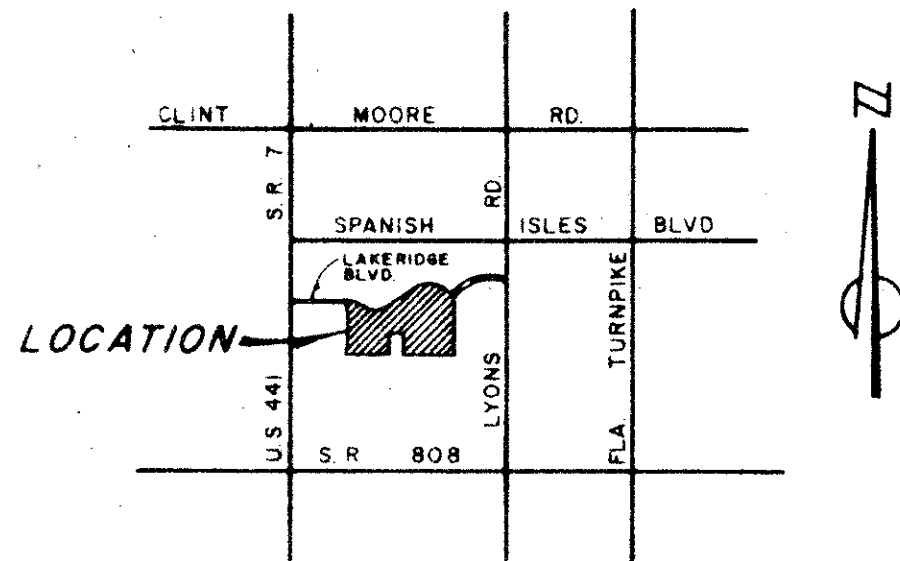


WEITZER SUBDIVISION P.U.D. PLAT NO. TWO

(MOON LAKE P.U.D.)

A REPLAT OF A PORTION OF BLOCK 73, PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54, IN THE S. 1/2 OF SECTION 6 & THE N. 1/2 OF SECTION 7, TWP. 47 S. - RGE. 42 E., PALM BEACH COUNTY, FLORIDA SHEET 1 OF 4 JULY, 1988.

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VICINITY MAP

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PEMBROKE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, A REPLAT OF A PORTION OF BLOCK 73 OF PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54, BEING IN SECTIONS 6 AND 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOW HEREON AS WEITZER SUBDIVISION P.U.D. PLAT NO. TWO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND LYING IN BLOCK 73, PALM BEACH FARMS COMPANY PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE PLAT OF WEITZER SUBDIVISION P.U.D. PLAT NO. ONE, AS SAME IS RECORDED IN PLAT BOOK 48, AT PAGES 101 THROUGH 103 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°58'24" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 73, AND THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-42, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1, ACCORDING TO THE OFFICIAL RECORD BOOK 4213, PAGE 856, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE ALONG THE SAID EAST RIGHT-OF-WAY OF CANAL E-1, FOR THE FOLLOWING CONSECUTIVELY NUMBERED SIX COURSES:

