

THE VILLAS OF WILLOW BEND PLAT NO. 7

BEING THE SEVENTH PLAT OF MEED RACQUET CLUB P.U.D.
SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
BEING, IN PART, A REPLAT OF A PART OF TRACTS 77, 78, 83, 84, 85, 106, 107, 108, AND 109
PALM BEACH FARMS CO. PLAT NO. 3 PLAT BOOK 2 PAGE 47

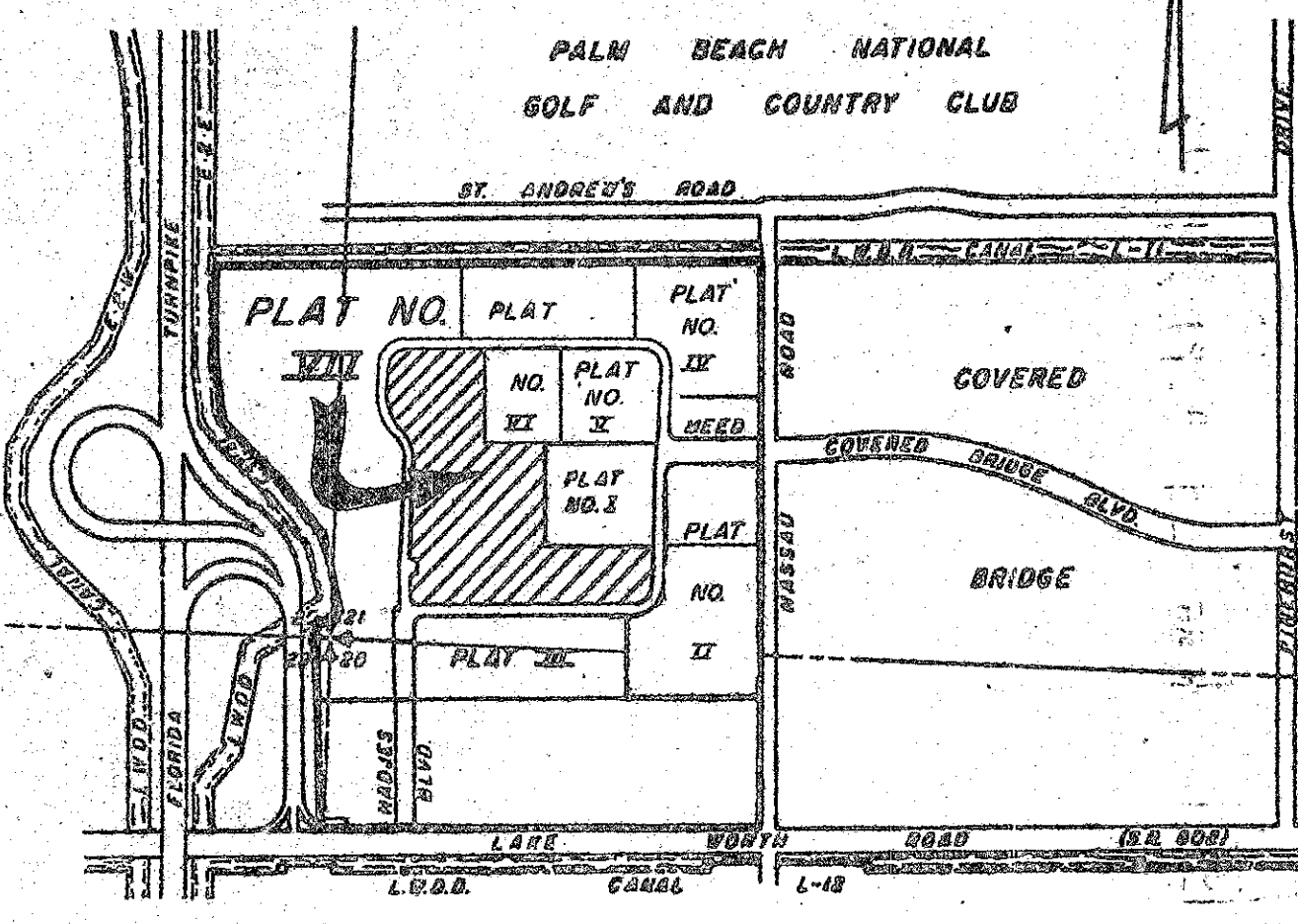
JUNE, 1981

P.U.D. DENSITY TABULATION

PLAT NO.	ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
11	11.046	57	5.16
111	9.533	45	4.72
4	8.984	64	7.12
5	3.666	16	4.36
6	12.433	81	6.51
7	18.088	115	6.35
TOTALS	63.750	378	(5.92 AVERAGE)

