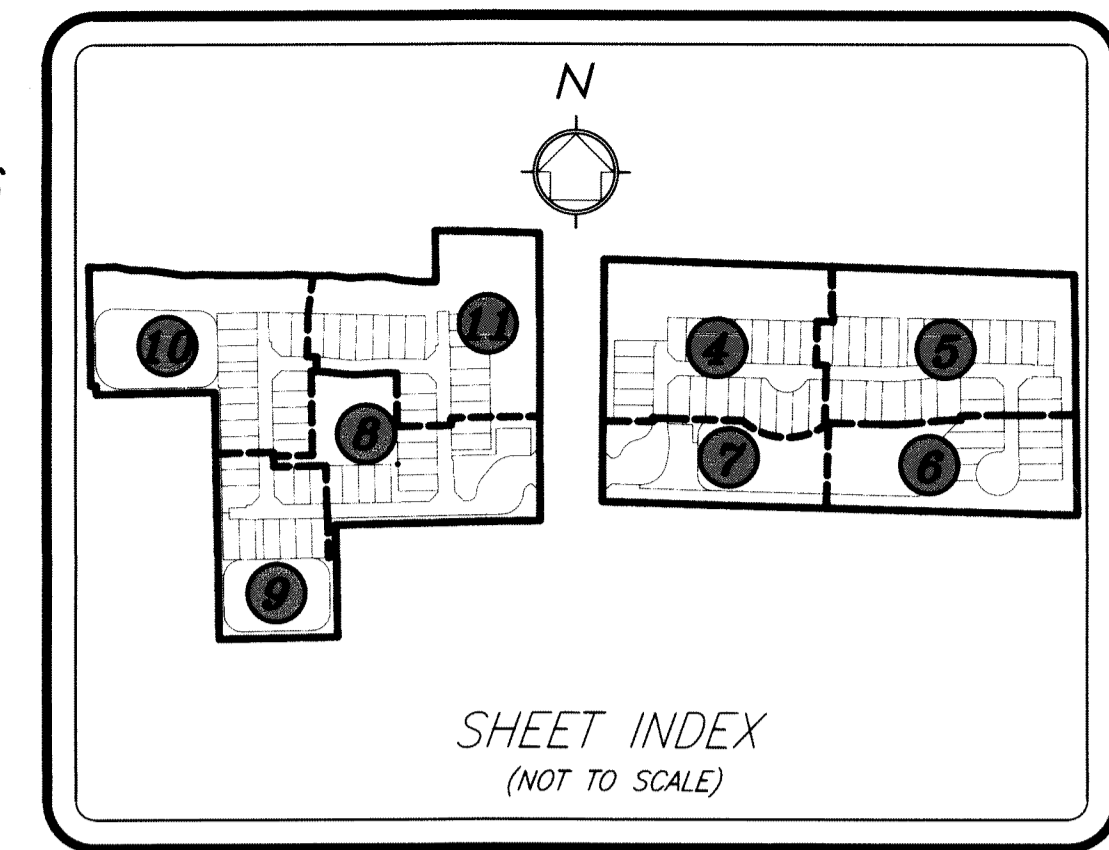


# POINTE OF WOODS P.U.D.

BEING A REPLAT OF PORTIONS OF TRACT 1 AND TRACT 2, BLOCK 13, AND TRACT 75 AND TRACT 76, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PALM BEACH COUNTY PUBLIC RECORDS, TOGETHER WITH A PORTION OF THE NE 1/4 SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SAID LANDS LYING AND SITUATE IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



55

SHEET 2 OF 12 SHEETS

## TABULAR DATA:

POINTE OF WOODS P.U.D.  
Control Number: 2008-290

## SURVEYOR'S NOTES

- 1.) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- 2.) The bearings shown hereon are Grid North, Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment), and are based on the North South 1/4 Section line of Section 3, Township 44 South, Range 42 East, Palm Beach County, Florida, said line bears South 00°29'16" West, and all other bearings recited hereon are relative thereto.
- 3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). Control measurements meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. All distances are ground distances in U.S. Survey Feet unless otherwise noted.  
Scale Factor = 1.000030541  
Grid Distance = (Ground Distance) x (Scale Factor)
- 4.) In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
- 5.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits, as required for such encroachment.
- 6.) All lines intersecting circular curves are radial unless otherwise noted.
- 7.) The South Florida Water Management District C-51 Canal traverses through parcels shown hereon. There are areas in which no deed or reservation exists or has been provided to this office. In those areas where the legal description refers to the South Florida Water Management District right of way and no right of way exists, the boundary is shown coincident with the North line of the SFWMD perpetual easements recorded in O.R.B. 5553, page 154; O.R.B. 5960, page 1528 and O.R.B. 6300, page 431. This line represents the North top of bank of the C-51 canal as surveyed April 7, 1986 as shown on the SFWMD C-51 Specific Purpose Survey "C-51-29".
- 8.) The building setbacks shall be as required by current Palm Beach County Zoning Regulations.