- 1. NORTH 00°01'36" EAST, A DISTANCE OF 219.12 FEET TO A POINT OF CURVATURE OF A 1400.00 FEET RADIUS CURVE CONCAVED EASTERLY; THENCE
2. NORTHEAST, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 266.94 FEET, WITH A CHORD BEARING OF NORTH 05°29'20" EAST, SUBTENDING A CENTRAL ANGLE OF 10°55'28", TO A POINT OF TANGENCY; THENCE
3. NORTH 10°57'04" EAST, A DISTANCE OF 16.23 FEET TO A POINT OF CURVATURE OF A 1100.00 FEET RADIUS CURVE CONCAVED WESTERLY; THENCE
4. NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 467.02 FEET, WITH A CHORD BEARING OF NORTH 01°12'43" WEST, SUBTENDING A CENTRAL ANGLE OF 24°19'33", TO A POINT OF REVERSE CURVATURE OF A 900.00 FEET RADIUS CURVE CONCAVED EASTERLY; THENCE
5. NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 200.68 FEET, WITH A CHORD BEARING OF NORTH 06°59'13" WEST, SUBTENDING A CENTRAL ANGLE OF 12°46'32", TO A POINT OF TANGENCY; THENCE
6. NORTH 00°35'57" WEST, A DISTANCE OF 227.01 FEET; THENCE CONTINUE ALONG THE FOLLOWING CONSECUTIVELY NUMBERED COURSES:
7. NORTH 89°24'03" EAST, A DISTANCE OF 98.76 FEET TO A POINT OF CURVATURE ON A 480.00 FEET RADIUS CURVE CONCAVED SOUTHERLY; THENCE
8. EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 259.71 FEET, WITH A CHORD BEARING OF SOUTH 75°05'57" EAST, SUBTENDING A CENTRAL ANGLE OF 31°00'00", TO A POINT OF TANGENCY; THENCE
9. SOUTH 59°35'57" EAST, A DISTANCE OF 242.79 FEET TO A POINT OF CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVED SOUTHERLY; THENCE
10. EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.34 FEET, WITH A CHORD BEARING OF NORTH 87°54'03" EAST, SUBTENDING A CENTRAL ANGLE OF 65°00'00", TO A POINT OF TANGENCY; THENCE
11. NORTH 55°24'03" EAST, A DISTANCE OF 848.45 FEET TO A POINT OF CURVATURE ON A 680.00 FEET RADIUS CURVE CONCAVED SOUTHERLY; THENCE
12. EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 860.45 FEET, WITH A CHORD BEARING OF SOUTH 82°05'57" EAST, SUBTENDING A CENTRAL ANGLE OF 85°00'00", TO A POINT OF TANGENCY; THENCE
13. SOUTH 39°35'57" EAST, A DISTANCE OF 217.00 FEET TO A POINT OF CURVATURE OF A 430.00 FEET RADIUS CURVE CONCAVED WESTERLY; THENCE
14. SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 328.37 FEET, WITH A CHORD BEARING OF SOUTH 17°43'19" EAST, SUBTENDING A CENTRAL ANGLE OF 43°45'14", TO A POINT OF TANGENCY; THENCE
15. SOUTH 04°09'18" WEST, A DISTANCE OF 613.94 FEET TO A POINT OF CURVATURE OF A 4000.00 FEET RADIUS CURVE CONCAVED EASTERLY; THENCE
16. SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 284.25 FEET, WITH A CHORD BEARING OF SOUTH 02°07'06" WEST, SUBTENDING A CENTRAL ANGLE OF 04°04'18", TO A POINT OF TANGENCY; THENCE
17. SOUTH 00°04'53" WEST, A DISTANCE OF 219.99 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 73; THENCE
18. NORTH 89°58'24" WEST, ALONG THE SAID SOUTH LINE OF BLOCK 73, A DISTANCE OF 1142.44 FEET TO THE SOUTHEAST CORNER OF TRACT 119, BLOCK 73; THENCE
19. NORTH 00°05'00" EAST, ALONG THE EAST LINE OF TRACT 119, A DISTANCE OF 660.40 FEET TO THE NORTHEAST CORNER OF TRACT 119; THENCE
20. NORTH 89°59'45" WEST, ALONG THE NORTH LINE OF TRACT 119 A DISTANCE OF 350.16 FEET TO THE NORTHWEST CORNER OF TRACT 119; THENCE
21. SOUTH 00°04'53" WEST, ALONG THE WEST LINE OF TRACT 119 A DISTANCE OF 660.27 FEET TO THE SOUTHWEST CORNER OF TRACT 119 AND A POINT ON THE SOUTH LINE OF SAID BLOCK 73; THENCE
22. NORTH 89°58'24" WEST, ALONG SAID SOUTH LINE OF SAID BLOCK 73, A DISTANCE OF 1002.98 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 81.32 ACRES MORE OR LESS.

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

STREETS AND ROADS:

THE STREETS AND YAMATO ROAD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS:

UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN WEITZER SUBDIVISION P.U.D. PLAT NO. TWO WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

ROOF EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS:

WATER MANAGEMENT TRACTS - THE WATER MANAGEMENT TRACT "W" INCLUDING THE 20 FEET MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "W" ARE HEREBY DEDICATED IN PERPETUITY TO MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "D-1" THRU "D-6", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "D-1" THRU "D-5", ARE HEREBY DEDICATED TO THE BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE, DRAINAGE, AND MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. PARK SITE (RECREATION AREA) - THE PARK SITE (RECREATION AREA) TOGETHER WITH THE RECREATION AREA ACCESS ARE HEREBY DEDICATED TO THE BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS EXECUTIVE VICE-PRESIDENT THIS 25th DAY OF July, 1988.

