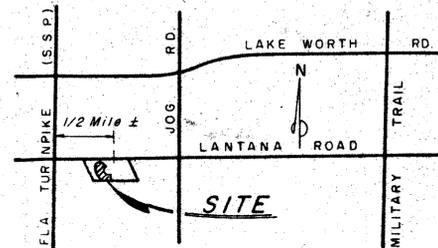


45/85

# Woodland Creek

## PLAT II

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



85  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 11/17/82  
at 17 day after November  
1982 and duly recorded in the Book No  
84 on page 75, 76  
John B. Dunkle, Clerk, Circuit Court  
Palm Beach, Florida

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT G. & H. DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 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 II, 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 439.15 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE SOUTH 89°-18'-58" WEST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 502.87 FEET;  
THENCE, NORTH 00°-41'-02" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 135°-10'-16" AND A CHORD BEARING OF NORTH 21°-43'-50" EAST;  
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.96 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 663.30 FEET, A CENTRAL ANGLE OF 47°-19'-27" AND A CHORD BEARING OF NORTH 22°-11'-34" WEST;  
THENCE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 547.86 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 01°-28'-09" EAST, A DISTANCE OF 318.30 FEET;  
THENCE, NORTH 46°-28'-09" EAST, A DISTANCE OF 35.36 FEET;  
THENCE, SOUTH 88°-31'-51" EAST, A DISTANCE OF 200.00 FEET;  
THENCE, SOUTH 43°-31'-51" EAST, A DISTANCE OF 35.36 FEET;  
THENCE, SOUTH 01°-28'-09" WEST, A DISTANCE OF 85.00 FEET;  
THENCE, SOUTH 88°-31'-51" EAST, A DISTANCE OF 60.00 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 SOUTH 02°-01'-42" WEST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.51 FEET TO THE END OF SAID CURVE;  
THENCE, SOUTH 56°-18'-12" EAST, A DISTANCE OF 154.46 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST; SAID CURVE HAVING A RADIUS OF 263.30 FEET, A CENTRAL ANGLE OF 124°-22'-50" AND A CHORD BEARING OF SOUTH 28°-29'-37" EAST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 571.58 FEET TO THE END OF SAID CURVE;  
THENCE, SOUTH 00°-41'-02" EAST, A DISTANCE OF 317.58 FEET TO THE POINT OF BEGINNING.

SEPTEMBER, 1982  
SHEET 1 OF 2 SHEETS

### WEIMER AND COMPANY

INCORPORATED  
land surveyors · planners · engineers

PHONE 306 985-8000  
2586 FOREST HILL BOULEVARD · WEST PALM BEACH, FLORIDA 33406

### MORTGAGEE'S CONSENT

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 3008 PAGE 1081 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 AND ATTESTED TO BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16<sup>th</sup> DAY OF November, 1982

SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA,  
A CORPORATION OF THE STATE OF FLORIDA.

BY: David L. Devaney  
SR. VICE PRESIDENT

ATTEST: Linda P. Rafloowitz  
ASST. VICE PRESIDENT

### COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF December 1982  
BY: Peggy B. Evatt  
CHAIRMAN (ACTING)

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF December 1982  
BY: John B. Dunkle, Clerk  
BOARD OF COUNTY COMMISSIONERS  
DEPUTY CLERK  
Herbert Kahler, Palm Beach County Engineer

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID L. DEVANEY AND LINDA T. RAFLOWITZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRES. AND ASST. VICE PRES. OF THE SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 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 NOVEMBER, 1982  
MY COMMISSION EXPIRES: MARCH 3, 1984  
Theresa M. D'Amico  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

0344-300

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, AND (G.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Woodland Creek  
45/85  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1745

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:

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

#### 3. 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, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8<sup>th</sup> DAY OF NOVEMBER, 1982.

ATTEST:

Sandra J. Galione Secretary  
SANDRA J. GALIONE, SECRETARY

G. & H. DEVELOPMENT, INC., A CORPORATION OF THE STATE OF FLORIDA  
By: W. David Galione  
W. DAVID GALIONE, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED W. DAVID GALIONE AND SANDRA J. GALIONE, 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 G. & H. DEVELOPMENT, INC., 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 8<sup>th</sup> DAY OF NOVEMBER, 1982.

MY COMMISSION EXPIRES:

MARCH 22, 1984

By: Lee S. Setchell  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
WE, STEWART TITLE OF PALM BEACH COUNTY, 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, AND THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO G. & H. DEVELOPMENT, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT. LAND IS FREE OF ALL OTHER ENCUMBRANCES.  
DATE Nov. 9, 1982  
Stewart Title of Palm Beach County  
Senior Vice President

TURNOUT REQUIRED

