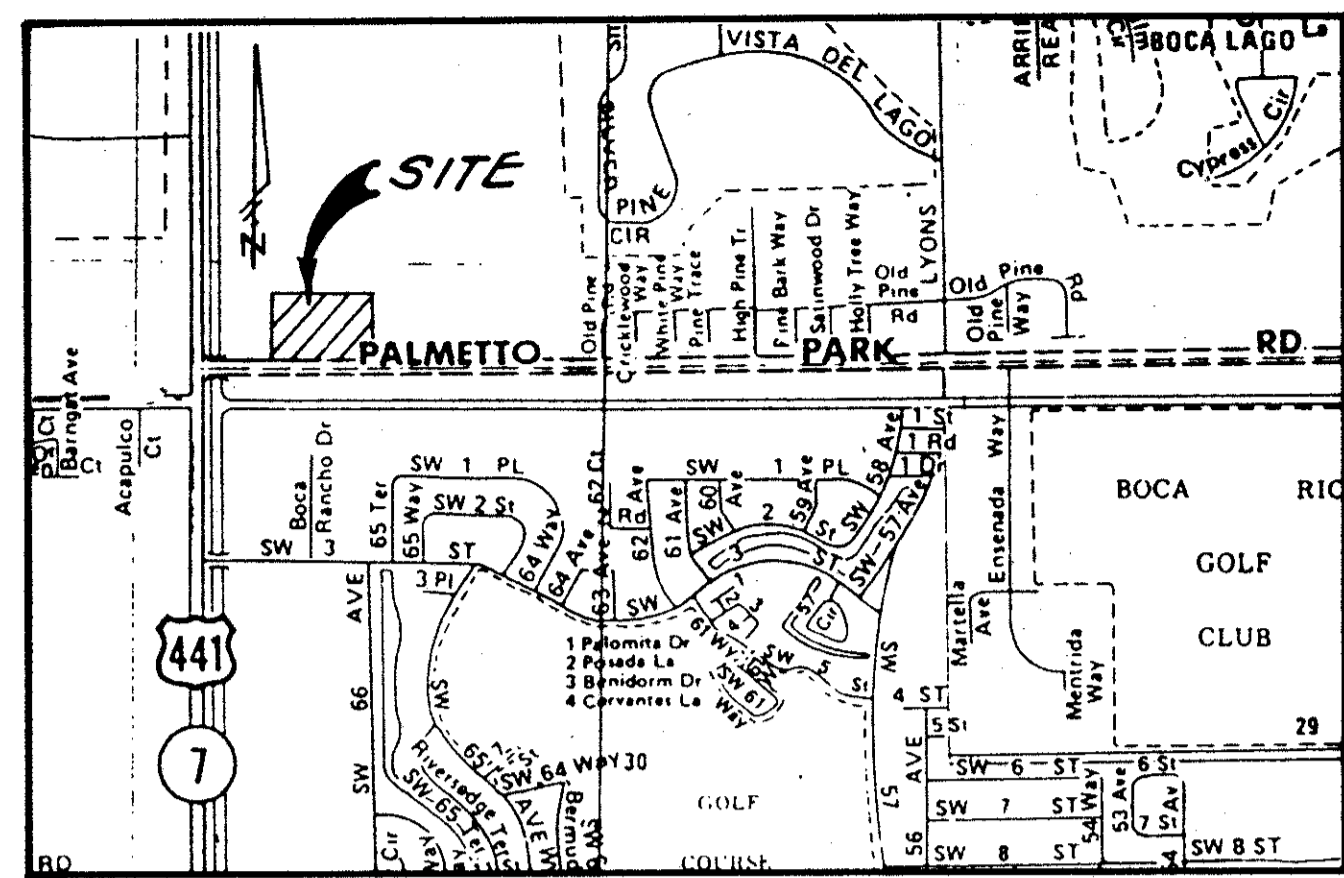


# PALMETTO PARK WOODS

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF THE NORTH 520 FEET OF TRACTS 100, 101, AND 102, BLOCK 78  
 PALM BEACH FARMS COMPANY PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54  
 LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DECEMBER, 1988



LOCATION MAP  
NOT TO SCALE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GSG ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF THE NORTH 520 FEET OF TRACTS 100, 101, AND 102 OF BLOCK 78, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, SHOWN HEREON AS PALMETTO PARK WOODS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF CRICKLEWOOD ESTATES AS RECORDED IN PLAT BOOK 41, PAGES 41 THRU 53 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID CORNER BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD; THENCE SOUTH 89°59'11" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, A DISTANCE OF 690.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'11" WEST, A DISTANCE OF 990.00 FEET; THENCE NORTH 00°02'06" EAST, A DISTANCE OF 520.01 FEET; THENCE NORTH 89°59'11" EAST, A DISTANCE OF 990.00 FEET; THENCE SOUTH 00°02'06" WEST, A DISTANCE OF 520.01 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 11-818 ACRES MORE OR LESS.

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

#### 1. STREET:

THE STREET, AS SHOWN HEREON AS VIA EMILIE, IS HEREBY DEDICATED TO THE PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AS A PRIVATE STREET FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF PALMETTO PARK WOODS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT TO OPERATE AND MAINTAIN THE WATER AND SEWER FACILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

#### 2. 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 PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

THE ACCESS, DRAINAGE & UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING, BUILDINGS OR ANY KIND OF CONSTRUCTION ON THIS EASEMENT SHALL BE PERMITTED.

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR LIFT STATION PURPOSES.

