

140-124

# FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN (PUD) LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA IN 2 SHEETS SHEET NO. 1

### P.U.D. DENSITY TABULATION

PLAT NO.	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./AC.	AGGREGATE TOTALS		
				ACRES	NO. OF UNITS	OVERALL DENSITY D.U./AC.
PLAT NO. 1	19.2478	88	4.56	19.2478	88	4.56
PLAT NO. 2	28.4043	131	4.61	28.4043	131	4.61
PLAT NO. 3	3.030	0	0	3.030	0	0
TOTAL	50.7221	219	4.31	50.7221	219	4.31

KNOW ALL MEN BY THESE PRESENTS THAT FLO-REALTY, INC., A FLORIDA CORPORATION HAVING OFFICES AT 1000 WEST PALM BEACH AVENUE, PALM BEACH COUNTY, FLORIDA, SHOWS HEREOF AS FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN (P.U.D.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

R/W LAKESIDE GREEN BLVD.

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LAKESIDE GREEN BLVD. EXTENDED AND THE EAST RIGHT-OF-WAY LINE OF FOXWOOD LANE, AS RECORDED BY FOXWOOD ESTATES PLAT NO. 1 IN PLAT BOOK 34, PAGES 78 THRU 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF N 1° 38' 42" E, A DISTANCE OF 65.00 FEET TO A POINT; THENCE WITH A BEARING OF S 43° 21' 17" E, A DISTANCE OF 36.36 FEET TO A POINT; THENCE WITH A BEARING OF S 88° 21' 17" E, A DISTANCE OF 175.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 37° 13' 06", AN ARC LENGTH OF 253.34 FEET TO A POINT; THENCE WITH A BEARING OF N 64° 25' 33" E, A DISTANCE OF 190.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 37° 18' 20", AN ARC LENGTH OF 306.00 FEET TO A POINT; THENCE WITH A BEARING OF S 95° 15' 13" E, A DISTANCE OF 135.73 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 42' 03" E, A DISTANCE OF 260.25 FEET TO A POINT; THENCE WITH A BEARING OF S 88° 16' 39" E, A DISTANCE OF 245.00 FEET TO A POINT; THENCE WITH A BEARING OF N 1° 43' 49" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE WITH A BEARING OF S 48° 51' 18" E, A DISTANCE OF 2705 FEET TO A POINT; THENCE WITH A BEARING OF S 88° 01' 17" E, A DISTANCE OF 1000 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 43' E, A DISTANCE OF 235.85 FEET TO A POINT; THENCE WITH A BEARING OF S 88° 01' 17" E, A DISTANCE OF 1000 FEET TO A POINT; ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID LINE LYING 5000 FEET WEST OF THE NORTH-SOUTH QUARTER LINE SECTION 13; THENCE WITH A BEARING OF S 88° 43' W, A DISTANCE OF 1000 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 01' 17" E, A DISTANCE OF 200.00 FEET TO A POINT; THENCE WITH A BEARING OF N 43° 08' 49" W, A DISTANCE OF 142 FEET TO A POINT; THENCE WITH A BEARING OF N 3° 43' 47" E, A DISTANCE OF 100 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 16' 13" W, A DISTANCE OF 200 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 24' 28" W, A DISTANCE OF 100.20 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 16' 13" W, A DISTANCE OF 135.73 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 37° 13' 06", AN ARC LENGTH OF 253.34 FEET TO A POINT; THENCE WITH A BEARING OF S 43° 25' 27" W, A DISTANCE OF 150.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 37° 18' 20", AN ARC LENGTH OF 306.00 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 21' 17" W, A DISTANCE OF 175.00 FEET TO A POINT; THENCE WITH A BEARING OF N 88° 30' 44" W, A DISTANCE OF 39.36 FEET TO A POINT; ON THE WEST RIGHT-OF-WAY LINE OF FOXWOOD LANE; THENCE WITH A BEARING OF N 1° 38' 42" E, ALONG THE EAST RIGHT-OF-WAY LINE OF FOXWOOD LANE, A DISTANCE OF 65.00 FEET TO BEGINNING AT THE POINT OF BEGINNING.

### DEDICATION

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

### STREET

THE STREET SHOWN HEREON AS LAKESIDE GREEN BLVD. AND THE 10' ADDITIONAL R/W FOR MILITARY TRAIL ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

### TRACT "A" AND TRACT "B"

(BUFFER & SIGN TRACTS) ARE HEREBY DEDICATED TO FOXWOOD PROPERTY OWNERS ASSOCIATION, INC., FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED FLO-REALTY, INC. 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 19<sup>TH</sup> DAY OF AUGUST, A.D., 1980.

