

This plat was filed for record at 10:02 AM this 3 day of Nov, A.D. 1988 and duly recorded in Plat Book No. 61 on Pages 75 thru 79

JOHN B. DUNKLE,  
Clerk, Circuit Court

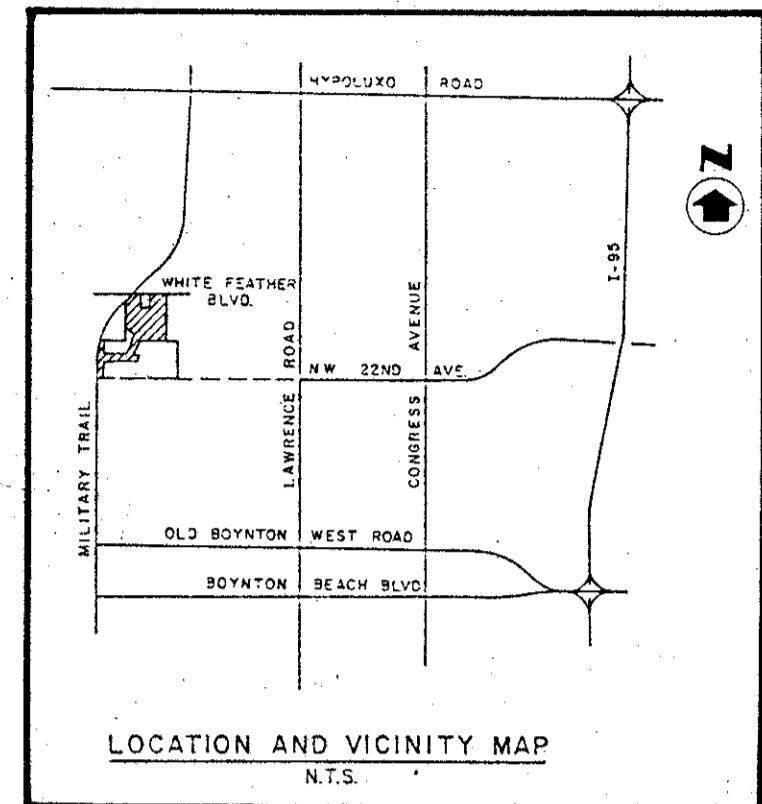
By: *Barbara C. Platt*  
D.C.

SEAL:  
DEPUTY CLERK



P.U.D. TABULAR DATA

TOTAL AREA	39.673 ACRES
TOTAL DWELLING UNITS	120 UNITS
DWELLING UNITS PER ACRE	3.02 D.U./AC.



# WINDWARD PALM BEACH (A P.U.D.)

## BEING A PLAT OF A PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AUGUST, 1988 SHEET 1 OF 5

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 45 SOUTH RANGE 42, EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINDWARD PALM BEACH (A P.U.D.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE-QUARTER SECTION CORNER OF SAID SECTION 13; THENCE NORTH 0°27'04" EAST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°38'05" EAST, ALONG A LINE PARALLEL WITH AD 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST-WEST ONE QUARTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 107.83 FEET, TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809) AS SAID EASTERLY RIGHT-OF-WAY LINE IS DESCRIBED IN OFFICIAL RECORD BOOK 3383, PAGES 164 - 166 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-21 CANAL, AS SAID RIGHT-OF-WAY LINE IS DESCRIBED IN OFFICIAL RECORD BOOK 3370, PAGES 1661 AND 1662 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL NO. 1:

THENCE CONTINUE NORTH 89°38'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANAL L-21, A DISTANCE OF 62.25 FEET; THENCE SOUTH 09°53'06" EAST, A DISTANCE OF 13.03 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, 73.60 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°11'37", TO A POINT OF TANGENCY; THENCE SOUTH 12°18'31" WEST, A DISTANCE OF 17.30 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, 86.29 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°12'48", TO A POINT OF TANGENCY; THENCE SOUTH 11°54'17" EAST, A DISTANCE OF 44.37 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, AND WESTERLY, 44.74 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°32'16", TO A POINT OF CURVE WITH A TANGENT LINE, A RADIAL LINE TO SAID POINT OF CURVE BEARS SOUTH 0°37'59" WEST; THENCE SOUTH 89°22'01" EAST, A DISTANCE OF 165.78 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 923.12 FEET; THENCE EASTERLY AND SOUTHEASTERLY, 240.91 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°55'14", TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 61°09'02" EAST, A DISTANCE OF 34.99 FEET; THENCE NORTH 16°44'50" EAST, A DISTANCE OF 372.62 FEET, TO A POINT ON THE PREVIOUSLY MENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF CANAL L-21; THENCE NORTH 89°38'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANAL L-21, A DISTANCE OF 62.78 FEET; THENCE SOUTH 16°44'50" WEST, A DISTANCE OF 395.18 FEET; THENCE SOUTH 25°31'43" EAST, A DISTANCE OF 33.64 FEET; THENCE SOUTH 22°11'42" WEST, A DISTANCE OF 199.74 FEET, TO A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 674.87 FEET; THENCE NORTHWESTERLY AND WESTERLY, 200.60 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°01'51", TO A POINT OF TANGENCY; THENCE NORTH 89°22'01" WEST, A DISTANCE OF 240.34 FEET, TO A POINT OF CURVE WITH A TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17.50 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, 70.93 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 108°22'07", TO A POINT OF TANGENCY; THENCE SOUTH 19°00'06" WEST, A DISTANCE OF 180.38 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY, 62.27 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°32'35", TO A POINT OF TANGENCY; THENCE SOUTH 09°12'09" EAST, A DISTANCE OF 72.03 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, 45.21 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°39'51", TO A POINT OF TANGENCY; THENCE SOUTH 04°07'22" WEST, A DISTANCE OF 212.52 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, 30.96 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°20'08", TO A POINT OF TANGENCY; THENCE SOUTH 05°12'46" EAST, A DISTANCE OF 16.48 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY, 41.40 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°52'25", TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON A LINE PARALLEL WITH AND 54.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 22ND AVENUE AS SAID RIGHT-OF-WAY LINE IS SHOWN IN ROAD PLAT BOOK 4, PAGES 249 AND 250, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°39'39" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, A DISTANCE OF 56.04 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY, 39.22 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°53'17", TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE PREVIOUSLY DESCRIBED EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809); THENCE NORTH 0°27'04" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809), A DISTANCE OF 776.03 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1850.08 FEET; THENCE NORTHERLY AND NORTHEASTERLY, 421.59 FEET, ALONG THE ARC OF SAID CURVE AND ALSO SAID EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809), THROUGH A CENTRAL ANGLE OF 13°03'23" TO THE POINT OF BEGINNING OF PARCEL NO. 1.

### TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL NO. 2

COMMENCE AT SAID WEST ONE-QUARTER SECTION CORNER OF SECTION 13; THENCE NORTH 0°51'28" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 35.00 FEET; THENCE NORTH 89°38'05" EAST, ALONG A LINE PARALLEL WITH AND 3.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EAST-WEST ONE-QUARTER SECTION LINE OF SECTION 13, SAID PARALLEL LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE AND ITS WESTERLY PROLONGATION OF SAID LAKE WORTH DRAINAGE DISTRICT L-21 CANAL, A DISTANCE OF 721.58 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL NO. 2:

THENCE NORTH 16°44'50" EAST, A DISTANCE OF 127.22 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 655.00 FEET; THENCE NORTHEASTERLY, 202.34 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°42'0", TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE NORTH 62°21'38" WEST, A DISTANCE OF 216.49 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 0°51'38" WEST ALONG THE LAST DESCRIBED WEST LINE, A DISTANCE OF 453.00 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809), AS SAID SOUTHEASTERLY RIGHT-OF-WAY LINE IS DESCRIBED IN OFFICIAL RECORD BOOK 3383, PAGE 164 - 166; THENCE NORTH 44°32'56" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809), A DISTANCE OF 609.37 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 89°36'04" EAST, ALONG THE LAST DESCRIBED NORTH LINE, SAID NORTH LINE ALSO BEING THE SOUTHERLY LINE OF WHITE FEATHER BOULEVARD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 225.56 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE SOUTH 05°14'47" EAST, ALONG SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 372.26 FEET; THENCE NORTH 89°36'04" EAST, A DISTANCE OF 160.01 FEET; THENCE NORTH 0°51'47" WEST, A DISTANCE OF 272.26 FEET, TO A POINT ON SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13; SAID NORTH LINE ALSO BEING THE SOUTHERLY LINE OF WHITE FEATHER BOULEVARD, AS NOW LAID OUT AND IN USE; THENCE NORTH 89°36'04" EAST, ALONG THE LAST DESCRIBED NORTH LINE, A DISTANCE OF 499.53 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE SOUTH 0°51'57" EAST, ALONG THE LAST DESCRIBED EAST LINE, A DISTANCE OF 1289.53 FEET, TO A POINT ON THE PREVIOUSLY MENTIONED NORTHERLY RIGHT-OF-WAY LINE OF THE L-21 CANAL; THENCE SOUTH 89°36'04" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE L-21 CANAL, A DISTANCE OF 1257.22 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 2.

PARCEL NO. 1 CONTAINING	4.813	ACRES MORE OR LES
PARCEL NO. 2 CONTAINING	34.860	ACRES MORE OR LES
TOTAL AREA PARCELS NO. 1 AND NO. 2	39.673	ACRES MORE OR LES

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

### 1. STREETS:

A. TRACT 5-1 IS HEREBY DEDICATED TO WINDWARD MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD RIGHT OF WAY, PUBLIC UTILITIES, PRIVATE UTILITIES AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

B. TRACTS 5-2 AND 5-3 ARE HEREBY DEDICATED TO WINDWARD PATIOS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD RIGHT OF WAY, PUBLIC UTILITIES, PRIVATE UTILITIES AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

C. TRACTS 5-4 THRU 5-6 ARE HEREBY DEDICATED TO WINDWARD PATIOS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE INGRESS AND EGRESS, PUBLIC UTILITIES, PRIVATE UTILITIES AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

D. TRACTS R-1 AND R-2 ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ROAD RIGHT OF WAY FOR OLD MILITARY TRAIL AND FOR PROPER PURPOSES.

### 2. EASEMENTS:

A. UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, CABLE T.V., ETC.)

B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE ARE HEREBY DEDICATED TO THE WINDWARD MASTER ASSOCIATION, INC. AND WINDWARD PATIOS ASSOCIATION, INC., FLORIDA CORPORATIONS NOT FOR PROFIT, THEIR SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

D. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.

E. THE 20' MAINTENANCE EASEMENTS ADJOINING THE WATER MANAGEMENT TRACTS L-1 THRU L-4 ARE DEDICATED TO THE WINDWARD MASTER ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SAID TRACTS AND ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

F. THE FLOWAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE WINDWARD MASTER ASSOCIATION FOR DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 3. WATER MANAGEMENT TRACTS:

THE WATER MANAGEMENT TRACTS, L-1 THRU L-4, AS SHOWN, ARE DEDICATED TO WINDWARD MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 4. CIVIC SITE:

THE CIVIC SITE (TRACT "C"), AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY.

### 5. OPEN SPACE:

A. EASEMENTS OVER TRACTS 0-1, 0-1A, 0-1B, 0-2 THRU 0-11, 0-12, 0-12A, 0-13, 0-14 AND 0-14A, AS SHOWN FOR OPEN SPACE, ARE HEREBY DEDICATED TO WINDWARD PATIOS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

B. AN EASEMENT OVER TRACT B, THE 25 FOOT BUFFER, AS SHOWN, FOR OPEN SPACE, IS HEREBY DEDICATED TO WINDWARD PATIOS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 1988.

AHMANSON DEVELOPMENTS, INC.  
A CALIFORNIA CORPORATION.

ATTEST: *Charles D. Cencibawn*  
CHARLES D. CENCIBAWN

BY: *Shirley Elliott*  
SHIRLEY ELLIOTT, VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

BEFORE ME PERSONALLY APPEARED SHIRLEY ELLIOTT and CHARLES D. CENCIBAWN, AN KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT IS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY 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 19<sup>TH</sup> DAY OF SEPTEMBER, 1988.