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

#### 3. TRACTS:

WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, AND THE LAKE MAINTENANCE EASEMENT HAVING A WIDTH OF 20 FEET AND LOCATED ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "W" IS HEREBY DEDICATED TO THE PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE PURPOSES AND IS 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 WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR P.U.D. BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS 0-1, 0-2, 0-3, 0-4, AND 0-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

RECREATION TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO PALMETTO PARK WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, SKENDER GHILAGA DO HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF December, 1988.

GSG ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP

WITNESSES:

*Amey Spilger*  
*Balaine P. Roush*

By: *Skender Ghilaga*  
 SKENDER GHILAGA, PARTNER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SKENDER GHILAGA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF December, 1988.

MY COMMISSION EXPIRES:

*June 21, 1990*

*Robert J. Hunt*  
 NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
 COUNTY OF DADE

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 5792, PAGE 277 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 Assistant Secretary THIS 25 DAY OF November, 1988.

CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, A SAVINGS ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

ATTEST:

*Marlene Burnstein*  
 MARLENE BURNSTEIN

By: *J.D. Polansky*  
 J.D. POLANSKY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED *J.D. Polansky* AND *Marlene Burnstein* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Vice President* AND *Assistant Secretary* OF CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, A SAVINGS ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, 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 November, 1988.

MY COMMISSION EXPIRES:

*June 21, 1990*

*Robert J. Hunt*  
 NOTARY PUBLIC

### NOTES:

- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: ■  
 PERMANENT CONTROL POINTS (P.C.P.'S) ARE SHOWN THUS: ●
- U.-E. DENOTES UTILITY EASEMENT.  
 D.-E. DENOTES DRAINAGE EASEMENT.  
 R.-E.-E. DENOTES ROOF EAVES EASEMENT.
- BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, BEARING BEING SOUTH 89°59'11" WEST, AND ALL BEARINGS RELATIVE THERETO.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS. CONSTRUCTION UPON LAKE 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.
- 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 OTHER THAN WATER AND SEWER SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, ROBERT J. HUNT, 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 GSG ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

HUNT, COOK, RIGGS & MEHR, P.A.

DATE: *February 23, 1989*

By: *Robert J. Hunt*  
 ROBERT J. HUNT, ESQUIRE

### P.U.D. TABULATION

TOTAL ACREAGE	11-818 ACRES
NUMBER OF SINGLE FAMILY LOTS	35 LOTS
DENSITY	2.96 D.U./AC.

### 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 THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: *12-02-1988*

By: *Richard P. Breitenbach*  
 RICHARD P. BREITENBACH, P.L.S.  
 FLORIDA CERTIFICATE NO. 3979

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS *28th* DAY OF *MARCH*, 1989.

By: *Carol Elmquist*  
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST:

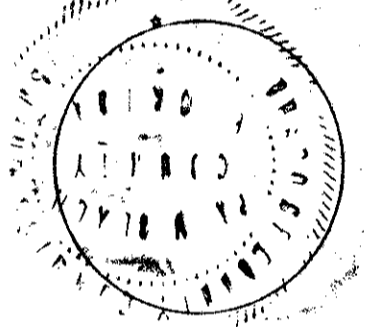
*John B. Dunkle*  
 JOHN B. DUNKLE, CLERK  
*Diana Rowland*  
 DEPUTY CLERK

COUNTY ENGINEER:

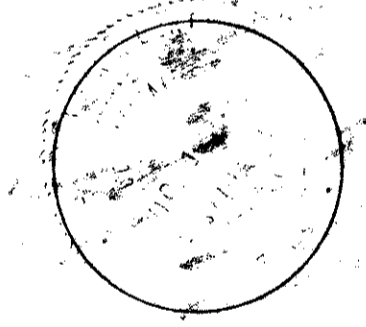
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS *28th* DAY OF *MARCH*, 1989.

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

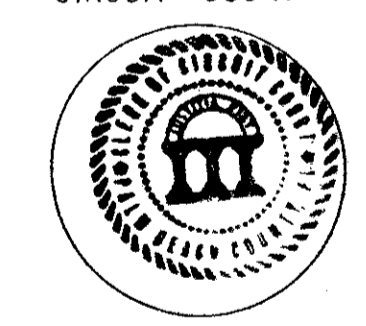
### BOARD OF COUNTY COMMISSION



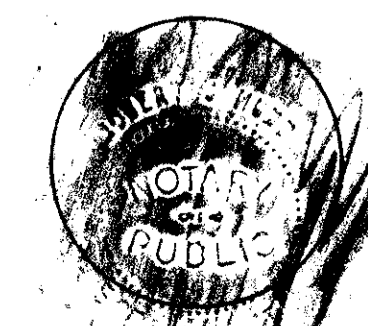
### COUNTY ENGINEER



### CLERK OF CIRCUIT COURT



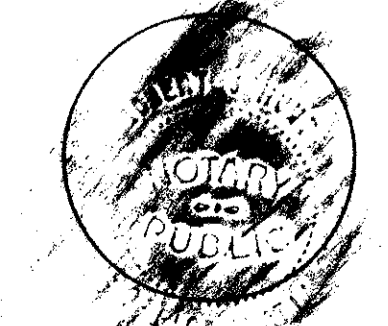
### DEDICATION NOTARY



### MORTGAGEE NOTARY



### MORTGAGEE NOTARY



### SURVEYOR



Landmark Surveying & Mapping Inc.

1850 FOREST HILL BOULEVARD  
 PH. (305)433-5405 SUITE 100 W.P.B. FLORIDA

PALMETTO PARK WOODS

COPIES OF PALMETTO PARK WOODS  
 BLOCK 78, PLAT NO. 3  
 96  
 9306  
 RS 87-131  
 33433  
 TAZ 183  
 62  
 AC  
 54  
 A P.U.D.