

44/167

PART OF A P.U.D.

LAKES OF WOODHAVEN - PHASE I

A PLAT OF A PORTION OF SECT. 22, TWP. 47 S., RGE. 42 E.
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 35, BOCA DEL MAR NO. 4, AS RECORDED
IN PLAT BOOK 30, PAGES 85 & 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

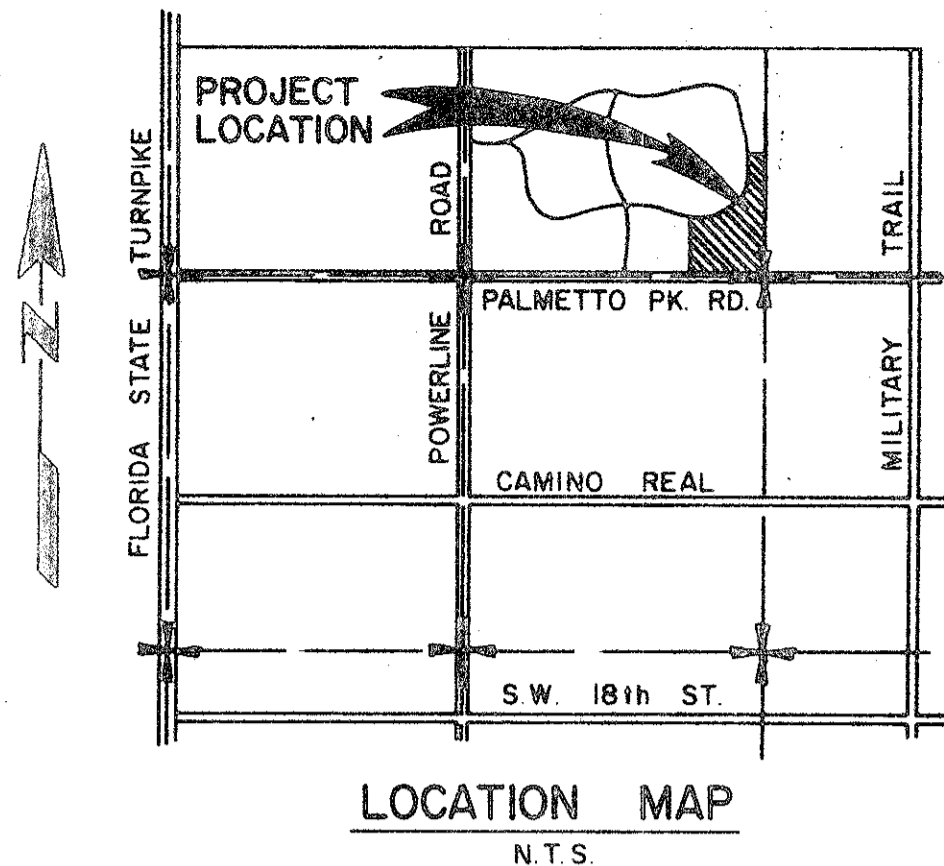
BOCA RATON, FLORIDA

JULY 1981

SHEET 1 OF 3

167

COUNTY OF PALM BEACH
FILED FOR RECORDING
This instrument was prepared by
the 16th day of September
1982 and duly recorded in the Book
44 page 167, 168 & 169
of the Public Records, Clerk's Office
of the County of Palm Beach
by *Style Shuffo*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that WOODHAVEN WEST, INC., a Florida corporation, owner of land shown hereon, being in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as LAKE OF WOODHAVEN, PHASE being more particularly described as follows:

A parcel of land lying in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being a portion of Tract 35, Boca Del Mar No. 4, as recorded in Plat Book 30, Pages 85 and 86 of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Beginning at the Southeast corner of the aforesaid Tract 35; thence with a bearing of S. 89° 05' 03" W. along the North right-of-way line of Palmetto Park Road, a distance of 1629.49 feet to a point; thence with a bearing of N. 00° 55' 43" W., a distance of 429.63 feet to a point on the South right-of-way line of Palmetto Circle South; thence with a bearing of N. 89° 04' 17" E. along said South right-of-way line, a distance of 95.00 feet to a point; thence with a bearing of S44°04'12"W, a distance of 35.36 feet to a point; thence with a bearing of S.00°55'43"E, a distance of 69.57 feet to a point of curvature; thence with a curve to the left having a radius of 15.00 feet, an arc length of 14.26 feet to a point; thence with a bearing of S.55°25'00"E, a distance of 50.00 feet to a point; thence with a bearing of S34°35'00"W, a distance of 50.00 feet to a point; thence with a bearing of N.55°25'00"W, a distance of 15.00 feet to a point; thence with a curve concave to the East, having an initial tangent bearing of S. 34° 35' 00" W., a radius of 130.00 feet, an arc length of 114.39 feet to a point; thence with a bearing of S. 15° 50' 00" E., a distance of 57.43 feet to a point of curvature; thence with a curve to the left having a radius of 75.00 feet, an arc length of 109.41 feet to a point; thence with a bearing of N. 81° 38' 00" E., a distance of 29.91 feet to a point; thence with a bearing of N. 25° 10' 24" E., a distance of 40.31 feet to a point; thence with a bearing of N. 17° 26' 49" W., a distance of 93.45 feet to a point; thence with a bearing of N. 01° 42' 35" W., a distance of 42.61 feet to a point; thence with a bearing of N. 61° 49' 38" E., a distance of 125.07 feet to a point; thence with a bearing of N. 89° 04' 17" E., a distance of 520.91 feet to a point; thence with a bearing of S. 45° 55' 43" E., a distance of 32.57 feet to a point; thence with a bearing of N. 89° 04' 17" E., a distance of 118.30 feet to a point; thence with a bearing of N. 19° 10' 00" E., a distance of 11.61 feet to a point of curvature; thence with a curve to the left having a radius of 105.00 feet, an arc length of 76.21 feet to a point; thence with a bearing of N. 25° 25' 00" W., a distance of 97.59 feet to a point; thence with a bearing of N.62°56'22"W, a distance of 32.48 feet to a point on the South right-of-way line of Palmetto Circle South; thence with a curve concave to the Northwest, having an initial tangent bearing of N.76°33'24"E, a radius of 779.30 feet, an arc length of 97.39 feet to a point; thence with a bearing of S.23°29'30"W, a distance of 15.91 feet to a point; thence with a bearing of S.22°25'00"E, a distance of 88.15 feet to a point of curvature; thence with a curve to the right having a radius of 15.00 feet, an arc length of 72.99 feet to a point; thence with a bearing of N.63°40'00"E, a distance of 27.10 feet to a point; thence with a bearing of N.48°15'00"E, a distance of 87.51 feet to a point; thence with a bearing of N.18°15'00"E, a distance of 33.00 feet to a point; thence with a bearing of N.48°15'00"E, a distance of 56.21 feet to a point; thence with a bearing of N.28°15'00"E, a distance of 32.12 feet to a point; thence with a bearing of N.48°15'00"E, a distance of 79.25 feet to a point; thence with a bearing of S. 40° 20' 00" E., a distance of 22.04 feet to a point; thence with a bearing of S. 00° 43' 12" E., a distance of 420.28 feet to a point; thence with a bearing of N. 89° 04' 17" E., a distance of 175.00 feet to a point on the East line of the aforesaid Tract 35; thence with a bearing of S. 00° 43' 12" E. along said East line a distance of 175.00 feet, more or less, to the Point of Beginning.

