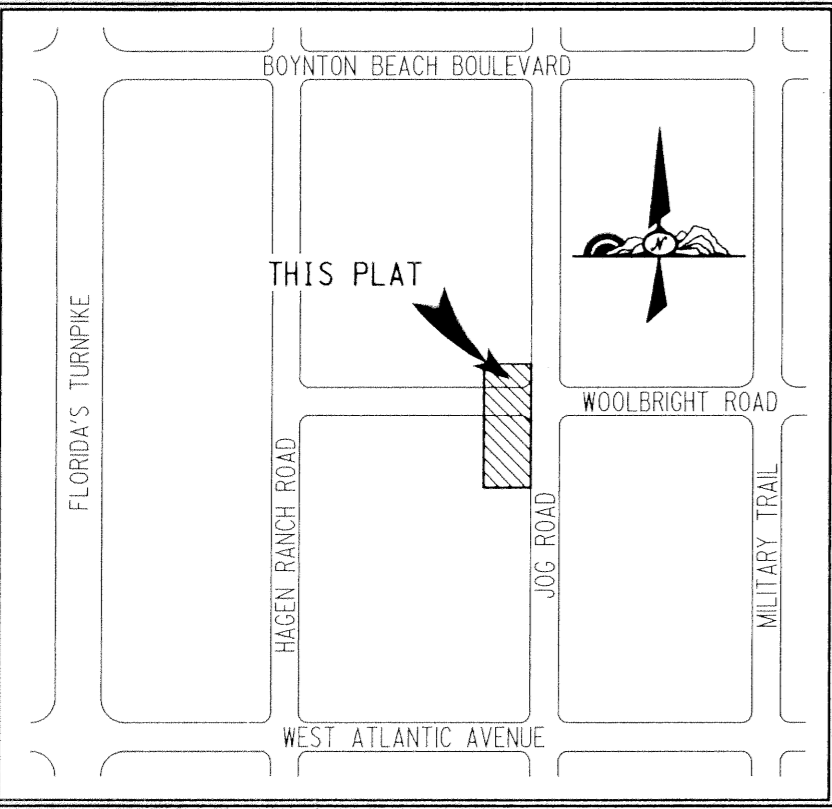


STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR
 RECORD AT 3:50 PM
 THIS 24th DAY OF
 September 2001 AND
 DULY RECORDED IN PLAT BOOK
 87 ON PAGES 93 THRU
 97.

DOROTHY H. WILKEN, CLERK
 CIRCUIT COURT
Sherry M. Roberts



LOCATION MAP NOT TO SCALE

"WOOLBRIGHT JOG MUPD"

A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SEPTEMBER, 2001

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, WE HERBERT F. KAHLERT, AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, AND KARL A. KAHLERT AS CO-TRUSTEE OF TRUST A OF THE WILL OF FRITZ M. KAHLERT, OWNERS OF THE LAND SHOWN HEREON AS "WOOLBRIGHT JOG MUPD", BEING A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 34; THENCE NORTH 89°25'00" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 34, A DISTANCE OF 86.01 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF WOOLBRIGHT ROAD ACCORDING TO OFFICIAL RECORD BOOK 10468, PAGE 1908, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST LINE OF SAID WOOLBRIGHT ROAD, (1) SOUTH 00°08'04" EAST, 1.13 FEET; (2) SOUTH 00°12'34" EAST, 27.46 FEET; (3) SOUTH 49°49'27" WEST, 52.19 FEET; (4) SOUTH 89°49'27" WEST, 5.77 FEET; (5) SOUTH 01°39'43" EAST, 140.05 FEET; (6) NORTH 89°49'27" EAST, 10.64 FEET; (7) SOUTH 40°12'34" EAST, 52.24 FEET TO THE WEST RIGHT OF WAY LINE OF JOG ROAD ACCORDING TO OFFICIAL RECORD BOOK 7542, PAGE 1212, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°12'34" EAST ALONG THE WEST RIGHT OF WAY LINE OF SAID JOG ROAD, 287.83 FEET; THENCE SOUTH 01°07'34" EAST ALONG THE WEST RIGHT OF WAY LINE OF SAID JOG ROAD, 135.54 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 34, SAME BEING THE EASTERLY EXTENSION OF THE MOST SOUTHERLY NORTH LINE OF TRACT "B", VALENCIA ISLES-PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 3-17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°37'40" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 34, A DISTANCE OF 252.91 FEET TO THE MOST SOUTHERLY NORTH-EAST CORNER OF SAID TRACT "P"; THENCE NORTH 00°11'57" WEST ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTH-EAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 34, SAME BEING THE NORTHERLY EXTENSION OF MOST EASTERLY EAST LINE OF SAID TRACT "P", 666.36 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE SOUTH 89°25'00" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 34, A DISTANCE OF 248.63 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.653 ACRES (159,159.556 SQUARE FEET) MORE OR LESS.

