

WEDGEWOOD ESTATES (P.U.D.)

A PLAT OF A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF TRACTS 26, 27, 28 AND A PORTION OF 29, BLOCK 76, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

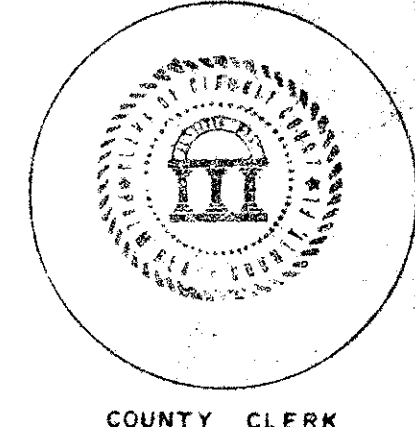
APRIL, 1986
SHEET 1 OF 2

BOCA RATON, FLORIDA

17/47/42
SUBDIVISION: Wedgewood Estates
PAGE: 115
BLOCK MAP: 230B
ZIP CODE: 33434

115

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10/27/86
at 10:47 A.M.
on the 15 day of January
1987, and duly recorded in Plat Book No.
55 on page 115-116
John A. Dunkle, Clerk Circuit Court
Barbara A. Platt, Notary



MORTGAGEE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS The undersigned hereby certifies 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 _____, Page _____ of the Public Records of Palm Beach County, Florida, shall be subordinated to said dedication shown hereon.

THE CHASE MANHATTAN BANK, N.A.

ATTEST: _____
By: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS Before me personally appeared _____ and _____, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as _____ and _____, of the above named THE CHASE MANHATTAN BANK, N.A., and severally acknowledged to and before me that they executed such instrument as such officers of said Bank, and that the seal affixed to the foregoing instrument is the seal of said Bank, 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 Bank.

WITNESS my hand and official seal this _____ day of _____, 1986.

My Commission Expires _____
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS I, JOEL R. KOEPEL of the firm of KOEPEL, COOKE & GOTTLIEB, 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 to be vested in ENGLE WEDGEWOOD CORP., a Florida corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; and that all mortgages are shown and are true and correct.

Date: Oct. 30, 1986
JOEL R. KOEPEL, Attorney-at-law
KOEPEL, COOKE & GOTTLIEB

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; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under the 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, and complies with the Minimum Technical Standards of Chapter 21-HH-6, Rules of the Department of Professional Regulation, Board of Land Surveyors.

Date: Nov 20, 1986
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

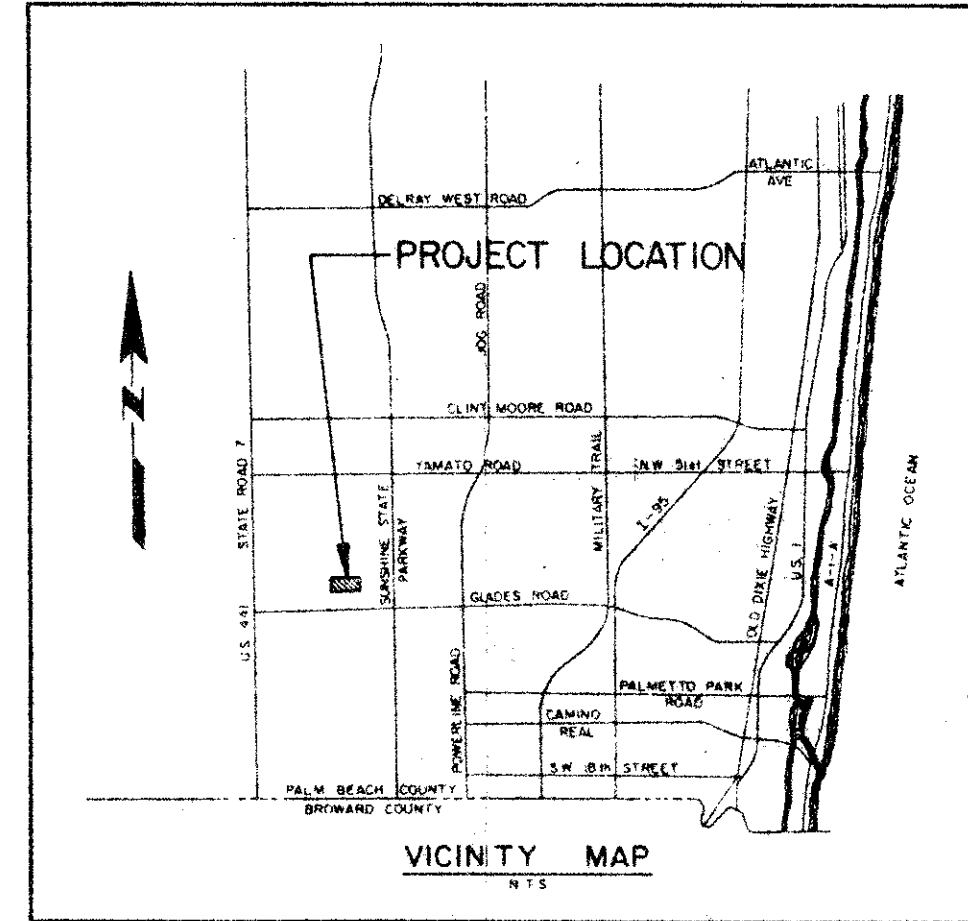
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 13 day of JAN, A.D., 1987.