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:34 AM
this 21st day of January
1981, and duly recorded in Plat Book No
43 on page 184 of 1981
JOHN B. DUNKLE, Clerk
By *Joseph M. Tucker*



VICINITY SKETCH

DESCRIPTION

KNOWN ALL MEN BY THESE PRESENT, THAT WILLOW BEND INC., A FLORIDA CORPORATION, OWNER OF THE TRACT OF LAND SHOWN HEREON AS THE VILLAS OF WILLOW BEND - PLAT NO. 7, BEING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF TRACTS 77, 78, 83, 84, 85, 106, 107, 108, 109, BLOCK 23, PALM BEACH FARMS CO., PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE RECREATION AREA AND THE WEST RIGHT OF WAY LINE OF MEED DRIVE (TRACT A) AS RECORDED IN THE PLAT OF PLAT NO. 1, MEED RACQUET CLUB P.U.D., IN PLAT BOOK 31, PAGE 15 THRU 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH THE FOLLOWING COURSES AND DISTANCES ALONG THE RIGHT OF WAY LINE OF MEED DRIVE (TRACT A):

- 1) THENCE WITH A BEARING OF SOUTH, A DISTANCE OF 145.00 FEET;
- 2) THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH 157.08 FEET;
- 3) THENCE WITH A BEARING OF WEST, A DISTANCE OF 1010.00 FEET;
- 4) THENCE WITH A BEARING OF NORTH, 45° 00' 00" WEST, A DISTANCE OF 35.36 FEET;
- 5) THENCE WITH A BEARING OF NORTH, A DISTANCE OF 117.00 FEET;
- 6) THENCE WITH A BEARING OF EAST, A DISTANCE OF 40.00 FEET;
- 7) THENCE WITH A BEARING OF NORTH, A DISTANCE OF 70.00 FEET;
- 8) THENCE WITH A BEARING OF WEST, A DISTANCE OF 90.00 FEET;
- 9) THENCE WITH A BEARING OF NORTH, A DISTANCE OF 362.41 FEET;
- 10) THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 35° 36' 34", AND AN ARC LENGTH OF 201.99 FEET TO A POINT OF REVERSE CURVATURE;
- 11) THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 35° 36' 34", AND AN ARC LENGTH OF 233.06 FEET TO A POINT OF TANGENCY;
- 12) THENCE WITH A BEARING OF NORTH, A DISTANCE OF 10.00 FEET;
- 13) THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND AN ARC LENGTH OF 235.62 TO A POINT OF TANGENCY;
- 14) THENCE WITH A BEARING OF EAST, A DISTANCE OF 231.22 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF THE VILLAS OF WILLOW BEND, BEING THE SIXTH PLAT OF MEED RACQUET CLUB (P.U.D.) AS RECORDED IN PLAT BOOK 42, PAGES 96 THRU 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 15) THENCE WITH A BEARING OF SOUTH, A DISTANCE OF 50.00 FEET;
- 16) THENCE WITH A BEARING OF EAST, A DISTANCE OF 123.77 FEET;
- 17) THENCE WITH A BEARING OF SOUTH, A DISTANCE OF 71.90 FEET;
- 18) THENCE WITH A BEARING OF EAST, A DISTANCE OF 20.00 FEET;
- 19) THENCE WITH A BEARING OF SOUTH, A DISTANCE OF 345.10 FEET;
- 20) THENCE WITH A BEARING OF EAST, A DISTANCE OF 290.00 FEET;
- 21) THENCE WITH A BEARING OF SOUTH, A DISTANCE OF 430.00 FEET;
- 22) THENCE WITH A BEARING OF EAST, A DISTANCE OF 500.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 18.088 ACRES, MORE OR LESS.

