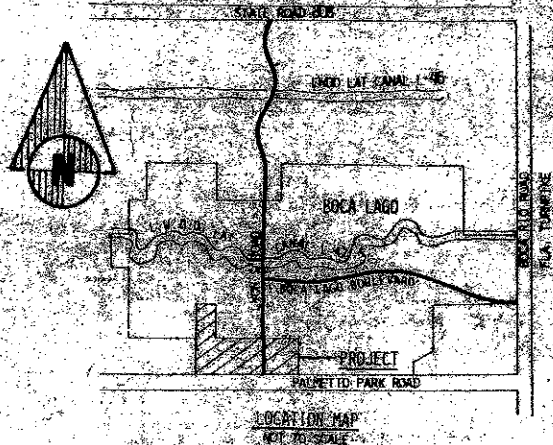


# ARBOR WOOD

BEING A REPLAT OF TRACT 88 AND TRACTS 109 THRU 112, INCLUSIVE, OF BLOCK 78, TOGETHER WITH TRACT 101 OF BLOCK 79, ALL IN PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

APRIL 1979

*18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42*



DEDICATOR:  
KNOW ALL MEN BY THESE PRESENTS THAT ARBOR WOOD, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING TRACT 88, AND TRACTS 109 THROUGH 112, INCLUSIVE, OF BLOCK 78, AND TRACT 101 OF BLOCK 79, TOGETHER WITH ALL THAT PART OF THE SOUTH 35.00 FEET OF THAT CERTAIN 90.00 FOOT PLATTED ROAD RIGHT OF WAY LYING WITHIN 15.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 88, ALL IN PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ARBOR WOOD, SITUATED IN A PORTION OF SECTIONS 19, 20, 29, AND 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 109; THENCE, NORTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID TRACT 109, TRACT 88 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1335.00 FEET TO THE CENTERLINE OF SAID FORMALLY PLATTED, NOW ABANDONED, 30.00 FOOT ROAD RIGHT OF WAY, PALM BEACH FARMS COMPANY PLAT NO. 3, AND THE BOUNDARY LINE OF REPLAT OF BOCA LAGO (P.U.D.) PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 90°00'00" EAST, ALONG SAID LINE, A DISTANCE OF 330.00 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 88, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, SOUTH 00°00'00" EAST, ALONG SAID NORTHERLY PROLONGATION AND ALONG THE EAST LINE OF SAID TRACT 88 ALSO BEING THE BOUNDARY LINE OF SAID REPLAT OF BOCA LAGO, A DISTANCE OF 675.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 110, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, SOUTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID TRACTS 110 THROUGH 112, INCLUSIVE, PALM BEACH FARMS COMPANY PLAT NO. 3 CONTINUING ALONG THE BOUNDARY OF SAID REPLAT OF BOCA LAGO, A DISTANCE OF 990.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 112, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, CONTINUE SOUTH 90°00'00" EAST, ALONG THE EASTERLY PROLONGATION OF SAID LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 101, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, CONTINUE SOUTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID TRACT 101 AND ALONG THE BOUNDARY LINE OF SAID REPLAT OF BOCA LAGO, A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 101; THENCE, SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID TRACT 101, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 101; AND THE NORTHERLY RIGHT OF WAY LINE OF PALMETTO PARK ROAD; THENCE, NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT 101, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 101; THENCE, CONTINUE NORTH 90°00'00" WEST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 101, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 112, BLOCK 78, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, CONTINUE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF TRACTS 109 THROUGH 112, INCLUSIVE, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 109 AND THE POINT OF BEGINNING.

LESS HOWEVER, ALL THAT PART OF THE EXISTING RIGHT OF WAY FOR LYONS ROAD LYING WITHIN THE ABOVE DESCRIBED PARCEL OF LAND AND BEING ALL THAT PART OF THAT CERTAIN 30.00 FOOT PLATTED ROAD RIGHT OF WAY LYING EASTERLY OF, ADJACENT AND CONTIGUOUS TO, THE EAST LINE OF SAID TRACT 112, BLOCK 78, PALM BEACH FARMS COMPANY PLAT NO. 3.

CONTAINING: 30.11 ACRES, MORE OR LESS.

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

- UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- ALL ROAD RIGHTS OF WAY 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.
- THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, ARBOR WOOD, LTD., A FLORIDA LIMITED PARTNERSHIP, HEREBY SETS ITS HAND AND SEAL THIS 3rd DAY OF May, 1979.

*Ronald C. Southland*  
Witness  
*Steven M. Wallerstein*  
Witness

*Michael Norton*  
MICHAEL NORTON, GENERAL PARTNER

ACKNOWLEDGEMENT  
HEREON I PERSONALLY APPEARED MICHAEL NORTON, GENERAL PARTNER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN 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 3rd DAY OF May, 1979.  
MY COMMISSION EXPIRES: March 9, 1983  
*Robert J. Whidden*  
Robert J. Whidden, Surveyor

MORTGAGEE'S CONSENT:  
STATE OF FLORIDA  
COUNTY OF DADE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY GIVE 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 AT PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF May, A.D. 1979

CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION  
CORPORATION OF THE STATE OF FLORIDA

ATTEST  
*Marian S. Baker*

ACKNOWLEDGEMENT  
BEFORE ME PERSONALLY APPEARED *George Espinoza* and *Marian S. Baker* TO ME WELL KNOWN, AND KNOWN TO ME, TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 TRUE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF May, 1979.  
*Robert J. Whidden*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: March 9, 1983

SURVEYOR'S CERTIFICATE:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 AND THAT SAID SURVEY WAS MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.C.P.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW, AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUIDANCE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE RECORD OF IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: 9th DAY OF May, AD, 1979. BY: *Robert J. Whidden*  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

- SURVEYOR'S NOTES
- THERE SHOULD BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLANTED OR PLANTED WITHIN THE DRAINAGE EASEMENTS.
  - THERE SHOULD BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING ORDINANCES.
  - PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS: *M*
  - PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS: *M*

TITLE CERTIFICATION:  
I, ROBERT B. BOOK, ESQUIRE, 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 PROPERTY IS VESTED IN ARBOR WOOD, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
DATE: 11th DAY OF May, A.D. 1979. BY: *Robert B. Book*  
ROBERT B. BOOK, ESQ.

COUNTY APPROVALS:  
COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF May, 1979.  
*Michael Norton*  
MICHAEL NORTON, GENERAL PARTNER

BOARD OF COUNTY COMMISSIONERS:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF May, 1979.  
*Michael Norton*  
MICHAEL NORTON, GENERAL PARTNER

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
*John Tully*  
JOHN TULLY, CLERK

ARBOR WOOD 39/116

**BENCH MARK**  
land surveying and mapping, inc.  
2900 PALM BEACH LAKES BLVD. SUITE 400 WEST PALM BEACH, FLORIDA 33409 PH. 689-2111