

42/165

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WOODLAND CREEK DEVELOPMENT, A JOINT VENTURE, OWNER OF THE LAND SHOWN HEREON, BEING IN LOTS 2 AND 3, TRACT 40 OF THE SUBDIVISION OF THE HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WOODLAND CREEK PLAT I, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3 BEAR SOUTH 89°-18'-58" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 942.02 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE SOUTH 89°-18'-58" WEST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 421.44 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE, NORTH 19°-52'-00" WEST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1237.30 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 812 (LANTANA ROAD); THENCE, SOUTH 88°-31'-51" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1278.50 FEET; THENCE, SOUTH 01°-28'-09" WEST, A DISTANCE OF 194.00 FEET; THENCE, SOUTH 88°-31'-51" EAST, A DISTANCE OF 380.00 FEET; THENCE, SOUTH 43°-31'-51" EAST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 01°-28'-09" WEST, A DISTANCE OF 31.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 436.05 FEET, A CENTRAL ANGLE OF 120°-28'-56" AND A CHORD BEARING OF SOUTH 04°-46'-19" EAST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.00 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 86°-08'-25" WEST, A DISTANCE OF 149.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 263.30 FEET, A CENTRAL ANGLE OF 254°-56'-42" AND A CHORD BEARING OF SOUTH 86°-13'-27" WEST; THENCE, SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1171.58 FEET TO THE END OF SAID CURVE; THENCE, NORTH 56°-18'-12" WEST, A DISTANCE OF 154.46 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; SAID CURVE HAVING A RADIUS OF 538.85 FEET, A CENTRAL ANGLE OF 01°-07'-05" AND A CHORD BEARING OF NORTH 02°-01'-42" EAST; THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.51 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88°-31'-51" WEST, A DISTANCE OF 60.00 FEET; THENCE, NORTH 01°-28'-09" EAST, A DISTANCE OF 85.00 FEET; THENCE, NORTH 43°-31'-51" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 88°-31'-51" WEST, A DISTANCE OF 200.00 FEET; THENCE, SOUTH 46°-28'-09" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 01°-28'-09" WEST, A DISTANCE OF 318.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 663.30 FEET, A CENTRAL ANGLE OF 47°-19'-27" AND A CHORD BEARING OF SOUTH 22°-11'-34" EAST; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 547.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 135°-10'-16" AND A CHORD BEARING OF SOUTH 21°-43'-50" WEST; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.96 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 03°-41'-02" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

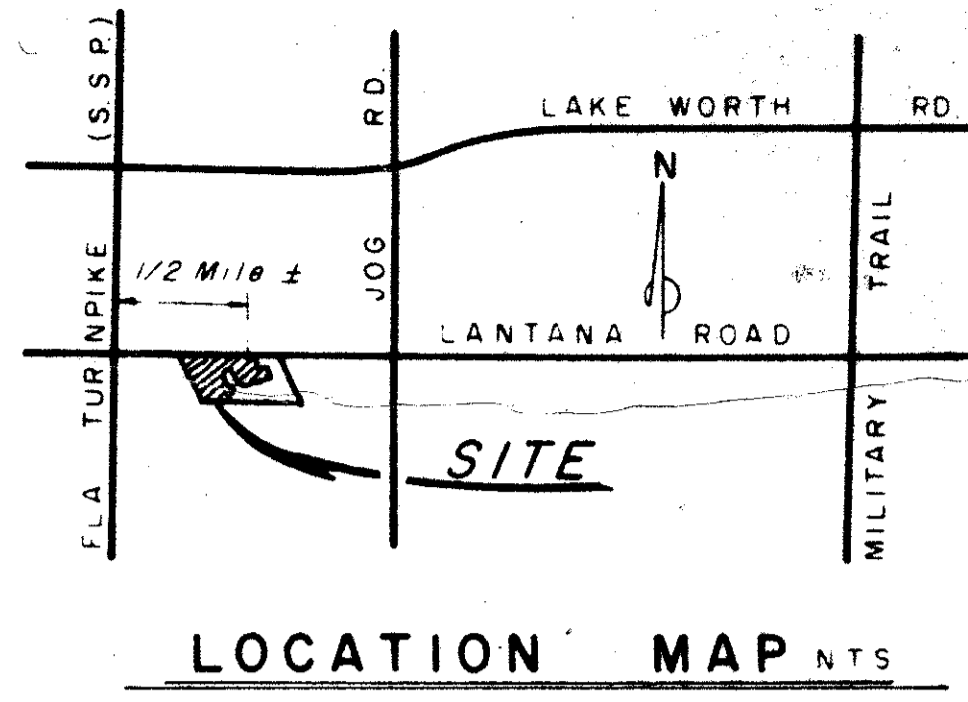
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS: THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. EASEMENTS: A. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND A DRAINAGE EASEMENT OVER AND ACROSS TRACT "B" ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES. B. THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. C. THE LANDSCAPE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO THE WOODLAND CREEK HOMEOWNERS ASSOCIATION.
3. RECREATION TRACT "A" AND WATER MANAGEMENT TRACT "B" ARE HEREBY DEDICATED TO THE WOODLAND CREEK HOMEOWNERS ASSOCIATION FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ALL HOMEOWNERS IN THIS PLAT I, TOGETHER WITH THE FUTURE PLAT II AND III WILL MAKE UP THE MEMBERSHIP OF THE WOODLAND CREEK HOMEOWNERS ASSOCIATION AND EACH SHALL SHARE IN THE PRIVILEGES AND OBLIGATIONS OF FULL MEMBERSHIP.
4. DRAINAGE RIGHT OF WAY: THE DRAINAGE RIGHT OF WAY AS SHOWN FOR LAKE WORTH DRAINAGE DISTRICT LATERAL L-16 IS DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT.

