

WESTWOODS

A PLANNED UNIT DEVELOPMENT
 A REPLAT OF TRACTS 4,7,8,9,17,18 AND PART OF TRACT 5, BLOCK 10, TRACT 23 AND
 PART OF TRACTS 20,21 AND 22, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO.3,
 PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 11 OF 4 SHEETS

APRIL 1978

TITLE CERTIFICATION

STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, 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 E & B DEVELOPMENT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: April 13, 1978

ROGER GAMBLIN

MORTGAGEE'S CONSENT

STATE OF FLORIDA S.S.
 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2831 AT PAGE 1859 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF APRIL, 1978.

SUN FIRST NATIONAL BANK OF PALM BEACH COUNTY,
 A CORPORATION OF THE STATE OF FLORIDA

BY: EUGENE F. STREWS
 SENIOR VICE PRESIDENT

ATTEST: LAURABELLE BROLA
 VICE PRESIDENT & COMPTROLLER

ACKNOWLEDGMENT

STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE F. STREWS AND LAURABELLE BROLA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT AND COMPTROLLER OF THE SUN FIRST NATIONAL BANK OF PALM BEACH COUNTY, 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 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 14 DAY OF APRIL, 1978.

MY COMMISSION EXPIRES: 4/22/80

NOTARY PUBLIC

LAND USE

TOTAL ACREAGE OF BUFFER PARCELS, ROAD PARCELS, AND WATER MANAGEMENT/RECREATION PARCELS	42.668 ACRES ±
TOTAL ACREAGE OF LOTS	53.759 ACRES ±
TOTAL PROJECT ACREAGE	96.424 ACRES ±
NUMBER OF LOTS	49 SINGLE FAMILY LOTS
DENSITY	0.508 UNITS/ACRE
OPEN SPACE	78.9 ACRES ±
RECREATION	10.0 ACRES ±

WESTWOODS

DEDICATION AND RESERVATION

STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT E & B DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WESTWOODS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING A PART OF TRACTS 20, 21 AND 22, AND ALL OF TRACT 23, ALL IN BLOCK 8, A PART OF TRACT 5, AND ALL OF TRACTS 4, 7, 8, 9, 17 AND 18, ALL IN BLOCK 10, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 7 (ALSO BEING THE SOUTH LINE OF TRACT 6 OF SAID BLOCK 10) WITH A LINE 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT 7; THENCE N. 89°22'39" E., (ALL BEARINGS CITED HEREIN ARE RELATED TO AN ASSUMED BEARING OF N. 01°57'46" E., ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA) ALONG THE NORTH LINE OF SAID TRACTS 7 AND 8, A DISTANCE OF 720 FEET; THENCE N. 02°58'25" E., A DISTANCE OF 1660.22 FEET TO A POINT IN A LINE PARALLEL WITH AND 130 FEET SOUTHERLY FROM (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF THE WEST PALM BEACH CANAL (CANAL C-51), SAID POINT ALSO BEING 790 FEET EAST OF THE WEST LINE OF THE AFOREMENTIONED TRACT 21 AS MEASURED ALONG SAID PARALLEL LINE; THENCE S. 88°29'34" E., ALONG SAID PARALLEL LINE A DISTANCE OF 604.39 FEET; THENCE S. 88°18'30" E., CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 1002.59 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE AFOREMENTIONED TRACT 20; THENCE S. 00°35'36" E., ALONG SAID EAST LINE OF TRACT 20 AND CONTINUING S. 00°35'36" E., ALONG THE EAST LINE OF THE AFOREMENTIONED TRACT 23, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 908.96 FEET TO THE INTERSECTION THEREOF WITH CENTERLINE OF THAT CERTAIN 50 FOOT ROADWAY LYING BETWEEN SAID BLOCKS 8 AND 10 AS IT APPEARS ON SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S. 89°22'39" W., ALONG SAID CENTERLINE, A DISTANCE OF 659.70 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE AFOREMENTIONED TRACT 4; THENCE S. 00°39'05" E., ALONG SAID EAST LINE OF TRACT 4, AND ITS NORTHERLY EXTENSION, AND CONTINUING S. 00°39'05" E., ALONG THE EAST LINE OF THE AFOREMENTIONED TRACT 9, A DISTANCE OF 1345.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 9; THENCE S. 89°22'39" W., ALONG THE SOUTH LINE OF SAID TRACT 9 AND ITS WESTERLY EXTENSION, A DISTANCE OF 690.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 8; THENCE S. 00°39'05" E., ALONG THE EAST LINE OF THE AFOREMENTIONED TRACT 17 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 690.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE S. 89°22'39" W., ALONG THE SOUTH LINE OF SAID TRACT 17 AND CONTINUING S. 89°22'39" W., ALONG THE SOUTH LINE OF THE AFOREMENTIONED TRACT 18, A DISTANCE OF 1141.70 FEET TO THE INTERSECTION THEREOF WITH A LINE 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 18; THENCE N. 01°57'46" E., ALONG SAID PARALLEL LINE (BEING PARALLEL WITH THE WEST LINES OF TRACTS 7 AND 18) A DISTANCE OF 1351.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THOSE CERTAIN ABANDONED PALM BEACH FARMS CO. PLAT NO. 3 ROAD RIGHT-OF-WAYS DESCRIBED IN OFFICIAL RECORD BOOK 2831 ON PAGE 1819 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CONTAINED WITHIN THE ABOVE DESCRIBED PARCEL OF LAND.

CONTAINING 96.424 ACRES MORE OR LESS.