MY COMMISSION EXPIRES: JULY 17, 1992  
MARY S. ROSS  
NOTARY PUBLIC

### NOTES:

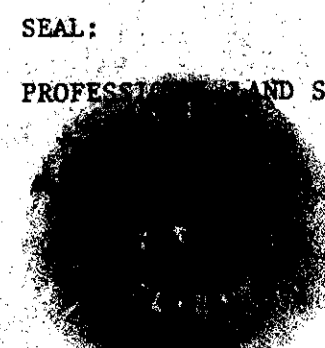
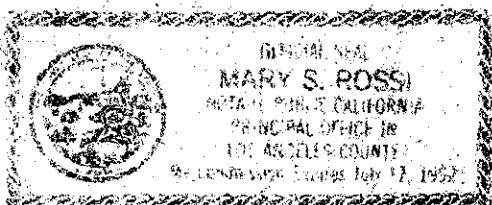
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13/45S.742E, BEING SOUTH 00°27'04" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- = DENOTES PERMANENT CONTROL POINT (P.C.P.) - STAMPED P.L.S. NO. 3596.
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596.
- = DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3182.
- L.A.E. = DENOTES LIMITED ACCESS EASEMENT.
- U.E. = DENOTES UTILITY EASEMENT.
- D.E. = DENOTES DRAINAGE EASEMENT.
- (O.A.) = DENOTES OVERALL DISTANCE.
- (R) = DENOTES RADIAL LINE.
- (NR) = DENOTES NON-RADIAL LINE.
- THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR THE LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 22HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SEAL:  
NOTARY PUBLIC

SEAL:  
AHMANSON DEVELOPMENTS, INC.

SEAL:  
PROFESSIONAL LAND SURVEYOR



### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>TH</sup> DAY OF NOVEMBER, 1988.

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Debra Rowland*  
DEBRA ROWLAND  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>TH</sup> DAY OF NOVEMBER, 1988.

BY: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

SEAL:

COUNTY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ERIC A. SIMON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THE PROPERTY IS FREE FROM ENCUMBRANCES; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

*Eric A. Simon*  
ERIC A. SIMON

DATE: SEPT 23, 1988

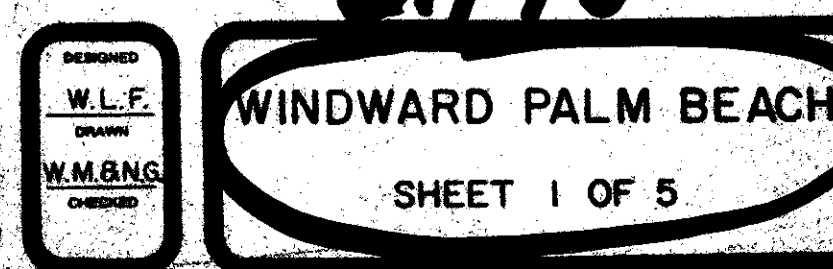
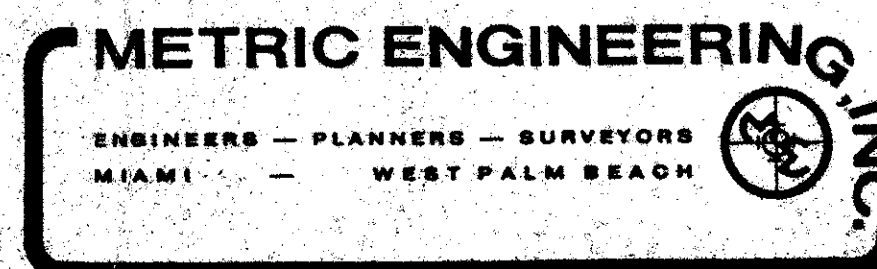
### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 FURTHERMORE 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.

*Michael F. Sexton*  
MICHAEL F. SEXTON  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3596

THIS INSTRUMENT WAS PREPARED BY MICHAEL F. SEXTON IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33411



SUBMISSION - Windward Palm Beach  
BOOK 61 PAGE 75  
FLOOD MAP # 1908  
BLOCK 308 B  
CORNER FS 78-225  
MAP # 34  
ZIP CODE 33443  
TAX 429  
1985/88