

07 31-001

198

State of Florida ss  
County of Palm Beach

This Plat was Filed for Record  
at 11:21am this 29 day  
of December 1999  
and Duly Recorded in Plat Book  
86 on Pages 118  
and 204

Dorothy H. Wilken, Clerk  
By: *[Signature]* D.C.

Sheet 1 of 7 Sheets

This Instrument Prepared by  
Thomas R. Palbick of  
**HAGER WEINBERG AND ASSOCIATES, INC.**  
Professional Land Surveyors  
Certificate of Authorization No. 6772  
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwajh@bellsouth.net

# BRYNTESON NURSERY, P.U.D. WILLOUGHBY FARMS

A Portion of Government Lot 2, Tract 37 and Government Lot 1, Tract 38 of the hiatus between  
Townships 44 and 45 South, Range 42 East (also known as Township 44 1/2 South, Range 42 East)  
together with a portion of Section 1 and 2, Township 45 South, Range 42 East  
Palm Beach County, Florida

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that CONTINENTAL HOMES OF FLORIDA, INC., a Florida Corporation, owners of the land shown hereon, being a portion of Government Lot 2, Tract 37 and Government Lot 1, Tract 38 of the hiatus between Township 44 and 45 South, Range 42 East (also known as Township 44 1/2 South, Range 42 East) together with a portion of Section 1 and 2, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as WILLOUGHBY FARMS, being more particularly described as follows:

COMMENCING at the Southwest corner of Section 36, Township 44 South, Range 42 East; thence S.38°28'34"E., along the West Line of said Tract 37, a distance of 52.23 feet to the POINT of BEGINNING of the hereinafter described Parcel of Land; thence S.88°29'01"E., along the existing South Right-of-Way Line of State Road No. 812 ( LANTANA ROAD ) being a line lying 40.00 feet South of and parallel with South Line of Southwest 1/4 of Section 36, Township 44 South, Range 42 East, a distance of 1783.75 feet; thence S.01°30'59"W., a distance of 533.26 feet; thence S.89°27'37"W., along the North Line of the Northwest 1/4 of Section 1, Township 45 South, Range 42 East, a distance of 298.37 feet; thence S.00°17'00"E., along the East Line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 45 South, Range 42 East, a distance of 730.49 feet; thence S.89°36'10"W., along the North Line of "CONCEPT HOMES OF LANTANA PLAT NO. 6", recorded in Plat Book 45, Pages 158-159, Palm Beach County, Florida, a distance of 333.02 feet; thence S.00°18'06"E., along the West Line of said "CONCEPT HOMES OF LANTANA PLAT NO. 6", a distance of 729.58 feet; thence S.89°45'23"W., along the North Line of "CONCEPT HOMES OF LANTANA PLAT NO. 2", recorded in Plat Book 38, Pages 13-14, Palm Beach County, Florida, a distance of 625.60 feet; ( the next 5 courses being along the East Right-of-Way Line of HAVERHILL ROAD, as recorded in Road Plat Book 7, Page 44, Palm Beach County, Florida ) thence N.00°20'19"W., a distance of 180.70 feet to a point of curvature of a circular curve to the left; thence Northwesterly along the arc of said curve, having a radius of 994.92 feet and a central angle of 31°49'05", for an arc distance of 552.51 feet to a point of tangency; thence N.32°09'23"W., a distance of 541.73 feet to a point on the arc of a circular curve to the right, at which the radius point bears N.57°50'37"E.; thence Northwesterly along the arc of said curve, having a radius of 914.92 feet and a central angle of 02°51'31", for an arc distance of 45.65 feet to a point on the arc of a circular curve to the right, at which the radius point bears N.66°02'17"E.; thence Northwesterly along the arc of said curve, having a radius of 1121.55 feet and a central angle of 12°16'43", for an arc distance of 240.35 feet; thence N.89°24'46"E., along the South Line of the LAKE WORTH DRAINAGE DISTRICT Canal L-16, a distance of 490.28 feet; thence N.00°20'19"W., along the West Line of the Northwest 1/4 of Section 1, Township 45 South, Range 42 East, a distance of 20.00 feet; thence N.38°28'34"W., along the West line of said Tract 37, a distance of 63.36 feet; thence S.89°24'46"W., along the North Line of the LAKE WORTH DRAINAGE DISTRICT Canal L-16, a distance of 462.90 feet to a point on the arc of a circular curve to the right at which the radius point bears N.81°56'26"E.; ( the next 4 courses being along the East Right-of-Way Line of said HAVERHILL ROAD ) thence Northerly along the arc of said curve, having a radius of 1121.55 feet and a central angle of 06°05'42", for an arc distance of 119.31 feet to a point of compound curvature of a circular curve to right; thence Northerly along the arc of said curve, having a radius of 894.42 feet and a central angle of 04°06'49", for an arc distance of 64.21 feet to a point of tangency; thence N.02°08'57"E., a distance of 299.13 feet; thence N.46°49'28"E., a distance of 56.25 feet; thence S.88°30'00"E., a distance of 11.37 feet; thence N.38°28'34"W., along the West Line of said Tract 37, a distance of 35.19 feet to the POINT of BEGINNING.