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

- TRACTS "A", "B" AND "D" SHOWN HEREON ARE HEREBY RESERVED TO, WE HERBERT F. KAHLERT, AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, AND KARL A. KAHLERT AS CO-TRUSTEE OF TRUST A OF THE WILL OF FRITZ M. KAHLERT, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL BUSINESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, NAMED HEREIN, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "B" SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 3915, PAGE 1424, IN FAVOR FOR THE LAKE WORTH DRAINAGE DISTRICT.
- TRACT "C", 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 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.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO, WE HERBERT F. KAHLERT, AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, AND KARL A. KAHLERT AS CO-TRUSTEE OF TRUST A OF THE WILL OF FRITZ M. KAHLERT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. IN WITNESS WHEREOF, WE HERBERT F. KAHLERT, AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, AND KARL A. KAHLERT AS CO-TRUSTEE OF TRUST A OF THE WILL OF FRITZ M. KAHLERT SET OUR HANDS AND SEAL THIS 24th DAY OF Sept. 2001.

WITNESSES: *Herbert F. Kahlert* BY: *Herbert F. Kahlert*
 HERBERT F. KAHLERT AS AN INDIVIDUAL, PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT

WITNESSES: *Karl A. Kahlert* BY: *Karl A. Kahlert*
 KARL A. KAHLERT AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } S.S.

BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT, AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, AND KARL A. KAHLERT AS CO-TRUSTEE OF TRUST A OF THE WILL OF FRITZ M. KAHLERT; AND INDIVIDUALLY AND WE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 24th DAY OF Sept. 2001.

MY COMMISSION EXPIRES

Lois P. Divita
 NOTARY PUBLIC - STATE OF FLORIDA
 #CC 866686
 Exp. date 8-26-03

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } S.S.

BEFORE ME PERSONALLY APPEARED KARL A. KAHLERT, AS CO-TRUSTEE OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT, AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, 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 24th DAY OF Sept. 2001.

MY COMMISSION EXPIRES

Lois P. Divita
 NOTARY PUBLIC - STATE OF FLORIDA
 #CC 866686
 Exp. Date 8-26-03

TITLE CERTIFICATION:

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } S.S.

I, LEO L. BENTZ, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HERBERT F. KAHLERT, AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, AND KARL A. KAHLERT AS CO-TRUSTEE OF TRUST A OF THE WILL OF FRITZ M. KAHLERT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 24 DAY OF Sept. 2001. BY: *Leo L. Bentz*
 LEO L. BENTZ, P.A., ATTORNEY AT LAW

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 15 DAY OF Sept. A.D., 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

By: *George T. Webb*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

TABULAR DATA:

"WOOLBRIGHT JOG MUPD"
 PETITION NUMBER: PDD99-035

AREA TABULATION TABLE		
TRACT	SQUARE FEET	ACRES
"A"	115,556.39	2.653
"B"	11,050.42	0.253
"C"	28,651.45	0.658
"D"	3,921.33	0.090
TOTAL	159,159.59	3.654

SURVEYOR'S NOTES:

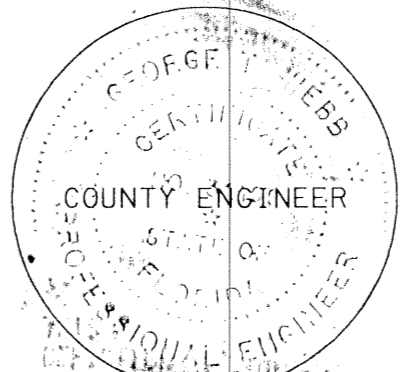
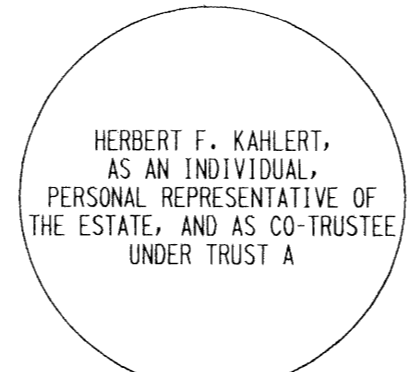
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF VALENCIA ISLES-PLAT ONE (PLAT BOOK 84, PAGES 3-17, PALM BEACH COUNTY RECORDS), WITH A REFERENCE BEARING OF SOUTH 89°37'40" EAST ALONG THE MOST SOUTHERLY NORTH LINE OF TRACT "P".
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
 (A.) DATUM - NAD 83 (1990 ADJUSTMENT)
 (B.) ZONE - FLORIDA EAST ZONE
 (C.) LINEAR UNIT - U.S. SURVEY FOOT
 (D.) COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 (E.) ALL DISTANCES ARE GROUND
 (F.) SCALE FACTOR - 1.0000285
 (G.) SOUTH 89°37'40" EAST (PLAT BEARING)
 (H.) SOUTH 89°37'40" EAST (GRID BEARING) (PLAT - GRID)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY THOMAS D. LEE, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC., 3070 JOG ROAD, GREENACRES, FLORIDA, 33467-2052.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9-24-01 BY: *Thomas D. Lee*
 THOMAS D. LEE, P.S.M.
 FLORIDA REGISTRATION NO. 5379
 ATLANTIC CARIBBEAN MAPPING, INC.

APPROVALS: Woolbright Jog MUPD
 PAGE 83
 BLOODMAP # 200A
 ZONING MUPD
 10-203 # 35
 ZIP CODE 33457
 TAG 452
 TUD NAME



205-PL01.DGN

LB4820

PROFESSIONAL SURVEYORS AND MAPPERS LB4820

ATLANTIC - CARIBBEAN MAPPING, INC.
 3070 JOG ROAD - GREENACRES, FLORIDA 33467
 (561) 964-7884; FAX (561) 964-1969