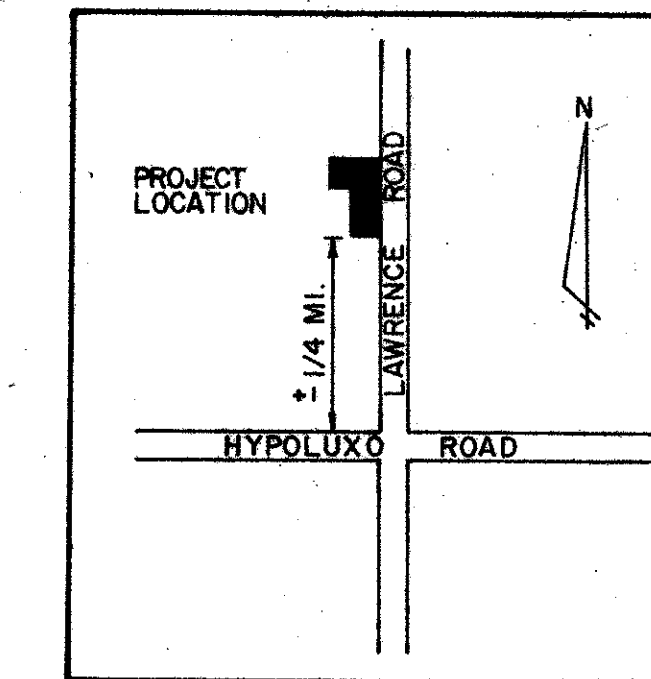


LAWRENCE WOODS A P.U.D.

SITUATE IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT THIS 9th DAY OF NOVEMBER AD, 1984 AND DULY RECORDED IN PLAT BOOK 49 ON PAGES 149 AND 150

JOHN B. DUNKLE, CLERK
BY: *[Signature]*

49/149

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT A. S. & J. PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LAWRENCE WOODS A P.U.D., SITUATE IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1, THENCE N00°00'00"W ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1368.60 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 1; THENCE N89°44'24"W ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID SOUTH LINE N89°44'24"W A DISTANCE OF 317.27 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 1; THENCE N00°04'08"E ALONG SAID EAST LINE, A DISTANCE OF 342.34 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 1; THENCE N89°42'45"W ALONG SAID SOUTH LINE, A DISTANCE OF 29.00 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 1; THENCE N00°04'08"E ALONG SAID EAST LINE, A DISTANCE OF 155.02 FEET TO THE NORTH LINE OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 1; THENCE N89°42'45"W ALONG SAID SOUTH LINE, A DISTANCE OF 281.00 FEET TO THE WEST LINE OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 1; THENCE N00°04'08"E ALONG SAID EAST LINE, A DISTANCE OF 283.76 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 1; THENCE S89°41'06"E ALONG SAID NORTH LINE, A DISTANCE OF 626.33 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 1, AND THE POINT OF BEGINNING.

CONTAINING 7.8013 ACRES, MORE OR LESS.

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

- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE PARK AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE LAWRENCE WOODS PROPERTY OWNERS' ASSOCIATION, INC. FOR RECREATIONAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, FLORIDA WATER SERVICE, INC., ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION FACILITIES AND RELATED USES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LOTS 25 & 26 ARE RESTRICTED IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN THE OFFICIAL RECORD BOOK 4384 PAGE 601, OF THE PALM BEACH COUNTY PUBLIC RECORDS.

IN WITNESS WHEREOF, A. S. & J. PROPERTIES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF OCTOBER, 1984.

ATTEST: *[Signature]* BY: *[Signature]*
BRODIE A. ATWATER, SECRETARY PHILIP SELIGSON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PHILLIP SELIGSON AND BRODIE A. ATWATER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AID WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF A. S. & J. PROPERTIES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 15th DAY OF OCTOBER, 1984.

MY COMMISSION EXPIRES: July 2, 1988 *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

INA MAE HILL, HEREBY CERTIFIES THAT SHE IS A HOLDER OF A MORTGAGE PON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HER MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3647 AT PAGE 0896 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HEREUNTO SET MY HAND AND SEAL THIS 19th DAY OF OCTOBER, 1984.

[Signature] WITNESS *[Signature]*
INA MAE HILL

[Signature]
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED INA MAE HILL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF OCTOBER, 1984.

MY COMMISSION EXPIRES: July 2, 1988 *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF BREVARD)

LESTER J. COVAR AND EDNA A. COVAR, HEREBY CERTIFY THAT THEY ARE HOLDERS OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT THEIR MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3525 AT PAGE 1654 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS 17th DAY OF OCTOBER, 1984.

[Signature] WITNESS (AS TO BOTH) *[Signature]*
LESTER J. COVAR

[Signature] WITNESS (AS TO BOTH) *[Signature]*
EDNA A. COVAR

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BREVARD)

BEFORE ME PERSONALLY APPEARED LESTER J. COVAR AND EDNA A. COVAR, TO 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 17 DAY OF Oct., 1984.

MY COMMISSION EXPIRES: Sept. 3 1985 *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

PAN AMERICAN BANK, N.A., HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3998 AT PAGE 0309 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, PAN AMERICAN BANK, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ATTESTED TO BY ITS AVP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF OCTOBER, 1984.

ATTEST: *[Signature]* BY: *[Signature]*
MICHAEL J. OROZZO, Sr. Vice President R.W. HOWARD, Sr. Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED R.W. HOWARD AND MICHAEL J. OROZZO TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP AND Sr. Vice President OF PAN AMERICAN BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 18 DAY OF October, 1984.

MY COMMISSION EXPIRES: Aug. 25, 1985 *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, MICHAEL E. ZEALY, 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 A. S. & J. PROPERTIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 11/16/84 BY: *[Signature]*
MICHAEL E. ZEALY, ESQUIRE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLETES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 23rd DAY OF OCTOBER, 1984. *[Signature]*

WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708



SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF November, 1984.

BY: *[Signature]*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF November, 1984.

BY: *[Signature]*
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BY: *[Signature]*
DEPUTY CLERK

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S00°00'00"E ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY JOHN R. HANSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

0455-000

SIDEWALK REQUIRED

P.U.D. TABULAR DATA	
TOTAL ACREAGE	7.80079 AC.
TOTAL UNITS	29 UNITS
GROSS DENSITY	3.72 DU/AC
BUILDING COVERAGE	1.198 AC.
STREETS & UNCOVERED PARKING	1.840 AC.
WATER BODIES	0.00 AC.
PARKS	0.228 AC.
TOTAL OPEN SPACE	4.762 AC.

IMPACT FEE.
PET. 84-23 49/149

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN M.A.H. DATE 10/25/84 LAWRENCE WOODS
CHECKED *[Signature]* SCALE NONE A.P.U.D.
DRAWING NO. 81-P-083