

WINDWARD PALM BEACH PLAT FOUR (A P.U.D.)

172
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 2:00 PM this 14th day of September, A.D. 1989 and duly recorded in Plat Book No. 63 on Pages 172 thru 174
 JOHN B. DUNKLE,
 Clerk, Circuit Court
 By *John B. Dunkle*
 D.C.

BEING A PLAT OF A PORTION OF THE S.W. 1/4 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
 FEBRUARY 1989
 SHEET 1 OF 3

DEDICATION:

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 13 AND RUN THENCE NORTH 00°27'04" WEST, A DISTANCE OF 1388.09 FEET; THENCE NORTH 89°32'56" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED PARCEL, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (S.R. 809) AS NOW LAID OUT AND IN USE; THENCE NORTH 09°27'04" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.71 FEET TO A POINT OF CURVE, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°53'17"; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°39'39" EAST, A DISTANCE OF 56.04 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°52'25"; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.40 FEET TO THE POINT OF TANGENCY; THENCE NORTH 5°12'46" WEST, A DISTANCE OF 116.48 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 190.0 FEET, AND A CENTRAL ANGLE OF 9°20'08"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 4°07'22" EAST, A DISTANCE OF 212.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 13°39'51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 9°32'29" WEST, A DISTANCE OF 72.03 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 28°32'35"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19°00'08" EAST, A DISTANCE OF 180.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 37.50 FEET AND A CENTRAL ANGLE OF 108°22'07"; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.93 FEET TO THE POINT OF TANGENCY ALSO BEING A POINT OF CURVE; THENCE SOUTH 89°22'01" EAST, A DISTANCE OF 240.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 674.87 FEET AND A CENTRAL ANGLE OF 37°50'16"; THENCE EASTELY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51°31'45" EAST, A DISTANCE OF 289.04 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 730.00 FEET AND A CENTRAL ANGLE OF 52°42'34"; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 671.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75°45'41" EAST, A DISTANCE OF 405.89 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 269.23 FEET AND A CENTRAL ANGLE OF 103°53'58"; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 488.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°20'21" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 44°39'39" WEST, A DISTANCE OF 36.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND AVENUE; THENCE SOUTH 89°39'39" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 119.14 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 7639.44 FEET, A CENTRAL ANGLE OF 3°16'17" AND WHOSE RADIUS POINT BARS NORTH 00°35'16" EAST FROM SAID INTERSECTION, SAID CIRCULAR CURVE ALSO BEING THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF ADDITIONAL RIGHT OF WAY FOR THE ABOVE MENTIONED N.W. 22ND AVENUE; THE FOLLOWING FOUR COURSES BEING ALONG THE SAID NORTHERLY ADDITIONAL RIGHT OF WAY LINE; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 436.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO SOUTH HAVING A RADIUS OF 7639.44 FEET AND A CENTRAL ANGLE OF 4°11'54"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 559.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°39'39" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 45°20'10" WEST, A DISTANCE OF 35.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.41 ACRES MORE OR LESS.

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

1. EASEMENTS:

- A. 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.
- B. THE 20' MAINTENANCE EASEMENT ADJOINING THE WATER MANAGEMENT TRACT L-1A IS DEDICATED TO THE WINDWARD MASTER ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SAID TRACT AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- C. THE 20' LANDSCAPE EASEMENT, AS SHOWN, FOR LANDSCAPING PURPOSES, IS HEREBY DEDICATED TO WINDWARD MASTER 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.
- D. 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.)

2. WATER MANAGEMENT TRACT:

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

3. BUFFER:

A. THE 25 FOOT P.U.D. BUFFER EASEMENT, AS SHOWN, FOR LANDSCAPING, IS HEREBY DEDICATED TO WINDWARD MASTER 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.

4. TRACT A:

TRACT A, AS SHOWN, IS HEREBY RESERVED BY AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS AS A RESIDENTIAL TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS TO BE REPLATTED PRIOR TO DEVELOPMENT.

