

47/65

PART OF A P.U.D.  
**LAKES OF WOODHAVEN - PHASE 2**  
 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.

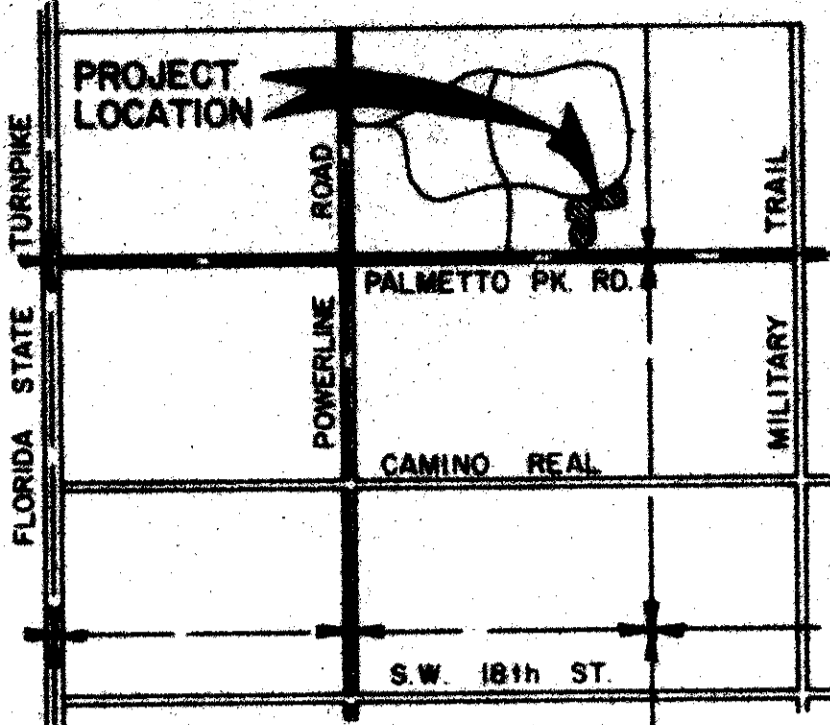
CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY 1983

SHEET 1 OF 2

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 10/1/82  
 checked by FEDELLI  
 10/1/82 and duly recorded in Plat Book  
 47 on page 6566  
 JOHN B. DUNKLE, Clerk of Court  
 By Barry Wheeler



LOCATION MAP  
N.T.S.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that IRVIN TALESNICK and ALLAN M. ORLOVE, owners of the land shown hereon, being in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as LAKES OF WOODHAVEN PHASE 2, 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:

Commence 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 1829.49 feet to a point; thence with a bearing of N. 00° 55' 43" W., a distance of 429.83 feet to a point on the South right-of-way line of Palmetto Circle South; thence with a bearing of N. 99° 04' 17" E., along said South right-of-way line, a distance of 95.00 feet to the Point of Beginning; thence continuing along the previous course and along said South right-of-way line, a distance of 614.59 feet to a point of curvature; thence with a curve to the left, along said South right-of-way line, said curve having a radius of 779.50 feet, an arc length of 170.22 feet to a point on the West right-of-way line of the private road, Old Court Road; thence with a bearing of S. 62° 56' 22" E., along said West right-of-way line, a distance of 32.48 feet to a point; thence with a bearing of S. 22° 25' 00" E., along said West right-of-way line, a distance of 97.58 feet to a point of curvature; thence with a curve to the right, along said West right-of-way line, said curve having a radius of 105.00 feet, an arc length of 76.21 feet to a point; thence with a bearing of S. 19° 10' 00" W., along said West right-of-way line, a distance of 11.60 feet to a point; thence with a bearing of S. 89° 04' 17" W., a distance of 118.30 feet to a point; thence with a bearing of N. 45° 55' 43" W., a distance of 22.57 feet to a point; thence with a bearing of S. 89° 04' 17" W., a distance of 520.91 feet to a point; thence with a bearing of S. 61° 49' 38" W., a distance of 126.07 feet to a point; thence with a bearing of S. 01° 42' 35" E., a distance of 42.81 feet to a point; thence with a bearing of S. 17° 26' 49" E., a distance of 93.45 feet to a point; thence with a bearing of S. 25° 10' 24" W., a distance of 40.35 feet to a point on the North right-of-way line of the private road, Old Court Road; thence with a bearing of S. 80° 35' 00" W., along said North right-of-way line, a distance of 28.91 feet to a point of curvature; thence with a curve to the right, along said North and East right-of-way line, said curve having a radius of 75.00 feet, an arc length of 109.41 feet to a point; thence with a bearing of N. 15° 50' 00" W., along said East right-of-way line, a distance of 57.43 feet to a point of curvature; thence with a curve to the right, along said East right-of-way line, said curve having a radius of 130.00 feet, an arc length of 114.39 feet to a point; thence with a bearing of S. 55° 25' 00" E., along said South right-of-way line, a distance of 15.00 feet to a point; thence with a bearing of N. 34° 35' 00" E., along said East right-of-way line, a distance of 50.00 feet to a point; thence with a bearing of N. 55° 25' 00" W., along said East right-of-way line, a distance of 50.00 feet to a point of curvature; thence with a curve to the right, along said East right-of-way line, said curve having a radius of 15.00 feet, an arc length of 14.26 feet to a point; thence with a bearing of N. 00° 55' 43" W., along said East right-of-way line, a distance of 89.57 feet to a point; thence with a bearing of N. 44° 04' 17" E., along said East right-of-way line, a distance of 95.36 feet, more or less, to the Point of Beginning, the last twenty one courses being coincident with the Northerly Boundary of Lakes of Woodhaven-Phase 1, as recorded in Plat Book 44, Pages 157, 168 & 169 of the Public Records of Palm Beach County, Florida.