DEDICATION

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

1. STREETS
A.) TRACTS "A", "B", "C", "D" AND "E" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAS OF WILLOW BEND, INC. AND ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAS OF WILLOW BEND, INC., ITS SUCCESSORS AND ASSIGNS.
B.) TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. LAKES
TRACT "G" (WATER MANAGEMENT TRACT) AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAS OF WILLOW BEND, INC. AND ITS SUCCESSORS AND ASSIGNS, FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WILLOW BEND ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
3. EASEMENTS
A.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
B.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
C.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
D.) WILLOW BEND, INC. HEREBY RESERVES UNTO ITSELF NON-EXCLUSIVE EASEMENTS FOR DRAINAGE AND UTILITY PURPOSES UNDER AND UPON TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" AND ANY AS SHOWN HEREON, AND WILLOW BEND, INC. SHALL DEDICATE IN PERPETUITY SUCH EASEMENTS TO SUCH ENTITIES AS WILLOW BEND, INC. MAY DEEM APPROPRIATE.
E.) A NON-EXCLUSIVE EASEMENT UNDER AND UPON TRACT "G" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAS OF WILLOW BEND, INC. FOR DRAINAGE PURPOSES.
4. LANDSCAPING TRACT
TRACTS "H", "I", "J", "K", AND "L" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAS OF WILLOW BEND, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAS OF WILLOW BEND, INC., ITS SUCCESSORS AND ASSIGNS.
5. RECREATION AREA
TRACT "O" (RECREATION AREA) SHOWN HEREON IS HEREBY RESERVED FOR WILLOW BEND, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES.

IN WITNESS WHEREOF WILLOW BEND, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 4th DAY OF December, A.D., 1981.

WILLOW BEND, INC.
ATTEST: *C. F. Radice* SECRETARY BY: *Stanley C. Brown* VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED STANLEY C. BROWN AND C. F. RADICE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED WILLOW BEND, INC. AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY, RESPECTIVELY, 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, ON THIS 4th DAY OF December, A.D., 1981.

MY COMMISSION EXPIRES: 12-17-84

MORTGAGE CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 342, PAGE 23, AND O.R.B. 3425, PAGE 290 AND O.R.B. 3435, PAGE 794 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 TO BE SIGNED BY ITS SECOND VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF December, A.D., 1981.

CHASE MANHATTAN BANK, N.A.
ATTEST: *unlabeled* BY: *Stuart L. Smith*

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME PERSONALLY APPEARED STUART L. SMITH AND SUSAN B. BARNES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECOND VICE PRESIDENT AND ASSISTANT TREASURER OF THE ABOVE NAMED CHASE MANHATTAN BANK, A CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH SECOND VICE PRESIDENT AND ASSISTANT TREASURER RESPECTIVELY, 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 7th DAY OF December, A.D., 1981.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-30-83

NOTES:

1. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF PLAT NO. 4 MEED RACQUET CLUB P.U.D. (PLAT BOOK 36, PAGES 23 AND 24).
2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUSLY: —
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS, (D.E.'S).
5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS, (U.E.'S).
6. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
7. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUSLY: —

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
GIBRALTER TITLE AND ESCROW COMPANY, AGENTS FOR SAFECO TITLE INSURANCE COMPANY, A TITLE INSURANCE CORPORATION 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 IN WILLOW BEND INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

GIBRALTER TITLE AND ESCROW COMPANY
DATE: 12-9-81
Philip H. Hopkins
PHILIP H. HOPKINS
NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF December, A.D., 1981, CITY OF FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA.

Helene M. Whalen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-84

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF Jan A.D., 1982.

BY: *Norman Gregory*
NORMAN GREGORY, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Kathryn J. Miller*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF Jan A.D., 1982.

BY: *H. F. Kahlert*
H. F. KAHLERT, COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY 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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE 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.

DATE: Jan 5, 1981
Joseph M. Tucker
JOSEPH M. TUCKER, P.L.S.
FLORIDA CERTIFICATE NO.

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE 737-6546

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		THE VILLAS OF WILLOW BEND PLAT NO. 7 IN 3 SHEETS SHEET NO. 1	
Date	JUNE, 1981	Designed	R. ANDERSON
Drawn	P. STEVISON	Scale	NONE
Checked		Job No.	3176-81
		File No.	S-1247-000-A
		Sheet	1 of 3