5. TRACT W-3:

TRACT W-3, AS SHOWN, FOR LANDSCAPING AND SIGNAGE PURPOSES, IS HEREBY DEDICATED TO WINDWARD MASTER 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 ATTESTED TO BY ITS Assistant Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF August, 1989.

AHMANSON DEVELOPMENTS, INC.
 A CALIFORNIA CORPORATION.

BY: *Shirley Elliott*
 SHIRLEY ELLIOTT, VICE PRESIDENT

ATTEST: *Charles D. Centibough*
 Charles D. Centibough,
 Assistant Secretary

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

BEFORE ME PERSONALLY APPEARED SHIRLEY ELLIOTT AND *Charles D. Centibough* AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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, 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 16th DAY OF August, 1989.

MY COMMISSION
 EXPIRES: July 17, 1992 *Cathy Hernandez*
 NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

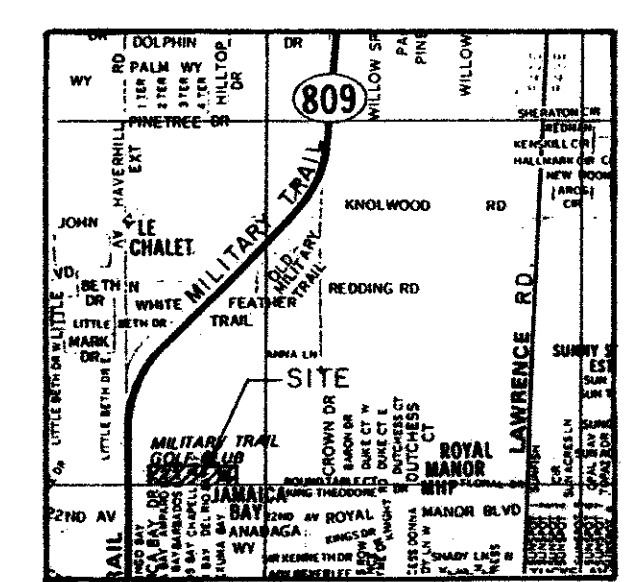
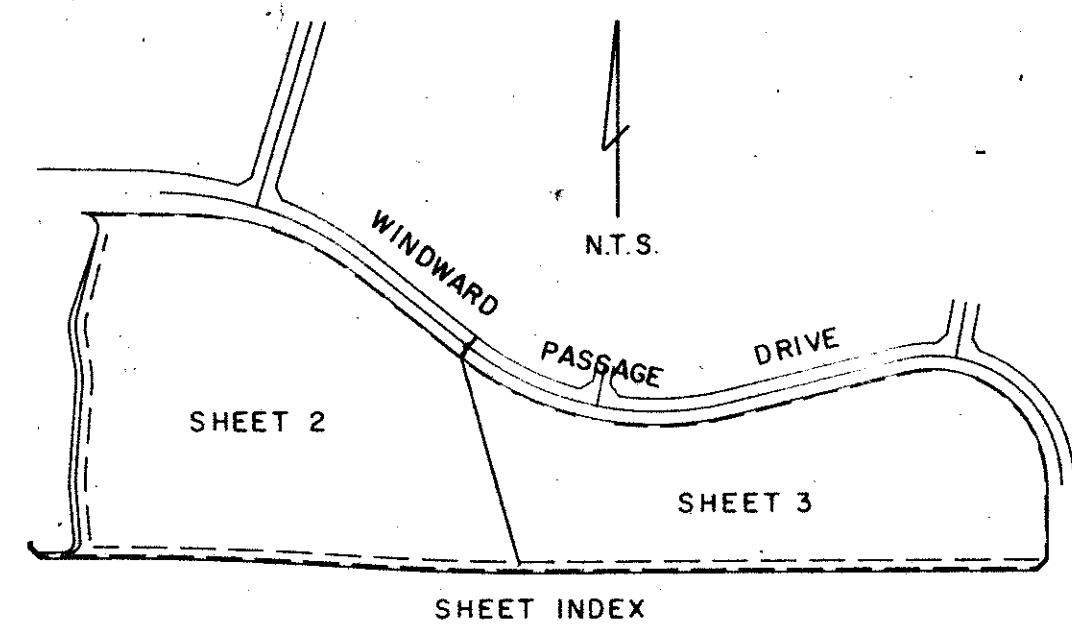
I, ERIC A. SIMON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AHMANSON DEVELOPMENTS, INC. A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THE PROPERTY IS FREE FROM ENCUMBRANCES.