PEMBROKE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

By: Albert J. Miller, President

Attest: Herman J. Soifer, Executive Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALBERT J. MILLER AND HERMAN J. SOIFER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE-PRESIDENT OF PEMBROKE DEVELOPMENT CORPORATION, A 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 25th DAY OF July, 1988.

My commission expires: 12-27-91

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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 IS RECORDED IN OFFICIAL RECORD BOOK 5546, PAGE 866 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY THIS 22nd DAY OF July, 1988.

WESTINGHOUSE CREDIT CORPORATION, A DELAWARE CORPORATION

By: Roger W. Murvin, Vice President

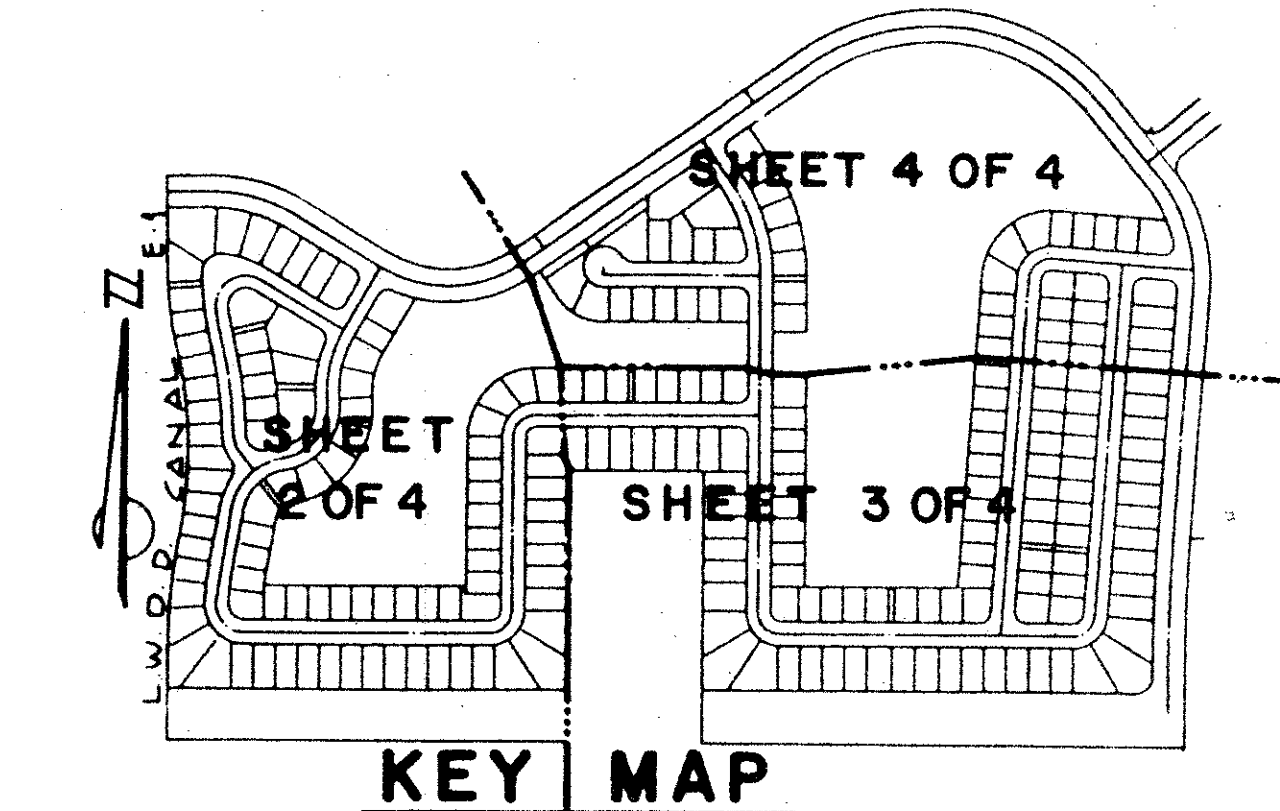
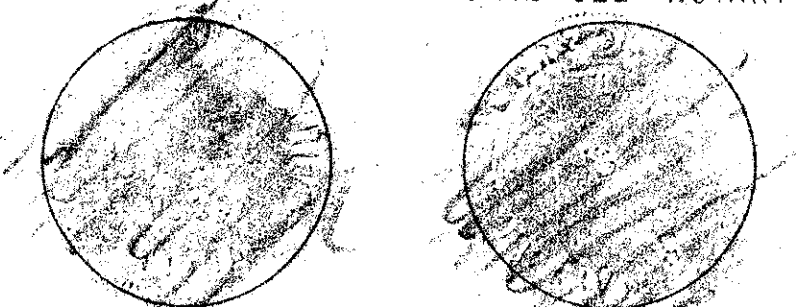
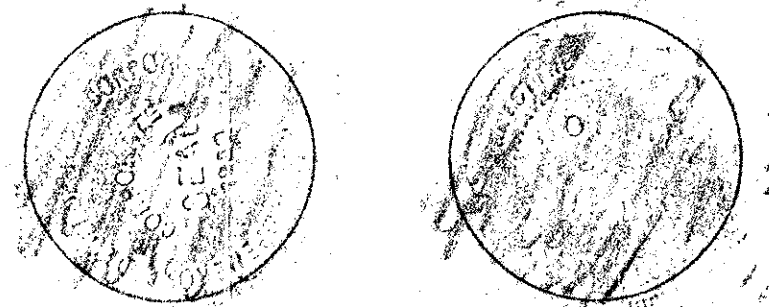
Attest: Joseph V. Harrison, Secretary

