

20080178424

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PAUL L. MADDOCK, JR., SIDNEY BRADFORD MADDOCK, PAUL L. MADDOCK, JR. AND BESSEMER TRUST COMPANY OF FLORIDA, AS CO-TRUSTEES OF THE MARITAL TRUST UNDER THE WILL OF PAUL L. MADDOCK, DATED JUNE 7, 1985, MELINDA LUCIE MADDOCK WILHELM, PAULA MIMI MADDOCK McMAKIN, SUZANNE MADDOCK SULLIVAN, MARGARET KEMP MADDOCK, CECELIA LACOSTE KEMBLE AND PHOEBE P. KEMBLE, OWNERS OF THE LAND SHOWN HEREON LYING IN THE TOWN OF PALM BEACH, BEING IN SECTIONS 10 AND 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS LANDMARK ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 54 FEET OF SECTION 10 AND THE NORTH 366.4 FEET OF SECTION 15, ALL IN TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE WATERS OF LAKE WORTH AND LYING WEST OF THE WEST RIGHT-OF-WAY OF NORTH LAKE WAY, AS LAID OUT AND IN USE. SUBJECT TO EASEMENT FOR LAKE TRAIL AS NOW LAID OUT AND IN USE.

ABOVE PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(NOTE: BEARING ON THE NORTH LINE OF SECTION 15 IS ASSUMED TO BEAR DUE WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, ALSO BEING THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID SECTION CORNER BEING LOCATED AS SHOWN ON PLAT NO. 2 OF WOOD'S LANDING AS RECORDED IN PLAT BOOK 26, PAGE 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02 DEGREES 20' 10" EAST A DISTANCE OF 54.04 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID PLAT NO. 2 OF WOOD'S LANDING; THENCE DUE WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 850.44 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NORTH LAKE WAY, AS NOW LAID OUT AND IN USE, ALSO BEING THE POINT OF BEGINNING OF THE DESCRIBED PARCEL; THENCE CONTINUE DUE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 566.53 FEET TO THE WEST FACE OF A CONCRETE SEA WALL; THENCE S. 04 DEGREES 24' 30" E. ALONG SAID WEST FACE, A DISTANCE OF 42.26 FEET; THENCE S. 02 DEGREES 32' 46" E. ALONG SAID WEST FACE, A DISTANCE OF 33.94 FEET; THENCE S. 02 DEGREES 09' 04" E. ALONG SAID WEST FACE, A DISTANCE OF 43.99 FEET; THENCE S. 01 DEGREES 52' 24" W. ALONG SAID WEST FACE, A DISTANCE OF 54.65 FEET; THENCE S. 04 DEGREES 10' 11" W. ALONG SAID WEST FACE, A DISTANCE OF 45.70 FEET; THENCE S. 01 DEGREES 45' 27" W. ALONG SAID WEST FACE, A DISTANCE OF 20.20 FEET; THENCE S. 04 DEGREES 48' 12" E. ALONG SAID WEST FACE, A DISTANCE OF 90.32 FEET; THENCE S. 01 DEGREES 54' 07" E. ALONG SAID WEST FACE, A DISTANCE OF 42.27 FEET; THENCE S. 01 DEGREES 10' 47" W. ALONG SAID WEST FACE, A DISTANCE OF 25.10 FEET; THENCE S. 06 DEGREES 26' 31" W. ALONG SAID WEST FACE, A DISTANCE OF 22.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 366.4 FEET OF SAID SECTION 15; THENCE DUE EAST ALONG THE SOUTH LINE OF THE NORTH 366.4 FEET OF SAID SECTION 15, A DISTANCE OF 438.30 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NORTH LAKE WAY, AS NOW LAID OUT AND IN USE; THENCE N. 00 DEGREES 00' 49" W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 22.77 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 315 FEET AND A CENTRAL ANGLE OF 35 DEGREES 00' 49"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.50 FEET TO A POINT OF TANGENT; THENCE N. 35 DEGREES E. ALONG SAID TANGENT, A DISTANCE OF 10.33 TO A POINT OF CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 325 FEET AND A CENTRAL ANGLE OF 35 DEGREES; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 198.53 FEET TO A POINT OF TANGENT; THENCE DUE NORTH ALONG SAID TANGENT; A DISTANCE OF 22.01 FEET TO THE POINT OF BEGINNING.

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

MADDOCK WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF PALM BEACH.

AN EASEMENT FOR LAKE TRAIL, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF PALM BEACH.

PARCEL "A" AS SHOWN HEREON, IS RESERVED FOR THE LANDMARK ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF PALM BEACH.

PARCELS "B" AND "C" AS SHOWN HEREON, ARE RESERVED FOR THE LANDMARK ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SITE TRIANGLE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF PALM BEACH.

AN ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PALM BEACH OVER, UNDER AND ACROSS PARCEL A TO THE TOWN OF PALM BEACH FOR ACCESS TO AND MAINTENANCE OF UTILITIES CONTAINED THEREIN.

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

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

THE WALL AND LANDSCAPE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE LANDMARK ESTATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR WALL MAINTENANCE AND LANDSCAPE MAINTENANCE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF PALM BEACH.

IN WITNESS WHEREOF, I, PAUL L. MADDOCK, JR. DO HEREUNTO SET MY HAND AND SEAL THIS 27th DAY OF March, 2008.

