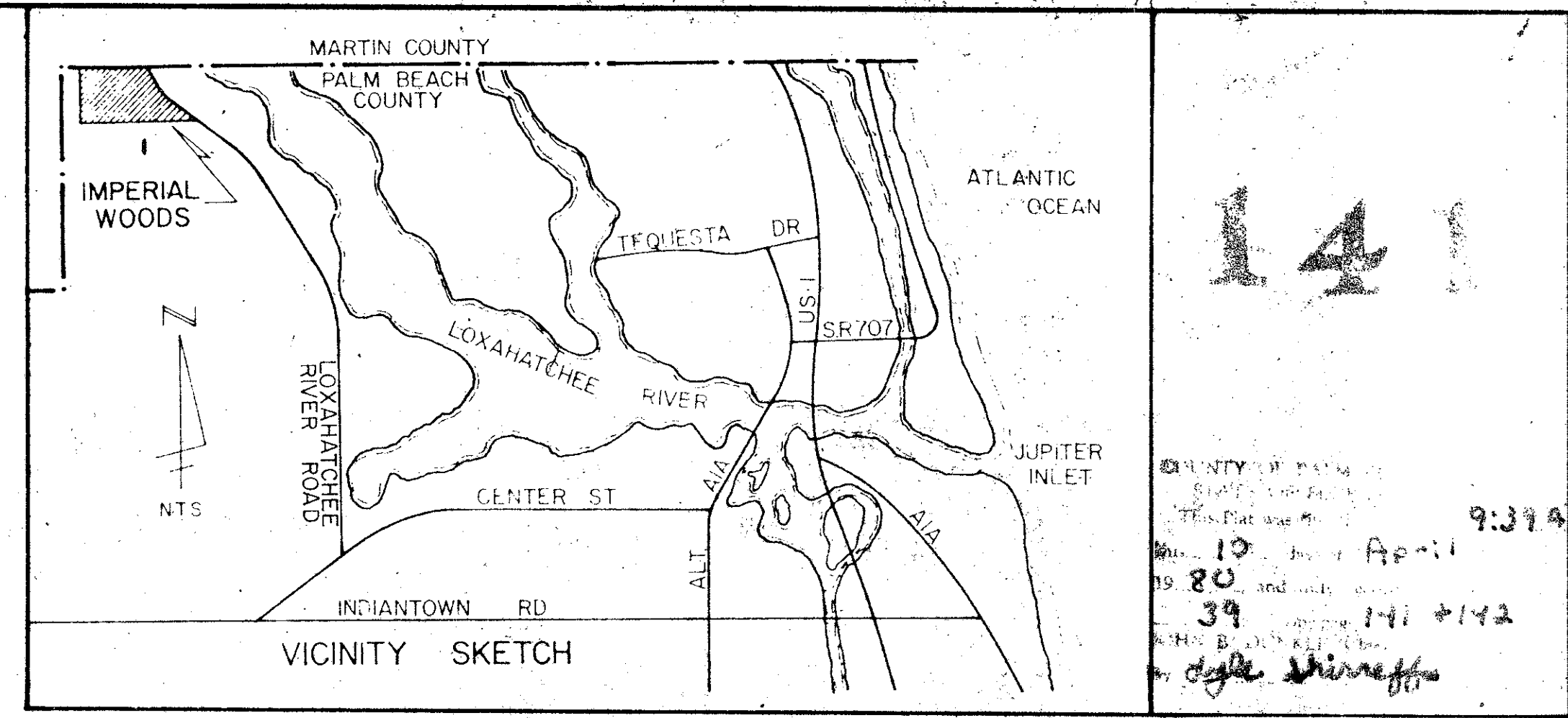


"B" PLAT OF IMPERIAL WOODS

IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST.
PALM BEACH COUNTY, FLORIDA.



141

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed
April 10, 1980
at 9:37 A.M.
Book 141 Page 39
Wm. G. Wallace
Craige L. Wallace

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WEIZER FLORIDA PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS IMPERIAL WOODS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89° 33' 04" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 (THE NORTH LINE OF SAID NORTHWEST QUARTER IS ASSUMED TO BEAR NORTH 89° 33' 04" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 709.77 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE NORTH 89° 33' 04" EAST A DISTANCE OF 1267.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LOXAHATCHEE RIVER ROAD (80 FOOT TOTAL RIGHT OF WAY); THENCE SOUTH 41° 49' 04" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 574.0 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1949.86 FEET AND A CENTRAL ANGLE OF 14° 33' 45"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 495.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 56° 22' 49" EAST A DISTANCE OF 504.10 FEET TO A POINT; THENCE SOUTH 0° 24' 27" EAST DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 287.90 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT ONE OF SAID SECTION 27; THENCE SOUTH 89° 35' 33" WEST ALONG SAID SOUTH LINE OF GOVERNMENT LOT ONE, AND THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2440.65 FEET TO A POINT ON A LINE PARALLEL WITH AND 709.76 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 0° 12' 59" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1325.84 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 58.591 ACRES, MORE OR LESS.

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

1. STREETS:
THAT TRACTS FOR PRIVATE ROAD PURPOSES ARE HEREBY DEDICATED TO THE IMPERIAL WOODS HOMEOWNERS' ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. EASEMENTS:
A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. RECREATION AREAS:
THE RECREATION AREAS AS SHOWN ARE HEREBY DEDICATED TO IMPERIAL WOODS HOMEOWNERS' ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION 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 17th DAY OF January, 1980.

WEIZER FLORIDA PROPERTIES, INC.,
A CORPORATION IN THE STATE OF FLORIDA
BY: *William S. Weizer*
WILLIAM S. WEIZER, PRESIDENT

ATTEST:
Eleanor Masteller
ELEANOR MESTELLER, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM S. WEIZER, PRESIDENT AND ELEANOR MESTELLER, SECRETARY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE WEIZER FLORIDA PROPERTIES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF January, 1980.

My Commission Expires: May 6, 1982
Craige L. Wallace
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF January, 1980.
Dennis P. Koehler
DENNIS P. KOEHLER, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF April, 1980.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P. E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *John B. Dunle*
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY, 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 WEIZER FLORIDA PROPERTIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: Jan 15, 1980
BY: *H.G. Workbrooker*
LAWYERS TITLE INSURANCE CORP.

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE 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.

Craige L. Wallace
CRAIG L. WALLACE
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 3357

0258 001

39/141

PLAT OF
IMPERIAL WOODS

WILLIAM G. WALLACE, INC.
Consulting Engineers & Land Surveyors
321 Northlake Blvd., North Palm Beach, Florida

FIELD: D.E.	JOB NO: 77-750	TITLE NO: 27-40-42
OFFICE: W.D.U.	DATE: July 1978	DWG. NO: 77-712
CRDS: C.L.W.	REVISIONS:	SHEET: 19 OF 2

THIS INSTRUMENT WAS PREPARED BY CRAIG L. WALLACE AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BLVD., SUITE 105, NORTH PALM BEACH, FLORIDA 33408.