

WOODSIDE PLAT NO. 2

Lying in the N.W. 1/4 of Section 19, Township 45
South, Range 43 East, Palm Beach County, Florida;
Also, being a replat of a part of Plat No. 2B, West
Boynton, as per Plat Book 15, Page 13, And a replat
of Lot 8, Block 1, Woodside Plat No. 1 as per Plat
Book 33, Pages 164 and 165.

SEE BACK

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:20 A.M.
THIS 19 DAY OF October
A.D., 1978 AND DULY RE-
CORDED IN PLAT BOOK 35
ON PAGES 151 AND 152
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NOB HILL ASSOCIATES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PART OF PLAT NO. 2B WEST BOYNTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 13, AND A REPLAT OF LOT 8, BLOCK 1, WOODSIDE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 164 AND 165, ALL IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WOODSIDE PLAT NO. 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE, RUN SOUTH 01°58'40" WEST, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 1416.15 FEET; THENCE, SOUTH 89°57'00" EAST, ALONG A LINE PARALLEL WITH AND 90 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 780.47 FEET FOR A POINT OF BEGINNING;

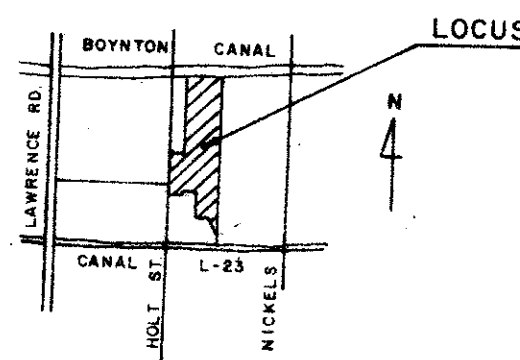
THENCE, CONTINUE SOUTH 89°57'00" EAST, ALONG SAID LINE, A DISTANCE OF 511.11 FEET TO A POINT IN THE WEST LINE OF LOTS 8 AND 31, BLOCK 6, 7, 8, 9 AND 10, OF SAID PLAT NO. 2B WEST BOYNTON; THENCE, SOUTH 01°14'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1177.24 FEET TO A POINT ON THE BOUNDARY OF PLAT NO. 1 WOODSIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 164 AND 165, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 51°57'00" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 193.58 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 51°57'00" WEST; THENCE, WESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY THROUGH A CENTRAL ANGLE OF 51°51'09", A DISTANCE OF 22.63 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 89°54'09" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 75.60 FEET; THENCE, NORTH 01°14'28" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 310.00 FEET; THENCE, NORTH 88°45'32" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 150.00 FEET; THENCE, SOUTH 01°14'28" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 30.62 FEET; THENCE, SOUTH 45°38'44" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 34.99 FEET; THENCE, NORTH 89°57'00" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 299.04 FEET; THENCE, NORTH 00°03'00" EAST, A DISTANCE OF 100.00 FEET; THENCE, SOUTH 89°57'00" EAST, A DISTANCE OF 50.34 FEET; THENCE, NORTH 01°58'40" EAST, A DISTANCE OF 200.11 FEET; THENCE, SOUTH 89°57'00" EAST, A DISTANCE OF 182.69 FEET; THENCE, NORTH 00°03'00" EAST, A DISTANCE OF 100.00 FEET; THENCE, NORTH 89°57'00" WEST, A DISTANCE OF 18.95 FEET; THENCE, NORTH 01°14'28" EAST, A DISTANCE OF 409.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12.158 ACRES, MORE OR LESS.

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

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. ALL STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
3. THE FLOOD PLAIN, DRAINAGE EASEMENT, AND RECREATIONAL AREA AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE WOODSIDE HOME OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WOODSIDE HOME OWNERS' ASSOCIATION, INC.
4. TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PERPETUAL USE OF SAID CITY FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAME.

LOCATION MAP



MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF **DUVAL**

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2937, PAGE 1553, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

STOCKTON, WHATLEY, DAVIN AND COMPANY

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

STOCKTON, WHATLEY, DAVIN AND COMPANY,
A FLORIDA CORPORATION

ATTEST: *[Signature]* BY: *[Signature]*
ROY D. SHUPP, ASSISTANT SECRETARY MAX K. SCHNITZER, VICE-PRESIDENT

ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED MAX K. SCHNITZER AND ROY D. SHUPP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED STOCKTON, WHATLEY, DAVIN AND COMPANY, A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS MAX K. SCHNITZER, VICE-PRESIDENT AND ROY D. SHUPP, ASSISTANT SECRETARY OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 _____ DAY OF _____, A.D., 1978.

NOTARY PUBLIC *[Signature]*
MY COMMISSION EXPIRES: August 8, 1982

IN WITNESS WHEREOF, NOB HILL ASSOCIATES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, A.D., 1978.

ATTEST: _____ BY: _____
AMY STEELE, SECRETARY WILLIAM DONNER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM DONNER AND AMY STEELE 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 ABOVE NAMED CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AS WILLIAM DONNER PRESIDENT AND AMY STEELE SECRETARY 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 _____ DAY OF _____, A.D., 1978.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

WE, STEWART TITLE OF PALM BEACH COUNTY, A DULY LICENSED TITLE INSURANCE COMPANY, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO NOB HILL ASSOCIATES, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: October 3, 1978 BY: *[Signature]* C.L.S.
LEIGH W. BROWER, C.L.S., VICE-PRESIDENT

SURVEYOR'S NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS: PERMANENT CONTROL POINTS DESIGNATED THUS:

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 209, WEST PALM BEACH, FLORIDA. PHONE 689-2111.

COUNTY APPROVALS:

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF Oct, A.D., 1978.

BY: *[Signature]*
HERBERT KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF October, A.D., 1978.

BY: *[Signature]*
PEGGY A. EVANS, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

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 THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 24th DAY OF August, A.D., 1978. BY: *[Signature]*
W. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

20

19/45/43

35/159

0380-301

RETURN REQUIRED

WOODSIDE #2

BENCH MARK		land surveying and mapping, inc.	
DATE	3-27-78	JOB NO.	3400
BY	RUN	DRAWING NO.	1 of 2