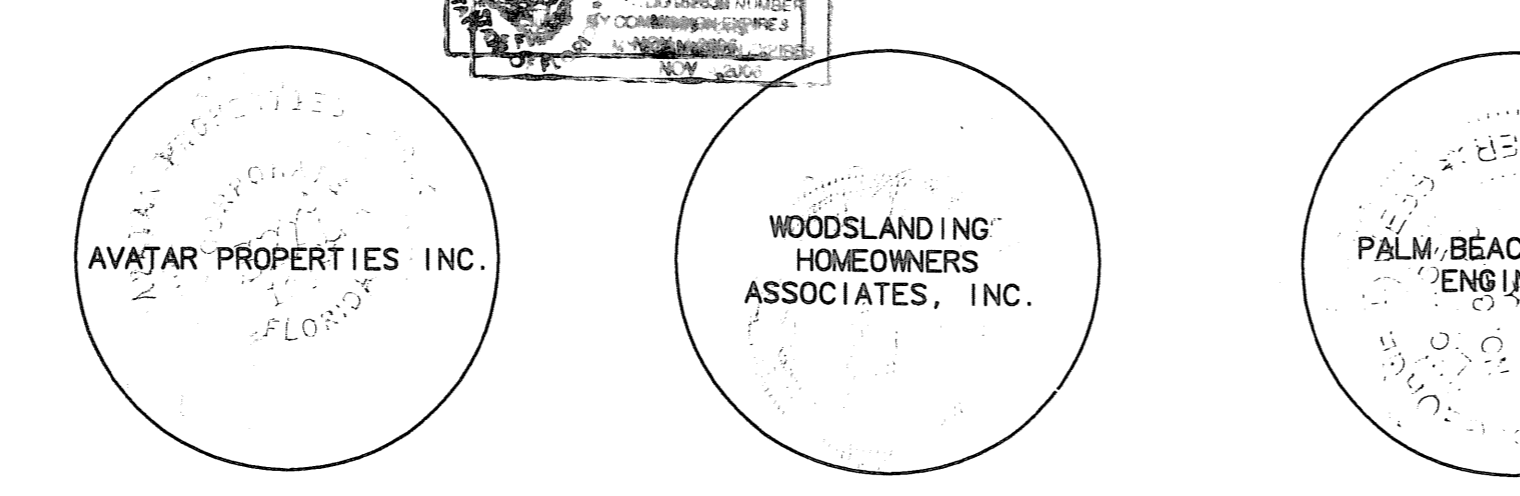
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED DENNIS J. GETMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE EXECUTIVE VICE PRESIDENT OF "AVATAR PROPERTIES INC.", A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF April, 2005.

MY COMMISSION EXPIRES: 11/4/2006 (DATE)

BY: *Maia D. Seidler* (Maia D. Seidler, Notary Public) and *Denissa J. Getman* (Denissa J. Getman, President of Woodslanding Homeowners Association, Inc.)



KEY MAP

ACKNOWLEDGMENT

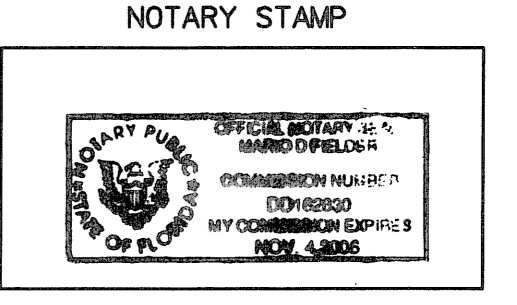
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED DENNIS J. GETMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF "WOODSLANDING HOMEOWNERS ASSOCIATION, INC.", A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF April, 2005.

MY COMMISSION EXPIRES: 11/4/2006 (DATE)

BY: *Maia D. Seidler* (Maia D. Seidler, Notary Public) and *Denissa J. Getman* (Denissa J. Getman, President of Woodslanding Homeowners Association, Inc.)



ACKNOWLEDGMENT

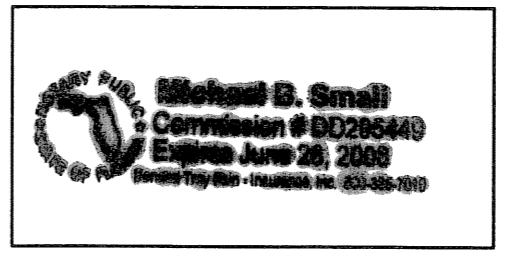
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL RUBIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF April, 2005.

MY COMMISSION EXPIRES: 6/28/2008 (DATE)

BY: *Michael B. Small* (Michael B. Small, Notary Public) and *Dennis J. Getman* (Dennis J. Getman, Executive Vice President of Avatar Properties Inc.)



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE "WOODSLANDING HOMEOWNERS ASSOCIATION, INC." HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 6th DAY OF April, 2005.

WITNESS: *Maia D. Seidler* (Maia D. Seidler, Notary Public) and *Denissa J. Getman* (Denissa J. Getman, President of Woodslanding Homeowners Association, Inc.)

BY: *Denissa J. Getman* (Denissa J. Getman, President of Woodslanding Homeowners Association, Inc.)

TITLE CERTIFICATION

WE FIRST AMERICAN TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO AVATAR PROPERTIES, INC., A FLORIDA CORPORATION AND DANIEL RUBIN, AN INDIVIDUAL; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

PRINTED NAME: LYNN E. GETMAN
TITLE: EXECUTIVE V.P.
BY: PROMINENT TITLE INSURANCE AGENCY, INC. AS AUTHORIZED AGENT

DATED THIS 21st DAY OF June, 2005

PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER OF
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-331, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 18th DAY OF July, A.D., 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: *George T. Webb* (George T. Webb, P.E., County Engineer)

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIED WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE PALM BEACH COUNTY, FLORIDA.

THIS 12th DAY OF APRIL, 2005.

BY: *Martin J. Shatto* (Martin J. Shatto, Professional Surveyor and Mapper #5219)

Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
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WEST PALM BEACH, FL 33411
(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REGISTRATION NO. 5219
IN THE OFFICES OF WANTMAN GROUP, INC.

WOODSLANDING
TRACTS 33, 34 AND 47
BLOCK 11
PALM BEACH FARMS COMPANY PLAT NO. 3
SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST
2/3/2005