Subject to easements and rights-of-way of record.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets:

Those tracts for access, drainage, and utility purposes, shown hereon as Tracts A-1 & A-2 and those tracts for private road, drainage, and utility purposes, shown hereon as Tracts A-3 & A-4 are hereby dedicated to Woodhaven West, Inc. and are the perpetual maintenance obligation of said corporation, its successors, or assigns.

2. Easements:

a. Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

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. Water Management Tracts/Drainage Rights-of-Way:

The water management tracts shown hereon as Tracts C-1 and C-2, are hereby dedicated to the Woodhaven West, Inc. for the proper purposes and are the perpetual maintenance obligation of said corporation, its successors, or assigns.

4. Recreation Area :

The recreational area, shown hereon as Tract D, is hereby dedicated to Woodhaven West, Inc. and is the perpetual maintenance obligation of said corporation, its successors, or assigns.

5. Common Area:

a. The common area, shown hereon as Tracts B-1 and B-2, is hereby dedicated to the Woodhaven West, Inc. and is the perpetual maintenance obligation of said corporation, its successors, or assigns.

b. Other common area, shown hereon as Tract E-1, is hereby dedicated to Woodhaven West, Inc., as a landscaping and buffer tract and is the perpetual maintenance obligation of said corporation, its successors, or assigns.

Note: Any portion of the plat containing open space as defined by the Palm Beach County Zoning Code, may not be vacated in whole or in part, unless the entire plat is vacated.

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 18th day of August, 1982.

WOODHAVEN WEST, INC.
a corporation of the State of Florida

Attest: *Allan M. Orlove*
ALLAN M. ORLOVE, Secretary

By: *Irvin Talesnick*
IRVIN TALESNICK, President

INDEX OF SHEETS

SHEET NO. 1, 2 TITLE SHEETS AND CERTIFICATES
SHEET NO. 3 DETAIL PLAT SHEET

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH ss I, IRVIN TALESNICK and ALLAN M. ORLOVE, 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 WOODHAVEN WEST, 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 18th day of August, 1982.

My Commission Expires: Dec 1, 1982

John A. Grant III
NOTARY PUBLIC

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF BROWARD ss I, REUBEN M. SCHNEIDER, of the firm of Abrams, Anton, Robbins, Resnick, Schneider & Mager, P.A., 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 to WOODHAVEN WEST, INC.; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct.

Date: 8/18/82

Reuben M. Schneider
REUBEN M. SCHNEIDER
Abrams, Anton, Robbins, Resnick, Schneider & Mager, P.A.
Attorney-at-law, Licensed in Florida

SURVEYOR'S CERTIFICATE

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 the 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 that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County, Florida, 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: Aug 19, 1982

John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Land Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 14 day of September, A.D. 1982.

By: *Norman R. Gregory*
NORMAN R. GREGORY, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 14 day of September, A.D. 1982.

By: *H.P. Kahlert, P.E.*
H.P. KAHLERT, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: *Elizabeth Richards*
DEPUTY CLERK

P.U.D. STATISTICAL DATA

TOTAL AREA THIS PLAT	11.211 AC.
AREA OF ROAD R/W (TRACTS A-1, A-2, A-3, A-4)	1.602 AC.
AREA OF LOTS (TRACTS B-1, B-2)	3.379 AC.
AREA OF WATER MANAGEMENT (TRACTS C-1, C-2)	4.165 AC.
AREA OF RECREATION (TRACT D)	0.343 AC.
AREA OF BUFFER (TRACT E-1)	1.722 AC.
NO. UNITS PROPOSED THIS PLAT	48
DENSITY PROPOSED THIS PLAT	4.28 UNITS/AC.
LAND USE	GARDEN APARTMENTS

0205-024

LAKES OF WOODHAVEN PH I

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431

44/167

COUNTY ENGINEER

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