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:

- Streets: That tract for access, utility and drainage purposes, shown hereon as Tract A-5, is hereby dedicated to Woodhaven West, Inc., and is the perpetual maintenance obligation of said corporation and its successors or assigns, without recourse to Palm Beach County.
- Easements:
  - 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.
  - Limited Access Easements - The limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- Common Area:
  - The common area, shown hereon as Tract B-3, is hereby dedicated to the Woodhaven West, Inc. and is the perpetual maintenance obligation of said corporation, its successors, or assigns, without recourse to Palm Beach County.
  - Other common area, shown hereon as Tract E-2, 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, without recourse to Palm Beach County.

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, We, IRVIN TALESNICK and ALLAN M. ORLOVE, do hereunto set our hands and seals this 11<sup>th</sup> day of August, 1983.

Irvin Talesnick  
 IRVIN TALESNICK  
 Witness (as to both)

Wally Steffen  
 Witness (as to both)

Allan M. Orlove  
 ALLAN M. ORLOVE

**P.U.D. STATISTICAL DATA**

TOTAL AREA THIS PLAT	3.825 AC.
AREA OF ROAD R/W (TRACT A-5)	0.393 AC.
AREA OF LOTS (TRACT B-3)	2.838 AC.
AREA OF BUFFER (TRACT E-2)	0.594 AC.
NO. UNITS PROPOSED THIS PLAT	40
DENSITY PROPOSED THIS PLAT	10.46 UNITS/AC.
LAND USE	GARDEN APARTMENTS

**INDEX OF SHEETS**

- SHEET NO. 1 - TITLE SHEET AND CERTIFICATES
- SHEET NO. 2 - DETAIL PLAT SHEET

**ACKNOWLEDGMENT**

STATE OF FLORIDA } BEFORE ME personally appeared IRVIN TALESNICK and ALLAN M. ORLOVE, to  
 COUNTY OF PALM BEACH } ss me well known, and known to me to be the persons described in and who executed the foregoing  
 Instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 11<sup>th</sup> day of August, 1983.

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA  
 BY EXPIRES: APRIL 7, 1985  
 #4202 THE CENTRAL INSURANCE CO.

John A. Grant Jr.  
 Notary Public - State of Florida

**TITLE CERTIFICATE**

STATE OF FLORIDA } I, J. HERMAN DANCE, of the firm of GOLD COAST TITLE COMPANY, a title  
 COUNTY OF PALM BEACH } ss insurance company, duly licensed in the State of Florida, do hereby certify that I have  
 examined the title of the hereon described property; that I find the title to the property is vested in IRVIN TALESNICK and ALLAN  
 M. ORLOVE; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon,  
 and that I find that all mortgages are shown and are true and correct.