Eric A. Simon
 ERIC A. SIMON, ATTORNEY AT LAW

DATE: August 17, 1989

NOTES:

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 2. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. 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 SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 4. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13/45S/42E, BEING SOUTH 00°27'04" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- 6. ● = DENOTES PERMANENT CONTROL POINT (P.C.P.) - STAMPED P.L.S. NO. 3864.
- 7. ■ = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3864.
- 8. □ = DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596.
- 9. L.A.E. = DENOTES LIMITED ACCESS EASEMENT.
- 10. U.E. = DENOTES UTILITY EASEMENT.
- 11. D.E. = DENOTES DRAINAGE EASEMENT.
- 12. (O.A.) = DENOTES OVERALL DISTANCE.
- 13. (R) = DENOTES RADIAL LINE.
- 14. (NR) = DENOTES NON-RADIAL LINE.
- 15. 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 22HR-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.



P.U.D. TABULAR DATA

TOTAL AREA	27.41 ACRES ±
WATER MANAGEMENT TRACT	.23 ACRES ±
TRACT "A"	27.18 ACRES ±

PETITION NO. 78-225B

APPROVED UNITS

POD A	100	8	du/Ac
POD B	69	13.8	du/Ac
POD C	131	13.23	du/Ac
TOTAL	300		

BUILDING TYPE

POD A	TOWNHOUSES
POD B	GARDEN APARTMENTS
POD C	GARDEN APARTMENTS

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF SEPTEMBER, 1989
 BY: *Carol J. Elmqvist*
 CAROL J. ELMQUIST, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
 BY: *John B. Dunkle*
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF SEPTEMBER, 1989
 BY: *George T. Webb*
 GEORGE T. WEBB, COUNTY ENGINEER

SEAL:
 COUNTY ENGINEER

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 (IF ANY) 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.

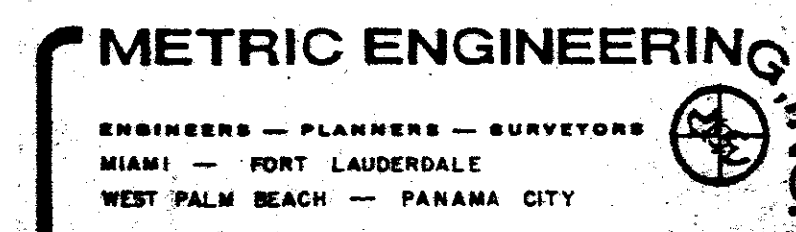
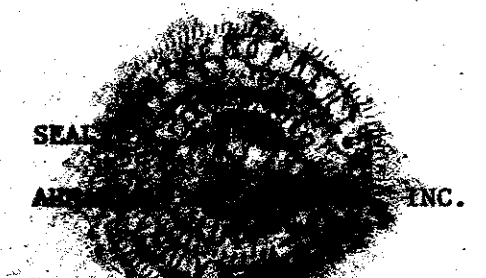
Michael T. Kolodziejczyk
 MICHAEL T. KOLODZIEJCZYK
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3864

0340-004

Pet. 78-225 collect

THIS INSTRUMENT WAS PREPARED BY MICHAEL T. KOLODZIEJCZYK IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 3406.

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



Windward Palm Beach
 Subdivision * Plat Four
 BOOK 63 PAGE 172
 FLOOD MAP # 190B
 ZONING RS 78-225
 QUID # 34
 TAZ 428
 ZIP CODE 334136
 PUD NAME
 Windward Palm Beach Plat Four PUD