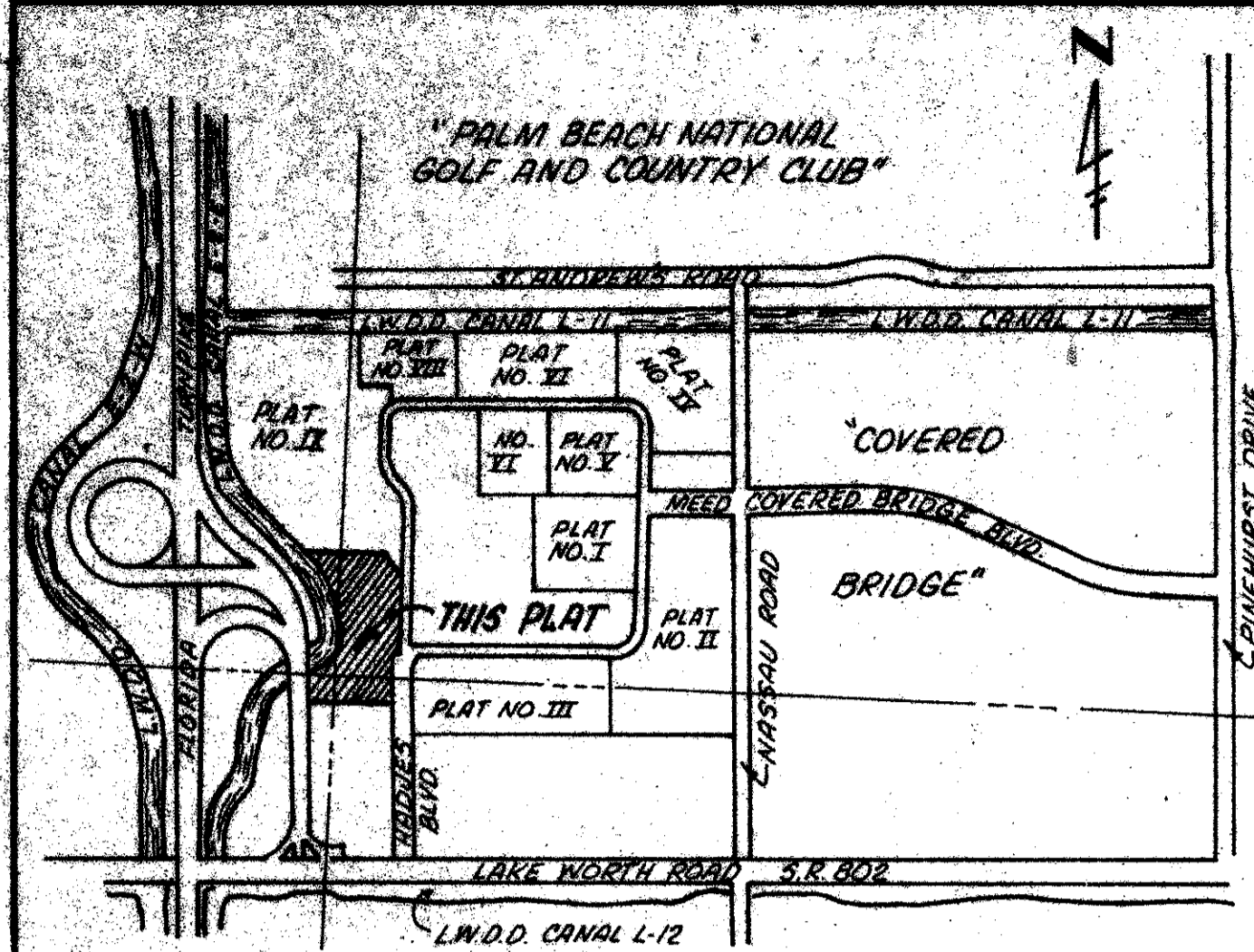


49/132

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



LOCATION SKETCH (NOT TO SCALE)

WILLOW BEND PLAT NO. X

BEING THE TENTH PLAT OF MEED RACQUET CLUB P.U.D.
SECTIONS 20, 21 AND 28 TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF PORTIONS OF TRACTS 82, 83, 110 AND 111, BLOCK 23
PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 47
JULY, 1984

132

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:04 AM
this 2nd day of NOVEMBER
19 84 and duly recorded in Plat Book No. 132 on page 132 + 133.
JOHN B. DUNKLE, Clerk Circuit Court
By: *John B. Dunkle* D.C.

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

- EASEMENTS:
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
 - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
 - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - THE 12' DRAINAGE EASEMENT AS SHOWN HEREON IS A NON-EXCLUSIVE DRAINAGE EASEMENT DEDICATED TO WILLOW BEND ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WILLOW BEND ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE SYSTEM WHICH DRAINS COUNTY ROADS.