Date: January 15, 1984  
August 11, 1983

J. Herman Dance  
 J. HERMAN DANCE  
 GOLD COAST TITLE COMPANY

**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 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 22, 1983

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 31 day of January, A.D. 1984.

By: Kenneth G. Spillias  
 KENNETH G. SPILLIAS, Chairman

**COUNTY ENGINEER**

This plat is hereby approved for record this 31 day of January, A.D. 1984.

By: H.F. Kahler  
 H.F. KAHLER, P.E., County Engineer

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

By: Elizabeth Richards  
 DEPUTY CLERK

**MORTGAGE CERTIFICATE**

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of mortgages upon the property described  
 COUNTY OF BROWARD } ss hereon and does hereby join in and consent to the dedication of the land described in said dedica-  
 tion by the owner thereof and agrees that its mortgages which are recorded in O.R. Book 3725, Page 1803 as corrected in O.R.  
 Book 3743, Page 1851, and O.R. Book 3774, Pages 768 and 773, as modified in O.R. Book 3941, Page 1393, all of the public  
 records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said banking association has caused these presents to be signed and attested by its respective Vice Presidents and its seal to be affixed hereon by and with the authority of its Board of Directors this 31 day of Aug, 1983.

Attest: Stephen R. Smith V.P.  
 STEPHEN R. SMITH, Vice President

By: Clinton Bonner V.P.  
 CLINTON BONNER, Vice President

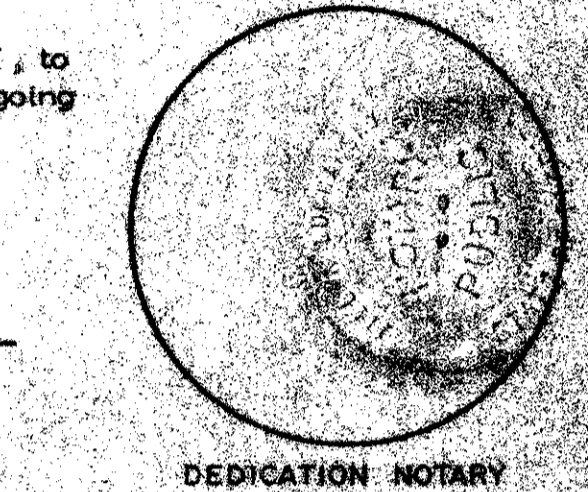
**ACKNOWLEDGMENT**

STATE OF FLORIDA } BEFORE ME personally appeared CLINTON BONNER and STEPHEN R. SMITH, to me well  
 COUNTY OF BROWARD } ss known, and known to me to be the individuals described in and who executed the foregoing instru-  
 ment as respective Vice Presidents of the SOUTHEAST BANK, N.A., a national banking association, and severally acknowledged  
 to and before me that they executed such instrument as such officers of said association, that the seal affixed to the foregoing instru-  
 ment is the seal of said association, that it was affixed to said instrument by due and regular authority, and that said instrument is  
 the free act and deed of said association.

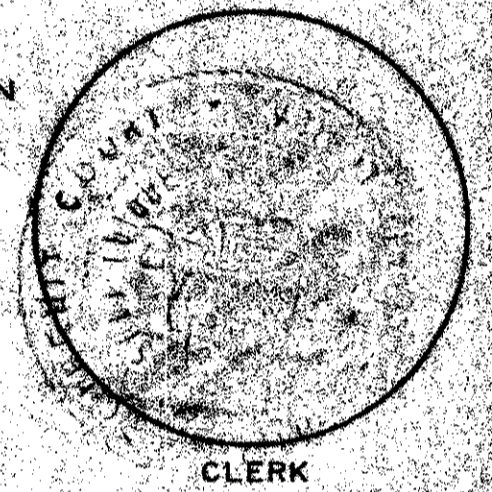
WITNESS my hand and official seal this 5<sup>th</sup> day of August, 1983.