All of the above described lands contain 56.197 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A", "A-1" and "A-5" (Private Streets), as shown hereon, is hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Subject to Lake Worth Drainage District Restrictions.
- TRACTS "A-2", "A-3" and "A-4" (Residential Access Streets), as shown hereon, are hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, as a Residential Access Street for Private Street purposes and other purposes not inconsistent with this reservation and is the perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "L-1" and "L-2" (Water Management Tracts), as shown hereon, are reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, its Successors and Assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Subject to existing Littoral Zone Restrictive Covenant Agreement as Recorded in Official Record Book 11112 at Page 1198, Public Records of Palm Beach County, Florida.
- LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- LAKE MAINTENANCE ACCESS EASEMENTS: The Lake Maintenance Access Easements as shown hereon, are hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- DRAINAGE EASEMENTS: The Drainage Easements as shown hereon are hereby dedicated in perpetuity for Drainage purposes. The maintenance of all Drainage Facilities located therein shall be the perpetual maintenance obligation of the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to Palm Beach County.
- UTILITY EASEMENTS: The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction, and maintenance of utility facilities, including Cable Television Systems. The installation of Cable Television Systems shall not interfere with the construction and maintenance of other Utilities.

**P.U.D. Statistics**

Petition No.:	PDD 97-109
Gross Acreage:	56.197 Acres
Dwelling Units (1):	156 D.U.
Housing Type(1):	Zero Lot Line/Detached
Dwelling Units (2):	120 D.U.
Housing Type(2):	Townhome/Attached
Total Dwelling Units:	276 D.U.
Density:	4.9 D.U./Acre

## DEDICATION AND RESERVATIONS (Cont.)

- Palm Beach County shall have the right, but not the obligation, to maintain any portion of the Drainage System encompassed by this Plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all Drainage, Lake Maintenance and Lake Maintenance Access Easements and Private Streets associated with said Drainage System.
- TRACTS "C-6", "C-7", "C-8", "C-9", "C-10", "C-11", "C-12", "C-13" and "C-14" (Open Space), as shown hereon, are hereby reserved for the WILLOUGHBY TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "C-1", "C-2", "C-3", "C-4" and "C-5" (Open Space), as shown hereon, are hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "B-1", "B-2", "B-3", "B-4", "B-6" and "B-7" (Buffer Tracts), as shown hereon, are hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffer purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "R-1", "R-2" and "R-3" (Recreation Tracts), as shown hereon, are hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Recreational purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- The Lift Station Easement, as shown hereon, is hereby Dedicated in perpetuity to PALM BEACH COUNTY, its Successors and Assigns, for Lift Station and related purposes.
- The Limited Access Easement, as shown hereon, is hereby Dedicated to the BOARD OF COUNTY COMMISSIONERS of PALM BEACH, County, Florida, for the purpose of control and jurisdiction over access rights.
- Each Overhang Easement, as shown hereon, is hereby Dedicated to the Lot Owner, his and/or her Successors and Assigns, whose Dwelling Unit abuts said Easement for Roof Overhang purposes, Utility Services and Building Maintenance purposes, without recourse to Palm Beach County.
- ACCESS EASEMENTS: The Access Easements as shown hereon are hereby dedicated in perpetuity for Purposes of Ingress & Egress. The maintenance of all Facilities located therein shall be the perpetual maintenance obligation of the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to Palm Beach County.
- TRACT "L-16", as shown hereon, is hereby reserved for Open Space purposes, subject to easements of record in favor of the LAKE WORTH DRAINAGE DISTRICT.
- TRACT "A-6" ( Lantana Road Right-of-Way Dedication ), as shown hereon is hereby dedicated to the Board of County Commissioners of PALM BEACH COUNTY, FLORIDA, for the perpetual use of the public for public street purposes.
- The BUS SHELTER EASEMENT for LANTANA ROAD, as shown hereon is hereby dedicated to the Board of County Commissioners of PALM BEACH COUNTY, FLORIDA, for the perpetual use of the public for bus shelter purposes.
- The BUFFER EASEMENT, as shown hereon, is hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffering and Landscaping purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- The 80' ACCESS & UTILITY EASEMENT, as shown hereon, is hereby reserved for the WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for private street access purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Said easement is also hereby dedicated in perpetuity for the construction, and maintenance of utility facilities, including Cable Television Systems. The installation of Cable Television Systems shall not interfere with the construction and maintenance of other Utilities. Subject to Lake Worth Drainage District Restrictions.