FLO-REALTY, INC., A CORPORATION OF THE STATE OF FLORIDA  
BY: Fred L. Martin, Jr.  
FRED L. MARTIN, JR., PRESIDENT

### ATTEST

BY: Donald W. Carson  
DONALD W. CARSON, SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED L. MARTIN, JR., AND DONALD W. CARSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN ABOVE WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FLO-REALTY, 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 ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>TH</sup> DAY OF AUGUST, A.D., 1980.  
MY COMMISSION EXPIRES: 6-1-84

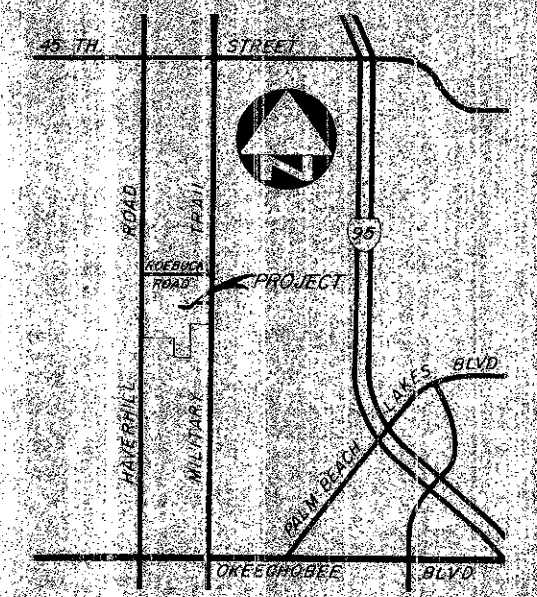
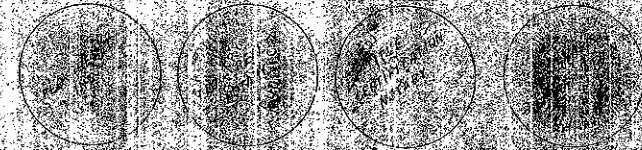
### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, COMMONWEALTH LAND TITLE INSURANCE CO. (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 LIES IN THE TITLE TO THE PROPERTY IS VESTED IN FLO-REALTY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FREE OF ENCUMBRANCES EXCEPT AS STATED HEREON; AND THAT ALL ENCUMBRANCES ARE SHOWN HEREON.

COMMONWEALTH LAND TITLE INSURANCE CO.  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19<sup>TH</sup> DAY OF AUGUST, 1980, AT THE CITY OF WEST PALM BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA.

MY COMMISSION EXPIRES: 1-3-84



### LOCATION SKETCH

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>TH</sup> DAY OF September, 1980.

BY: John B. Dunkle  
JOHN B. DUNKLE, CLERK

CITY ENGINEER  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>TH</sup> DAY OF September, 1980.

BY: John B. Dunkle  
JOHN B. DUNKLE, CLERK

### ATTEST

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: John B. Dunkle  
JOHN B. DUNKLE, CLERK

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE SEAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE UNDER MY SUPERVISION, DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCORDANT TO THE BEST PRACTICES AND ANGLES AND DISTANCES AND PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT THE REQUIRED CORRECTIONS TO THE POINTS WILL BE SET UNDER THE SUPERVISION OF THE SURVEYOR. I HAVE REVIEWED THE REQUIRED IMPROVEMENTS AND FURTHER SET THE SURVEY DATA CORRECT WITH ALL THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6-19-80

BY: Joseph W. Tucker  
JOSEPH W. TUCKER, SURVEYOR  
FLORIDA LICENSE NO. 23456

Foxwood Estates - 13

THIS INSTRUMENT HAS BEEN FILED BY JOSEPH W. TUCKER, SURVEYOR, IN THE OFFICES OF ROBERT MALAYASI, ENGINEER, AND JOHN B. DUNKLE, CLERK, PALM BEACH COUNTY, FLORIDA, THIS 19<sup>TH</sup> DAY OF AUGUST, 1980.

<b>RUSI AND MALAYASI</b> ENGINEERS WEST PALM BEACH, FLORIDA		<b>FOXWOOD ESTATES PLAT-3</b> PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1	
Date: 8/19/80	Drawn: J.M.S. LOWE	Scale: 1" = 40'	Sheet: 1 of 2
App'd: [Signature]	Checked: J.M.S. LOWE	File No: 23-23-80	Plot No: 23-23-80

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record with the  
County Clerk of Palm Beach County, Florida  
on the 19<sup>th</sup> day of August, 1980, and duly recorded in Plat Book No.  
488 on page 124 & 125.  
JOHN B. DUNKLE, Clerk, Circuit Court,  
By: John B. Dunkle, D.C.