My commission expires: April 7, 1985

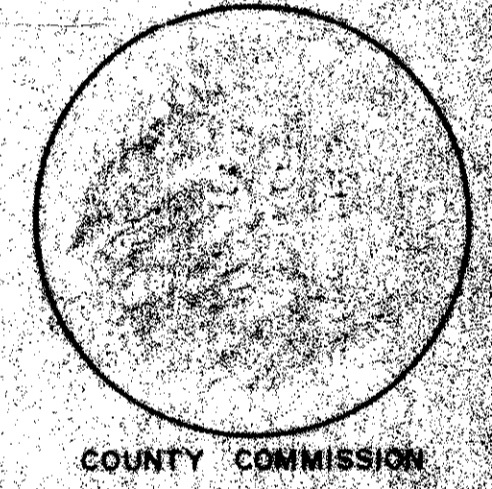
John M. Moore  
 Notary Public - State of Florida



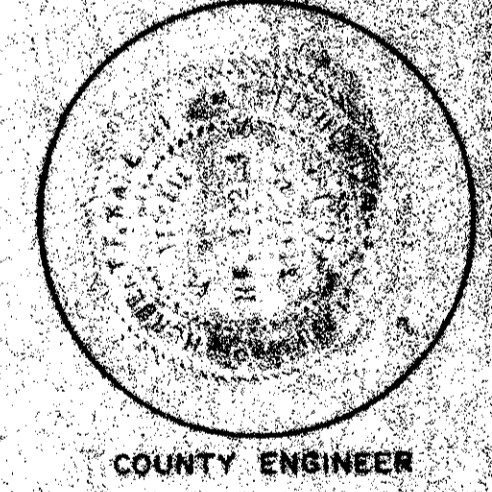
DEDICATION NOTARY



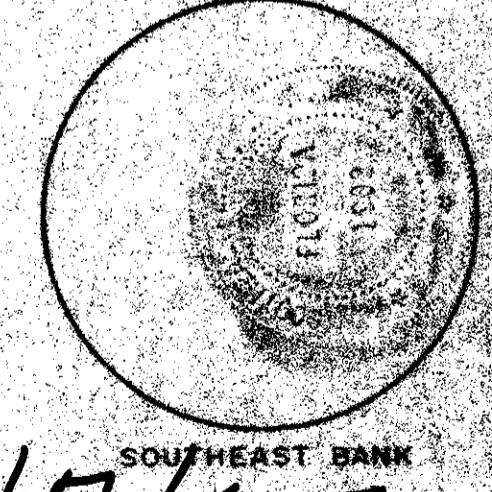
CLERK



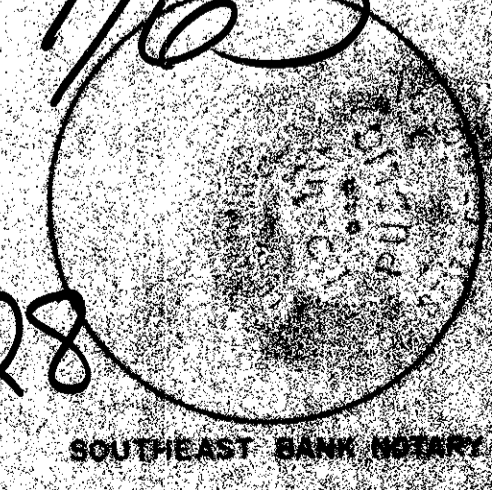
COUNTY COMMISSION



COUNTY ENGINEER



SOUTHEAST BANK

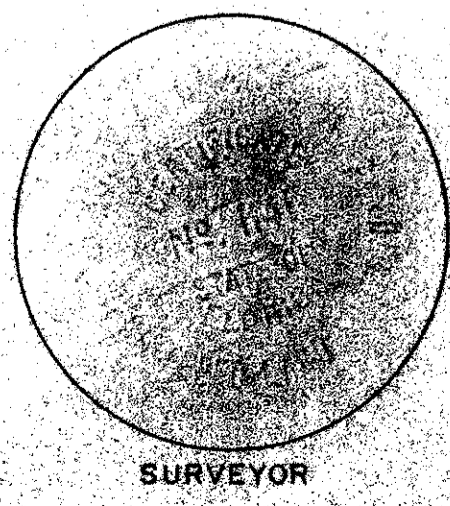


SOUTHEAST BANK NOTARY

47/65

0205-328

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



SURVEYOR