SUBJECT TO AN EASEMENT FOR FLORIDA POWER & LIGHT CO. AS IT APPEARS IN OFFICIAL RECORD BOOK 709, PAGE 412, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- STREETS
 - THE STREET IDENTIFIED AND SHOWN AS PIONEER ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES
 - THAT PARCEL 1 FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE WESTWOODS HOMEOWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS
 - UTILITY AND DRAINAGE EASEMENTS-THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- WATER MANAGEMENT/RECREATION PARCEL
 - THE WATER MANAGEMENT/RECREATION PARCEL, PARCEL 2 (LAKE WESTWOOD), AS SHOWN IS DEDICATED TO THE WESTWOODS HOMEOWNERS' ASSOCIATION FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- BUFFER PARCELS
 - THE BUFFER PARCELS DESIGNATED AS PARCELS 3, 4, 5, 6, 7, 8 AND 9, AND THE MAINTENANCE EASEMENT AS SHOWN HEREBY DEDICATED TO THE WESTWOODS HOMEOWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 14 DAY OF APRIL, 1978.

BY: DANIEL L. BAKST
 SECRETARY

ACKNOWLEDGEMENT

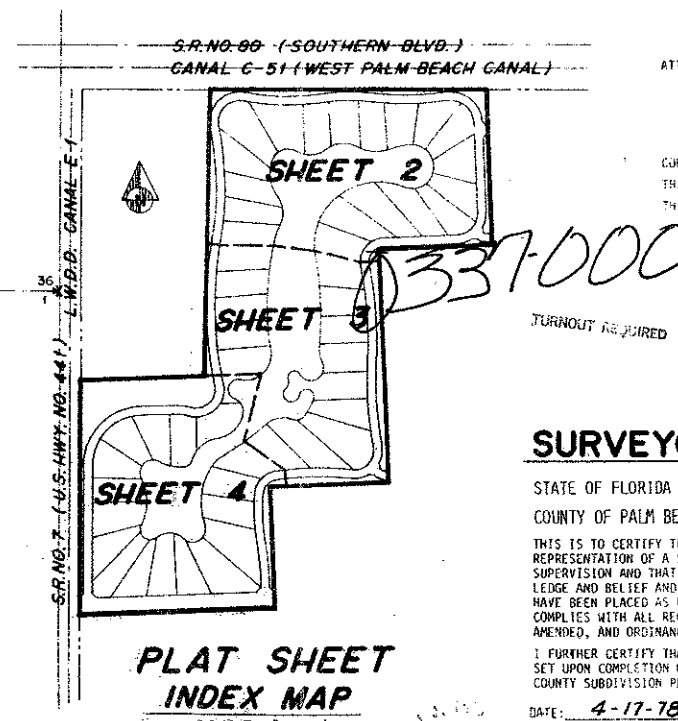
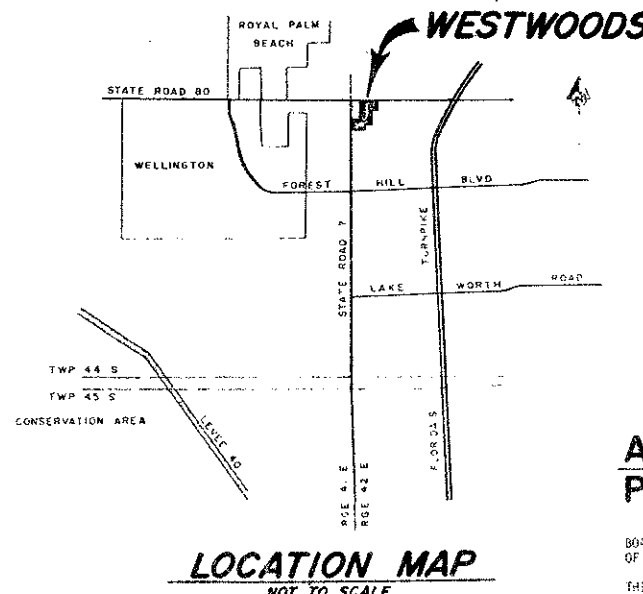
STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND DANIEL L. BAKST, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE E & B 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 14 DAY OF APRIL, 1978.

MY COMMISSION EXPIRES: 4/22/80

NOTARY PUBLIC



- ### SURVEYOR'S NOTES
- DENOTES PERMANENT REFERENCE MONUMENTS (PRM'S)
 - ⊙ DENOTES PERMANENT CONTROL POINTS (PCP'S)
 - BEARINGS ARE REFERENCED TO AN ASSUMED BEARING OF N. 01°57'46" E. ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS
 - ALL LOTS CONTAIN A MINIMUM OF 1.00 ACRE
 - LOT LINES ARE NOT RADIAL UNLESS SHOWN OTHERWISE
 - FOR LOT AREAS REFER TO INDIVIDUAL LOTS ON SHEETS 2, 3 AND 4

APPROVAL PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD,
 THIS 14 DAY OF APRIL, A.D. 1978
 PEGGY B. EVATT, CHAIRMAN

ATTEST: JOHN G. DUNKLE, CLERK
 COUNTY ENGINEER: [Signature]
 THIS PLAT IS HEREBY APPROVED FOR RECORD
 THIS 14 DAY OF APRIL, 1978

BY: KARLETT, COUNTY ENGINEER
 47

SURVEYOR'S CERTIFICATION

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 FURTHER THAT THE DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS (PCP'S) SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 73
 DATE: 4-17-78
 PAUL J. TORRNY
 PROFESSIONAL LAND SURVEYOR NO. 2297
 STATE OF FLORIDA

Dailey & Torony, Inc.
 land surveyors, planners, engineers

6/44 RE/PID