MORTGAGEE MORTGAGEE NOTARY

CLERK OF COUNTY CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

DEDICATION DEDICATION NOTARY



KEY MAP

ACKNOWLEDGEMENT

STATE OF Pennsylvania COUNTY OF Allegheny

BEFORE ME PERSONALLY APPEARED ROGER W. MURVIN AND JOSEPH A. HARRISON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT AND THE SECRETARY OF WESTINGHOUSE CREDIT CORPORATION, A DELAWARE 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 22nd DAY OF July, 1988.

My commission expires: 11/30/89

Mary Ann Killeher, Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., 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 WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PEMBROKE DEVELOPMENT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENGUMBERED BY THE MORTGAGE 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.

DATE: July 26, 1988

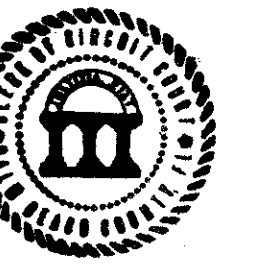
UNIVERSAL LAND TITLE, INC.

By: Stephen L. Ross, Plant Manager

NOTES:

- 1. PERMANENT REFERENCE MONUMENTS (P-R.M.'S) ARE SHOWN THUS: ■ PERMANENT CONTROL POINTS (P-C.P.'S) ARE SHOWN THUS: ●
2. U-E DENOTES UTILITY EASEMENT. D-E DENOTES DRAINAGE EASEMENT. L-A-E DENOTES LIMITED ACCESS EASEMENT. R-E DENOTES ROOF EASEMENT.
3. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF WEITZER SUBDIVISION P.U.D. PLAT NO. ONE AS RECORDED IN PLAT BOOK 48, PAGES 101 THRU 103 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID BEARING BEING NORTH 89°58'24" WEST.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
6. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR MAINTENANCE EASEMENTS.
7. LANDSCAPING ON OTHER UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. IN THOSE CASES WHERE EASEMENTS/TRACTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS/TRACTS 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.

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 1:21 P.M. this 16th day of Sep. 1988 and duly recorded in Plat Book No 60 on Page 180 Thru 183 John B. Dunkle, Clerk Circuit Court By: Dawn A. Martin, D.C.



APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 13th day of September, 1988. Carol A. Roberts, Chair

Attest: John B. Dunkle, Clerk By: Doree Dowd, Deputy Clerk

This Plat is hereby approved for record this 15th day of September, 1988. Robert T. Eberly, P.E., County Engineer

P.U.D. TABULATION

Table with 2 columns: Description and Area. Includes Total Area (81.32 Acres), Land Area (18.5 Acres), and other metrics.

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 SUPERVISION AND CONTROL AND THAT SAID SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE P.C.P.'S PERMANENT CONTROL POINTS WILL BE AT UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCE OF PALM BEACH COUNTY, FLORIDA.

DATE 8-02-88 By: Richard P. Pennington, P.L.S., Florida Professional Land Surveyor No. 529

This instrument was prepared by Richard P. Pennington, P.L.S., of Landmark Surveying & Mapping, Inc.

SIDEWALK REQUIRED JURNOUT REQUIRED DO NOT ENCROACH ANY EASEMENTS.

Michael B. Schorah & Associates, Inc. Engineers, Planners, Development Consultants. 1850 Forest Hill Blvd., Suite 205, West Palm Beach, Florida 33406. Tel: (305) 968-0080.

WEITZER SUB-PUD #2