WITNESS: B. Shewalter (PRINTED NAME) B. Shewalter BY: Paul L. Maddock, Jr. (PRINTED NAME) Shirley J. Walling

LANDMARK ESTATES

LYING IN THE TOWN OF PALM BEACH, FLORIDA BEING IN SECTIONS 10 AND 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March, 2008.

COMMISSION NUMBER: DD 516648 BY: Brenda Lee Shewalter NOTARY PUBLIC MY COMMISSION EXPIRES: 02/09/2010

IN WITNESS WHEREOF, I, SIDNEY BRADFORD MADDOCK DO HEREUNTO SET MY HAND AND SEAL THIS 4th DAY OF April, 2008.

WITNESS: Sidney Bradford Maddock (PRINTED NAME) Sidney Bradford Maddock BY: Sidney Bradford Maddock (PRINTED NAME) Sidney Bradford Maddock

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF April, 2008.

COMMISSION NUMBER: BY: Karen T. McShee NOTARY PUBLIC MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, I PAUL L. MADDOCK, JR., AS CO-TRUSTEE OF THE MARITAL TRUST UNDER THE WILL OF PAUL L. MADDOCK, DATED JUNE 7, 1985, DO HEREUNTO SET MY HAND AND SEAL THIS 27th DAY OF March, 2008.

WITNESS: B. Shewalter (PRINTED NAME) B. Shewalter BY: Paul L. Maddock, Jr., Co-Trustee (PRINTED NAME) Shirley J. Walling

ACKNOWLEDGEMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED PAUL L. MADDOCK, JR., AS CO-TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March, 2008.

COMMISSION NUMBER: DD 516648 BY: Brenda Lee Shewalter NOTARY PUBLIC MY COMMISSION EXPIRES: 02/09/2010

IN WITNESS WHEREOF, I BRANDON REID, MANAGER/DIRECTOR OF BESSEMER TRUST COMPANY OF FLORIDA AS CO-TRUSTEE OF THE MARITAL TRUST UNDER THE WILL OF PAUL L. MADDOCK, DATED JUNE 7, 1985, DO HEREUNTO SET MY HAND AND SEAL THIS 31 DAY OF March, 2008.

WITNESS: B. Shewalter (PRINTED NAME) B. Shewalter BY: Brandon Reid, Manager/Director (PRINTED NAME) Shirley J. Walling

ACKNOWLEDGEMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED BRANDON REID, MANAGER/DIRECTOR OF BESSEMER TRUST COMPANY OF FLORIDA AS CO-TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF March, 2008.

COMMISSION NUMBER: DD 516648 BY: Brenda Lee Shewalter NOTARY PUBLIC MY COMMISSION EXPIRES: 02/09/2010

IN WITNESS WHEREOF, I, MELINDA LUCIE MADDOCK WILHELM DO HEREUNTO SET MY HAND AND SEAL THIS 28th DAY OF March, 2008.

WITNESS: B. Shewalter (PRINTED NAME) B. Shewalter BY: Melinda Lucie Maddock Wilhelm (PRINTED NAME) Harold J. Wilhelm

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March, 2008.

COMMISSION NUMBER: DD 516648 BY: Brenda Lee Shewalter NOTARY PUBLIC MY COMMISSION EXPIRES: 02/09/2010

IN WITNESS WHEREOF, I, PAULA MIMI MADDOCK McMAKIN DO HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF April, 2008.

WITNESS: B. Shewalter (PRINTED NAME) B. Shewalter BY: Paula Mimi Maddock McKakin (PRINTED NAME) B. Shewalter

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April, 2008.

COMMISSION NUMBER: DD 516648 BY: Brenda Lee Shewalter NOTARY PUBLIC MY COMMISSION EXPIRES: 02/09/2010

IN WITNESS WHEREOF, I, SUZANNE MADDOCK SULLIVAN DO HEREUNTO SET MY HAND AND SEAL THIS 9 DAY OF April, 2008.

WITNESS: B. Shewalter (PRINTED NAME) B. Shewalter BY: Suzanne Maddock Sullivan (PRINTED NAME) Shirley J. Walling

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF April, 2008.

COMMISSION NUMBER: DD 516648 BY: Brenda Lee Shewalter NOTARY PUBLIC MY COMMISSION EXPIRES: 02/09/2010

IN WITNESS WHEREOF, I, MARGARET KEMP MADDOCK DO HEREUNTO SET MY HAND AND SEAL THIS 31 DAY OF March, 2008.

WITNESS: B. Shewalter (PRINTED NAME) B. Shewalter BY: Margaret Kemp Maddock (PRINTED NAME) Shirley J. Walling

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF March, 2008.

COMMISSION NUMBER: DD 516648 BY: Brenda Lee Shewalter NOTARY PUBLIC MY COMMISSION EXPIRES: 02/09/2010

LANDMARK ESTATES CONSULTING SURVEYORS & MAPPERS. DONALD D. DANIELS, INC. Florida Certificate LB No. 4165. 725 North ATA, Suite C-111 Jupiter, Florida 33411 Telephone: (561) 747-5884 Fax: (561) 747-8885. REFERENCE: 108154343 OFFICE: DAO CHECKED: REVISIONS: 02/13/08 - Address Comments 03/24/08 - Address Comments SCALE: 1"=30' DWG. NUMBER: 04-044.5 SHEET 1 OF 3

COUNTY OF PALM BEACH ) STATE OF FLORIDA ) This Plan was filed for record at 13:37 PM on the day of May, 2008, and duly recorded in Plat Book No. 111 on page 63-65. SHARON R. BOCK, Clerk & Commissioner by: Sharon R. Bock