## ACCEPTANCE OF RESERVATIONS

State of FLORIDA } SS  
County of PALM BEACH }

Pointe of Woods Community Association, Inc., a Florida corporation not for profit, 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 12<sup>th</sup> day of December, 2018.

Witness: [Signature]  
Sean Truskowski  
(Print Name)

By: [Signature]  
Gregory J. Pettibon  
President

Witness: [Signature]  
Carthney Rowland  
(Print Name)

## ACKNOWLEDGEMENT

State of FLORIDA } SS  
County of PALM BEACH }

Before me personally appeared Gregory J. Pettibon who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as the President of Pointe of Woods Community Association, Inc., a Florida corporation not for profit, and 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 12 day of December, 2018.

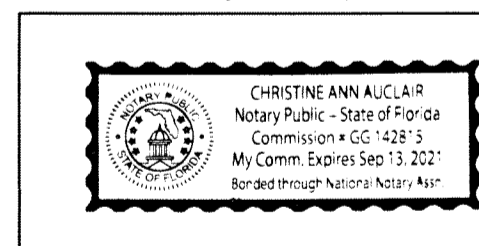
My commission expires: Sept 13 2021  
(Date)

By: [Signature]  
Notary Public

Print Name: Christine Ann Audette

Commission Number: 69142815

Notary Stamp



## TITLE CERTIFICATION

State of Florida } SS  
County of Palm Beach }

I, Jonathan Marcus, 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 in Mattamy Palm Beach, LLC, a Delaware limited liability company authorized to do business in Florida; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; 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.

Date: AS OF 10/31/18

By: [Signature]  
Jonathan Marcus  
Jonathan Marcus  
Attorney-at-Law  
Holland & Knight LLP  
Licensed in Florida  
Florida Bar No. 333591

## SURVEYOR & MAPPER'S CERTIFICATE

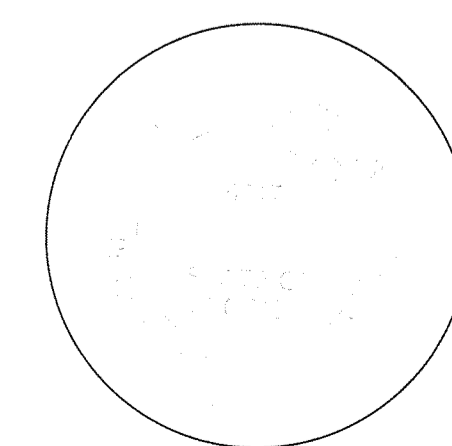
This to certify that the plat shown hereon is a true and correct representation of a survey made under the responsible direction and supervision of a Professional Surveyor & Mapper; that said Surveyor & Mapper and myself are employed by the below named legal entity; that said plat is accurate to the 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 Sec. 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 plat complies with all the Survey requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

This 12<sup>th</sup> day of December, 2018

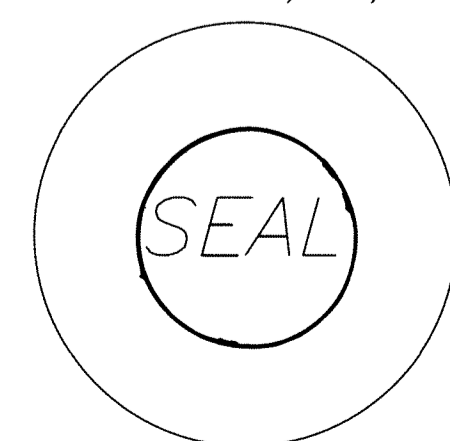
[Signature]  
Eric R. Matthews  
Eric R. Matthews P.S.M.  
License No. 6717  
State of Florida

Mattamy Palm Beach LLC, a Delaware limited liability company authorized to do business in Florida, 1500 Gateway Blvd, Suite 212 Boynton Beach, Florida 33426

PROFESSIONAL SURVEYOR AND MAPPER



POINTE OF WOODS COMMUNITY ASSOCIATION, INC.,



# WGI

2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC R. MATTHEWS, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM, WANTMAN GROUP, INC.