IN WITNESS WHEREOF, the above-named Corporation has caused these presents to be signed by its President  
and its Corporate Seal to be affixed hereto by and with the authority of its Board of  
Directors, this 8<sup>th</sup> day of December, 1999.

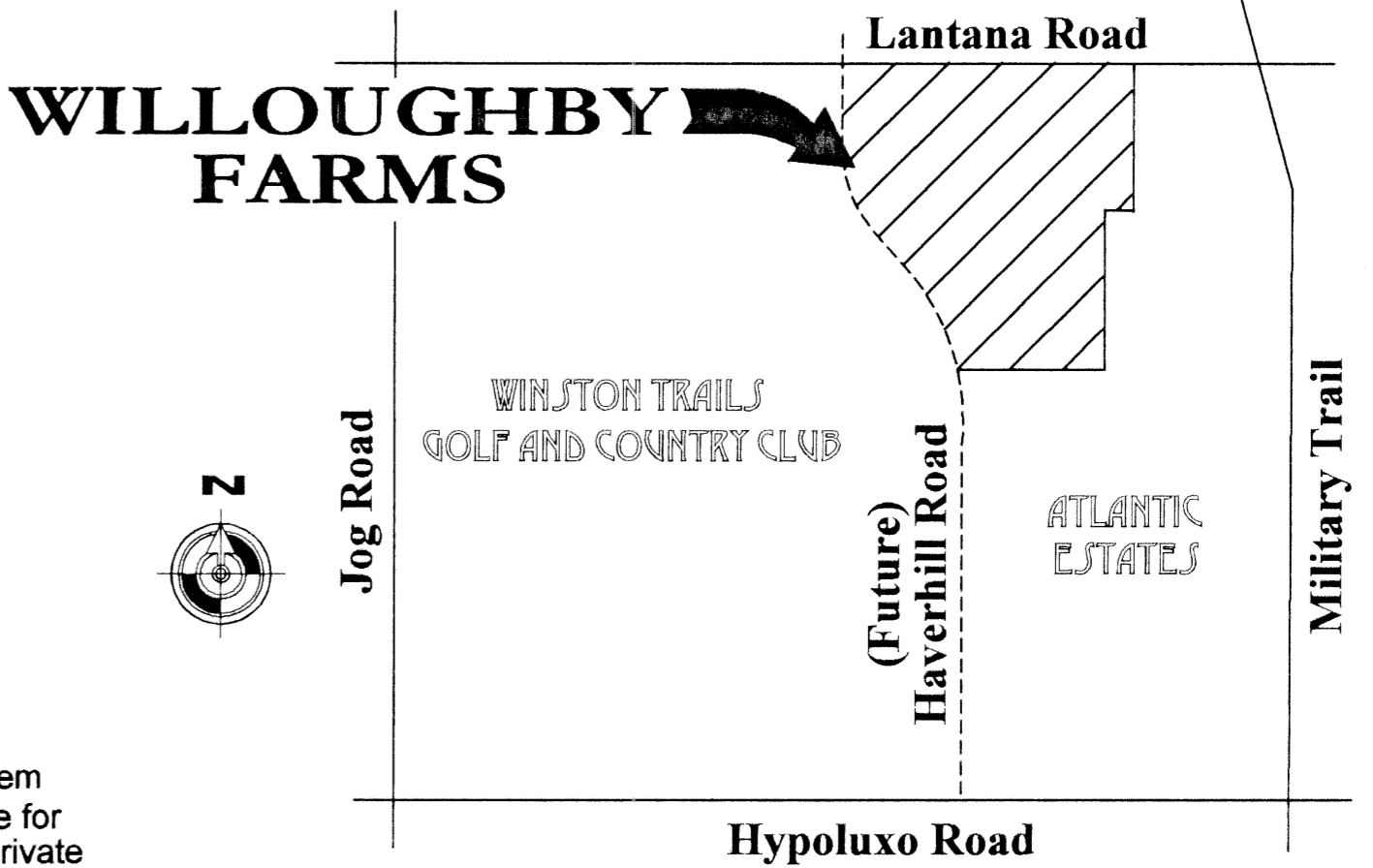
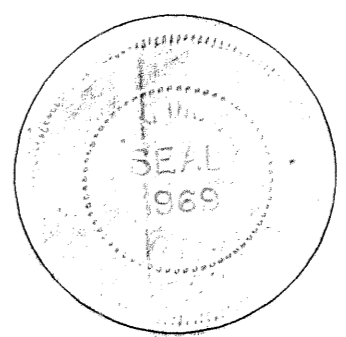
CONTINENTAL HOMES OF FLORIDA, INC.  
A Florida Corporation