ATTEST: JOHN B. DUNKLE, Clerk
By: Kathryn S. Miller DEPUTY CLERK
By: Carol A Roberts Chair

COUNTY ENGINEER

This plat is hereby approved for record this 13 day of JAN, A.D., 1987.
By: H. F. KAHLERT, P.E., County Engineer



INDEX OF SHEETS

SHEET NO. 1 : TITLE SHEET AND CERTIFICATIONS
SHEET NO. 2 : DETAIL SHEET

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

P.U.D. STATISTICAL DATA

| | |
|--|--|
| TOTAL AREA THIS PLAT | 19.545 AC. |
| TOTAL AREA LOTS 1-58 (58 UNITS) | 8.257 AC. |
| TOTAL AREA TOWNHOUSE BLOCKS A, B, C, D & E (20 UNITS) | 1.446 AC. |
| AREA OF RECREATION TRACT F | 0.716 AC. |
| AREA OF OPEN SPACE TRACTS G & J | 0.553 AC. |
| AREA OF WATER MANAGEMENT TRACTS H & K | 3.018 AC. |
| AREA OF BUFFER & PLANTING TRACTS L, M, N, O, P, Q, R & T | 1.705 AC. |
| AREA OF L.W.D.D. R/W (TRACT S) | 0.740 AC. |
| AREA OF PRIVATE ROAD R/W (TRACT U) | 2.661 AC. |
| AREA OF INGRESS-EGRESS TRACT V | 0.449 AC. |
| TOTAL NUMBER UNITS ALLOWED THIS PLAT | 78 |
| TOTAL NUMBER UNITS PROPOSED THIS PLAT | 78 |
| DENSITY PROPOSED THIS PLAT | 399 UNITS/AC. |
| LAND USE : | LOTS 1-58 SINGLE FAMILY BLOCKS A, B, C, D, E : TOWNHOUSES |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ENGLE WEDGEWOOD CORP., a Florida corporation, owner of the land shown hereon, being in Section 17, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as WEDGEWOOD ESTATES, being more particularly described as follows:

Tracts 26, 27, 28 and 29 less the East 30.00 feet of Tract 29, Block 76, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida,

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Streets:**
The tract for private road purposes, shown hereon as Tract U, and the tract for access purposes, shown hereon as Tract V, are hereby dedicated for said purposes to the Wedgewood Homeowners Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Tracts U and V are further dedicated for utility and drainage purposes.
- Easements:**
 - The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
 - The Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of drainage, to the Wedgewood Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
 - The Lake Maintenance Easements as shown are hereby dedicated in perpetuity to Wedgewood Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
 - The Limited Access Easements as shown are hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- Drainage Right-of-Way:**
The tract for drainage right-of-way for Lateral No. 45, shown hereon as Tract S, is hereby dedicated to the Lake Worth Drainage District for proper purposes and is the perpetual maintenance obligation of said Drainage District.
- Water Management Tracts:**
The Water Management Tracts, shown hereon as Tracts H and K, are hereby dedicated to the Wedgewood Homeowners Association, Inc. for water management and drainage easement purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Open Space:**
Tracts G and J, as shown hereon, are hereby dedicated to the Wedgewood Homeowners Association, Inc., for open space purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Buffer and Planting Areas:**
Tracts L, M, N, O, P, Q, R and T, as shown hereon, are hereby dedicated to the Wedgewood Homeowners Association, Inc., for buffer and planting purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Recreation Area:**
The Recreation Area, shown hereon as Tract F, is hereby dedicated to the Wedgewood Homeowners Association, Inc., for recreational purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named ENGLE WEDGEWOOD CORP. has caused these presents to be signed by its President and attested by its Asst. Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30 day of October, 1986.

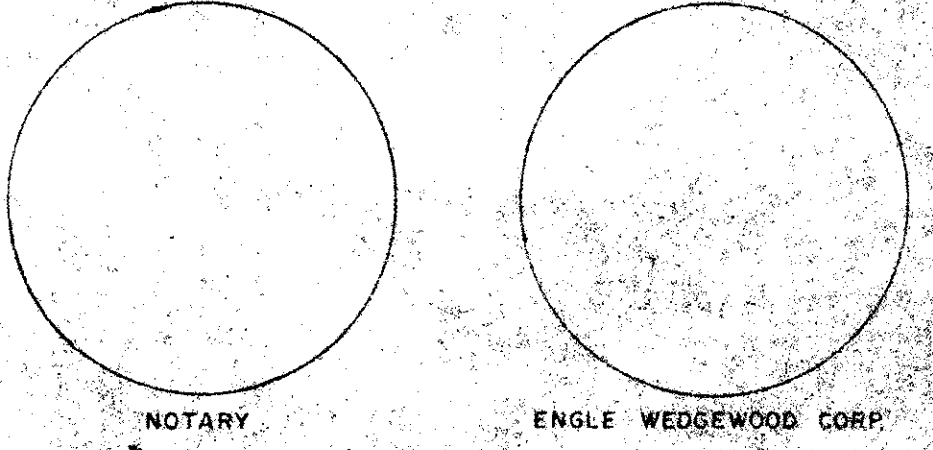
ENGLE WEDGEWOOD CORP.
a Florida corporation
Attest: Patricia Jones
PATRICIA JONES, Asst. Secretary
By: Alec Engelstein
ALEX ENGELSTEIN, President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS BEFORE ME personally appeared ALEC ENGELSTEIN and PATRICIA JONES, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Asst. Secretary, respectively, of ENGLE WEDGEWOOD CORP., a Florida 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 30 day of October, 1986.

My commission expires: June 3, 1989
Clara St. Arnold
Notary Public, State of Florida



0504-002

WEDGEWOOD ESTATES 55/115

55/115

DRAWING NUMBER

DRAWING NUMBER

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