

DRAWING NUMBER 51/168

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DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF LAND SHOWN HEREON, BEING IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF SHERWOOD GLEN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°45'30" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 15, (ALSO BEING THE CENTERLINE OF SHERWOOD FOREST BOULEVARD) 40.01 FEET; THENCE SOUTH 89°41'45" WEST, 40.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHERWOOD FOREST BOULEVARD AND THE POINT OF BEGINNING; (SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-8); THENCE SOUTH 00°45'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY OF SHERWOOD FOREST BOULEVARD, 1250.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PURDY LANE; THENCE SOUTH 89°56'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY OF PURDY LANE, 597.10 FEET; THENCE NORTH 00°14'42" EAST, 875.00 FEET; THENCE SOUTH 89°56'53" WEST, 755.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°14'42" EAST, ALONG THE WEST BOUNDARY LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15, 368.90 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-8; THENCE NORTH 89°41'45" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-8, 1363.35 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID SHERWOOD FOREST BOULEVARD AND THE POINT OF BEGINNING. CONTAINING 23.709 ACRES MORE OR LESS.

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

- 1. STREET THE STREET SHOWN HEREON AS TRACT A, ALSO KNOWN AS SHERWOOD GLEN, IS HEREBY DEDICATED TO SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FOR ROAD, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. EASEMENTS
A. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
B. A BLANKET EASEMENT IS HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSE OF UTILITIES AND DRAINAGE, OVER, UNDER, AND UPON TRACTS A AND B AS SHOWN HEREON, EXCEPTING HOWEVER, ANY AREAS PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE, IN ORDER TO PROVIDE UNDERGROUND POWER OR COMMUNICATION FACILITIES TO EACH BUILDING SITE IN THIS SUBDIVISION WITHOUT RECOURSE TO PALM BEACH COUNTY.
C. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
D. THE BUFFER EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT B AS SHOWN IS HEREBY RESERVED FOR BUILDINGS, OPEN SPACE, AND RECREATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PLAT OF SHERWOOD GLEN

A PLANNED UNIT DEVELOPMENT A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

MAY 7, 1985 SHEET 1 OF 2

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND THE ASSISTANT SECRETARY OF THE SATTER COMPANIES, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF THE LIMITED PARTNERSHIP, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF July, 1985.

SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP BY: THE SATTER COMPANIES, INC., A FLORIDA CORPORATION, GENERAL PARTNER BY: Patrick J. Disalvo, President

ATTEST: Muriel A. Funcheon, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO AND MURIEL A. FUNCHEON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE SATTER COMPANIES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, 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 8th DAY OF July, 1985.

Beverly Lee, Notary Public

MY COMMISSION EXPIRES: September 27, 1988

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH WE CONGRESS PARK TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT AS OF July 8, 1985 WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SHERWOOD ASSOCIATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT THE MORTGAGE SHOWN AS TRUE AND CORRECT. CONGRESS PARK TITLE INSURANCE CO. BY Sherry Lefkowitz Hyman, President

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIED THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4512 AT PAGE 449 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 EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF June, 1985.

HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF THE UNITED STATES BY: John Primeau, Ex. Vice President

ATTEST: Audrey Larsen, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED JOHN PRIMEAU AND AUDREY LARSEN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND SECRETARY OF HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF THE UNITED STATES, 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 AS SUCH OFFICERS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