By: *[Signature]*  
Paul Romanowski, President

WITNESS: *[Signature]*  
Candace Sharpsteen  
Candace Sharpsteen

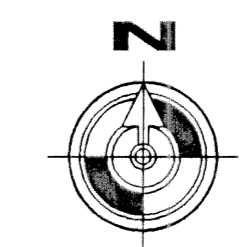
WITNESS: *[Signature]*  
Rick Weinberg

CONTINENTAL HOMES OF FLORIDA, INC.

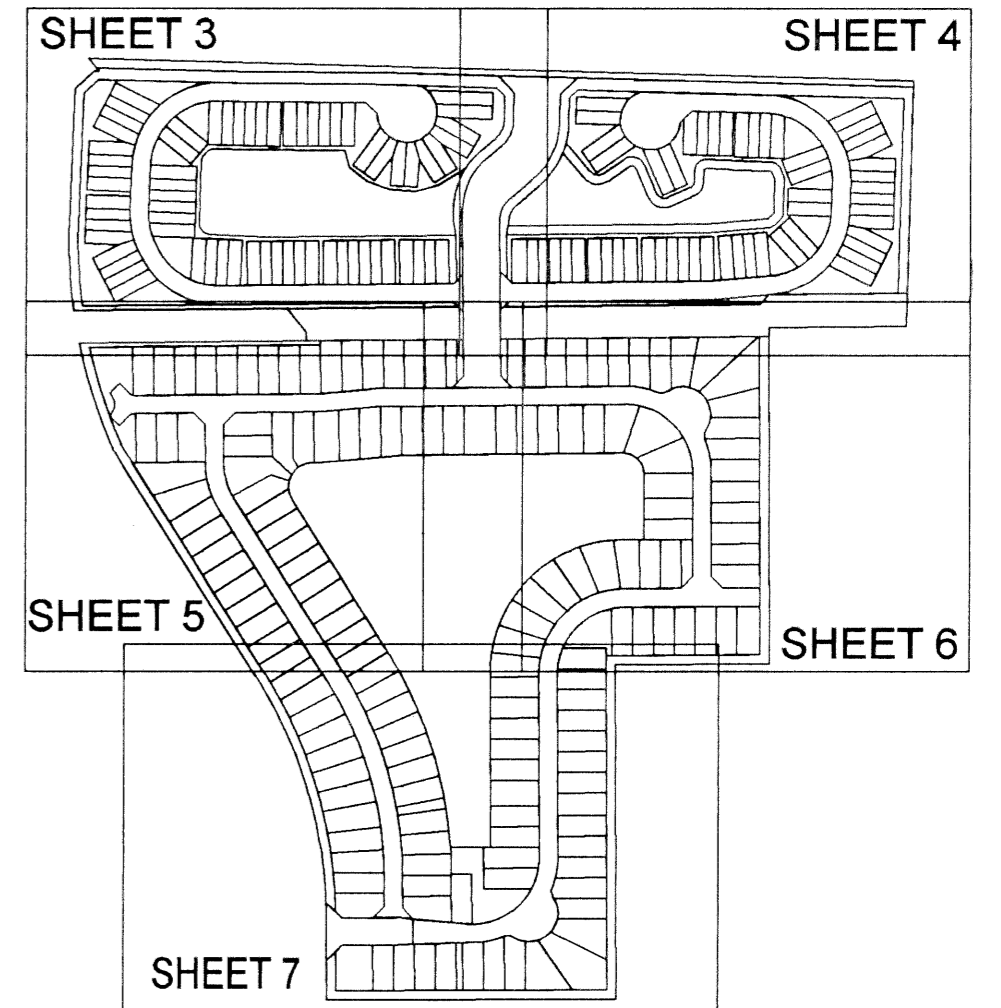


## Location Map

N.T.S.



KEY MAP:  
Not to Scale



Willoughby Farms  
810  
34  
97-109  
Brynteson Nursery