DEDICATION

DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS, THAT WILLOW BEND INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "WILLOW BEND PLAT NO. X", BEING IN SECTIONS 20, 21 AND 28 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A REPLAT OF PORTIONS OF TRACTS 82, 83, 110 AND 111, BLOCK 23, "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, AT PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EXTREME SOUTHWEST CORNER OF SAID PLAT NO. 1 MEED RACQUET CLUB P.U.D.; THENCE SOUTH 89°59'44" WEST, ALONG THE SOUTH LINE OF THE NOT PLATTED AREA OF SAID PLAT NO. 1 MEED RACQUET CLUB P.U.D., A DISTANCE OF 450.92 FEET TO THE SOUTHWEST CORNER OF SAID NOT PLATTED AREA OF PLAT NO. 1 MEED RACQUET CLUB P.U.D.; THENCE NORTH 00°00'34" EAST, ALONG THE WEST LINE OF SAID NOT PLATTED AREA OF PLAT NO. 1 MEED RACQUET CLUB P.U.D., A DISTANCE OF 214.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 00°00'34" EAST, ALONG SAID WEST LINE OF THE NOT PLATTED AREA OF PLAT NO. 1 MEED RACQUET CLUB P.U.D., A DISTANCE OF 147.89 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL E-2-E; THENCE NORTH 59°37'38" EAST, A DISTANCE OF 133.60 FEET; THENCE NORTH 00°18'02" EAST, A DISTANCE OF 42.64 FEET; THENCE NORTH 13°16'08" WEST, A DISTANCE OF 304.66 FEET; THENCE NORTH 30°51'40" WEST, A DISTANCE OF 303.88 FEET; THENCE NORTH 02°57'55" WEST, A DISTANCE OF 11.82 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID L.W.D.D. CANAL E-2-E); THENCE NORTH 89°59'42" EAST, A DISTANCE OF 448.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 54°00'00" AND AN ARC LENGTH OF 22.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 36°00'18" EAST, A DISTANCE OF 68.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.77 FEET A CENTRAL ANGLE OF 54°00'00" AND AN ARC LENGTH OF 76.12 FEET; THENCE SOUTH 45°00'18" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT F (HADJES DRIVE) OF THE PLAT "THE VILLAS OF WILLOW BEND PLAT NO. 7" AS RECORDED IN PLAT BOOK 43 AT PAGES 184 THRU 186 INCLUSIVE OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 00°00'18" EAST, ALONG SAID WESTERLY LINE OF TRACT F, A DISTANCE OF 229.00 FEET, TO THE EXTREME SOUTHWEST CORNER OF SAID PLAT "THE VILLAS OF WILLOW BEND PLAT NO. 7" AND TO THE EXTREME NORTHWEST CORNER OF TRACT A (HADJES DRIVE) OF SAID PLAT NO. 1 MEED RACQUET CLUB P.U.D.; THENCE SOUTH 00°00'11" EAST, A DISTANCE OF 237.00 FEET; THENCE SOUTH 89°59'43" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°00'23" EAST, A DISTANCE OF 205.11 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID TRACT A (HADJES DRIVE)); THENCE SOUTH 89°59'44" WEST, A DISTANCE OF 425.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 7.287 ACRES, MORE OR LESS.

IN WITNESS WHEREOF WILLOW BEND, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR 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 3rd DAY OF October, 1984.

WILLOW BEND, INC. A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Charles F. Radice* BY: *L.W. Schoch*
CHARLES F. RADICE L.W. SCHOCH
SECRETARY SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED L.W. SCHOCH AND CHARLES F. RADICE TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT AND SECRETARY OF WILLOW BEND, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID CORPORATION, AND THAT WE 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 3rd DAY OF October, 1984.
MY COMMISSION EXPIRES: 12-17-84
John M. Mahalan
NOTARY PUBLIC

MORTGAGEE'S 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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3421, PAGE 23 AND OFFICIAL RECORD BOOK 3435, PAGE 290 AND OFFICIAL RECORD BOOK 3435 PAGE 324 AND OFFICIAL RECORD BOOK 10704 PAGE 488 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 VICE PRESIDENT AND ATTESTED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF October, 1984.

ATTEST: *William Wagner* BY: *James F. Murray*
WILLIAM WAGNER JAMES F. MURRAY
SECRETARY VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME PERSONALLY APPEARED JAMES F. MURRAY AND WILLIAM WAGNER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SENIOR VICE PRESIDENT OF THE ABOVE NAMED CHASE MANHATTAN BANK, N.A. A NEW YORK CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 5 DAY OF October, 1984.
MY COMMISSION EXPIRES: MARCH 30 1985
Margaret Blusa
NOTARY PUBLIC
MARGARET BLUSA
Notary Public, State of New York
No. 41-4689199
Qualified in Queens County
Commission Expires March 30, 1985

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
WE, GIBRALTAR 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 ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 10-11-84
Philip H. Hopkins
PHILIP H. HOPKINS

SUBSCRIBED AND SWORN TO AND BEFORE ME THIS 11th DAY OF October, 1984, CITY OF FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA.

MY COMMISSION EXPIRES: 9-12-86
Lawrence A. Duncan
NOTARY-PUBLIC

SURVEYOR'S CERTIFICATION

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 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.

DATED: OCT. 10, 1984
John H. Fitcher
JOHN H. FITSCHEN
PROFESSIONAL LAND SURVEYOR NO. 3608
STATE OF FLORIDA

PALM BEACH COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF October, 1984.

BY: *Ken Phillips*
CHAIRMAN, KEN PHILLIPS

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF October, 1984.

BY: *H.F. Ahlert*
H.F. AHLERT, P.E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Paul S. Compton*
DEPUTY CLERK

DENSITY TABULATION
ACREAGE 7.287 ACRES
DWELLING UNITS 170 UNITS
DENSITY 23.32 UNITS / ACRES

0396-302

49/132

WILLOW BEND

THIS INSTRUMENT WAS PREPARED BY:
JOHN H. FITSCHEN P.L.S.
GRAVEN THOMPSON & ASSOCIATES, INC.
3340 PEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409