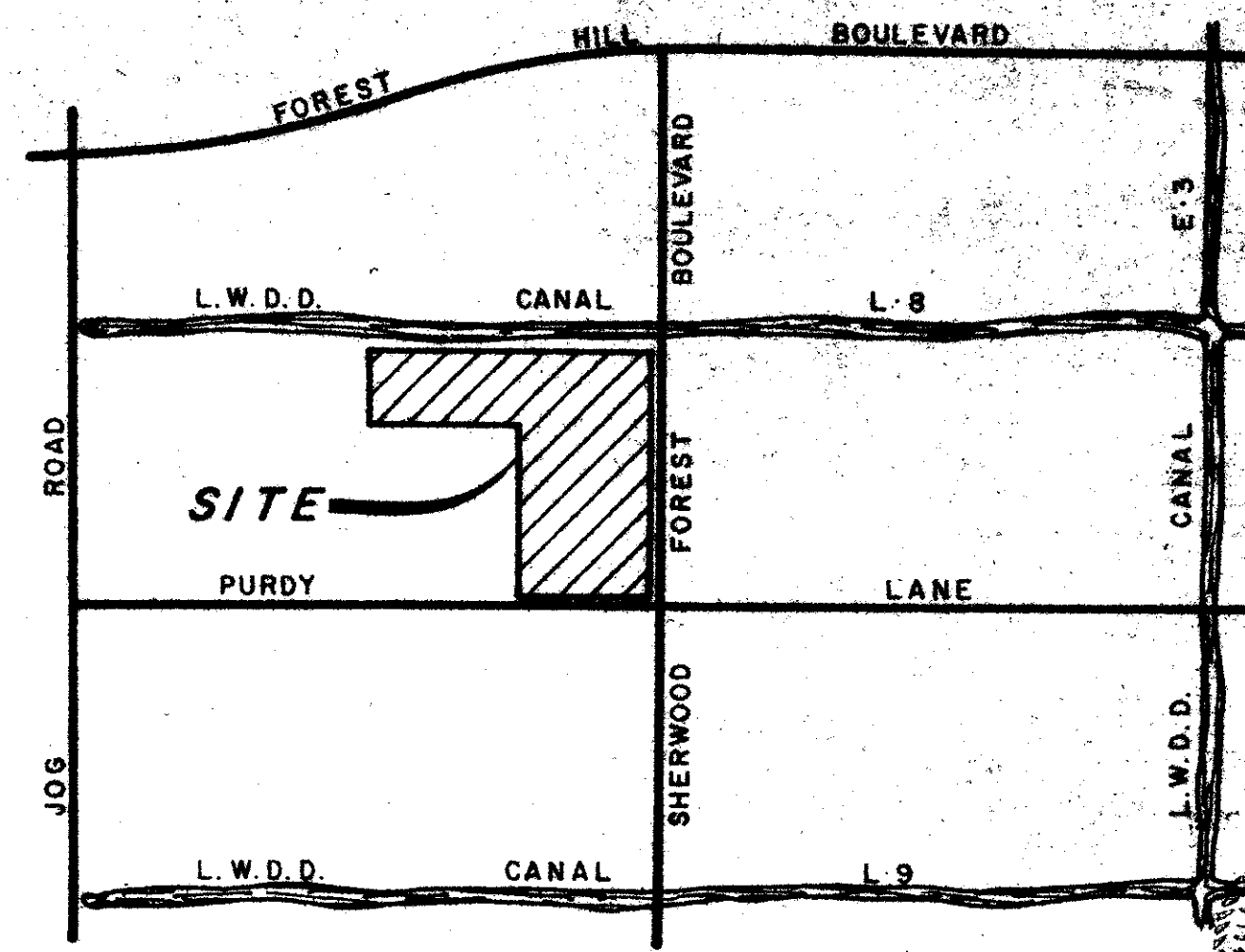
WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF June, 1985.

Joanna Marie Rogers, Notary Public

MY COMMISSION EXPIRES: September 3, 1987

NOTES:

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. L.A.E. --- DENOTES LIMITED ACCESS EASEMENT.
5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol] PERMANENT CONTROL POINTS ARE SHOWN THUS: [Symbol]
6. BEARING AS SHOWN HEREON IS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEAR SOUTH 00°45'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.



LOCATION SKETCH NO SCALE

P.U.D. TABULATION

Table with 2 columns: Category and Value. Includes Total Area (23.71 acres), Area of Lake (2.39 acres), No. of D.U.'s (192), Density (8 D.U./ac.), Road R/W (1.08 acres), Building Coverage (3.08 acres), Open Space (incl. Rec. Area) (17.15 acres).

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF August, 1985. BY: Kenneth M. Adams, Chairman. COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF August, 1985. BY: Herbert F. Kahlert, County Engineer.

ATTEST: John B. Dunkle, Clerk BY: Lucil B. Compton, Deputy Clerk

SURVEYOR'S CERTIFICATION

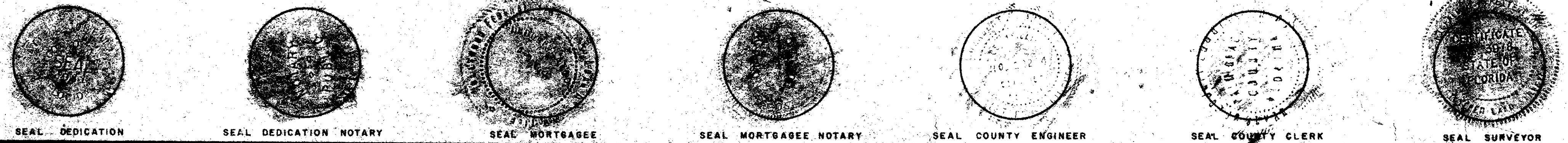
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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 7-10-1985 BY: Richard P. Breitenbach, P.L.S. Florida Certificate No. 3978

Handwritten text: 51/168 SHERWOOD GLEN 10452-000

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH OF:

MICHAEL B. SCHORAH & ASSOCIATES, INC. ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS TEL. (305) 968-0080 1850 FOREST HILL BLVD., SUITE 205 WEST PALM BEACH, FLORIDA 33406



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STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 1:50 P.M. this 25th day of August, 1985 and duly recorded in Plat Book No. 51 on Page 168-169. John B. Dunkle, Clerk Circuit Court by Lucil B. Compton, Deputy Clerk