IN WITNESS WHEREOF WE, WOODLAND CREEK DEVELOPMENT, A JOINT VENTURE, DO SET MY HAND AND SEAL THIS 23rd DAY OF JULIE, A.D. 1979.
Witness: Stephen G. Davidson, Notary Public

Woodland Creek PLAT I BEING A PART OF GOVERNMENT LOT 2 & 3 IN TRACT 40 OF THE SUBDIVISION OF THE HIATUS BETWEEN TOWNSHIPS 44 & 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS SEPTEMBER, 1979 WEIMER AND COMPANY INCORPORATED land surveyors - planners - engineers PHONE 305 968 8800 2586 FOREST HILL BOULEVARD - WEST PALM BEACH, FLORIDA 33406



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 9:49A this 6th day of June 1979 and duly recorded in Plat Book No. 42 on page 165-166 JOHN B. DUNKLE, Clerk Circuit Court Style 2/2/79

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED W. DAVID GALIONE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON 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 27th DAY OF JULIE, A.D. 1981.

MY COMMISSION EXPIRES: MARCH 22nd 1984 Notary Public: Anna S. Setchell

MORTGAGEE'S CONSENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) THE UNDERSIGNED CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 3140, PAGE 1639, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF SEPTEMBER, A.D. 1979.

A & K HOME BUILDERS INCORPORATED ATTEST: David R. Kimmel, Secretary; H. Charles Anderson, President

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED H. CHARLES ANDERSON AND DAVID R. KIMMEL 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 A & K HOME BUILDERS INCORPORATED, A FLORIDA 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 24th DAY OF SEPTEMBER, A.D. 1979. MY COMMISSION EXPIRES: MARCH 22nd 1980 Notary Public: Anna S. Setchell

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH) I, STEPHEN G. DAVIDSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WOODLAND CREEK DEVELOPMENT JOINT VENTURE, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND I FIND THAT ALL MORTGAGES SHOWN AND ARE TRUE AND CORRECT. Stephen G. Davidson, Attorney at Law

MORTGAGEE'S CONSENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3529 AT PAGES 199-202 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. *CLERK'S # 81-104080

IN WITNESS WHEREOF I, STEPHEN G. DAVIDSON, DO SET MY HAND AND SEAL THIS 11th DAY OF June, 1981. Stephen G. Davidson, Land Trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED STEPHEN G. DAVIDSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON 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 11th DAY OF June, 1981.

MY COMMISSION EXPIRES: MARCH 22, 1984 Notary Public: Anna S. Setchell

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF June 19 BY: Frank Foster, Chairman

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF June 19 BY: Herbert Kahlert, Palm Beach County Engineer

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS DEPUTY CLERK

MORTGAGEE'S CONSENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2771 AT PAGES 1204, 1205 AND 1206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, J. WALLACE CRAWFORD AND DAVID D. CRAWFORD DO HEREUNTO SET OUR HANDS AND SEALS THIS 21st DAY OF SEPT. 1979. J. Wallace Crawford, David D. Crawford

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED J. WALLACE CRAWFORD AND DAVID D. CRAWFORD TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF SEPTEMBER, A.D. 1979. MY COMMISSION EXPIRES: MARCH 22nd 1980 Notary Public: Anna S. Setchell

WOODLAND CREEK PLAT I 42/165 0344-000 SURVEYOR'S CERTIFICATE

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 POINTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. ROLF ERNST WEIMER, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 12280