

DRAWING NUMBER
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOOD ROAD CORPORATION, A FLORIDA CORPORATION, AND WESTWOOD GARDENS, INCORPORATED, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS WESTWOOD GARDENS, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 00° 51' 39" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA STATE TURNPIKE (THE BEARINGS CITED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WITH 00° 00' 00" BEING GRID NORTH); A DISTANCE OF 1224.54 FEET TO THE INTERSECTION OF THE SAID WEST LINE OF SECTION 35 AND THE SOUTH RIGHT-OF-WAY LINE OF THE OVERPASS RIGHT-OF-WAY DESCRIBED IN MINUTES OF THE CIRCUIT COURT BOOK 70, PAGE 442; THENCE SOUTH 89° 00' 28" EAST ALONG THE SAID OVERPASS SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 323.92 FEET; THENCE NORTH 84° 49' 55" EAST ALONG SAID OVERPASS RIGHT-OF-WAY LINE A DISTANCE OF 451.36 FEET; THENCE SOUTH 88° 06' 56" EAST ALONG SAID OVERPASS RIGHT-OF-WAY LINE A DISTANCE OF 149.99 FEET; THENCE NORTH 1° 53' 04" EAST ALONG SAID OVERPASS RIGHT-OF-WAY LINE A DISTANCE OF 10.0 FEET TO THE INTERSECTION OF THE SAID OVERPASS RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF HOOD ROAD AS RECORDED IN DEED BOOK 1142, AT PAGE 334 AND DEED BOOK 1139, AT PAGE 281; THENCE SOUTH 88° 06' 56" EAST ALONG THE SAID HOOD ROAD SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1215.13 FEET TO A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 736.73 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 86° 46' 32" WEST; THENCE SOUTHERLY 300.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 20' 30" TO A POINT OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY 262.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 03' 00" TO A POINT OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 380.0 FEET; THENCE SOUTHERLY AND WESTERLY 427.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 26' 25" TO A POINT ON A CURVE HAVING A RADIAL BEARING OF NORTH 30° 59' 39" WEST; THENCE SOUTH 2° 03' 56" WEST ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 386.52 FEET; THENCE NORTH 87° 56' 04" WEST A DISTANCE OF 1836.53 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

CONTAINING 57.99 ACRES MORE OR LESS.

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

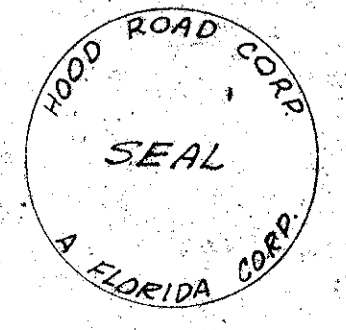
1. THE RIGHT OF WAY FOR GOLDEN EAGLE CIRCLE, MORE PARTICULARLY DESCRIBED ON SHEETS 4, 5 AND 6 OF THIS DRAWING, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE 14 FOOT ADDITIONAL RIGHT-OF-WAY FOR HOOD ROAD, MORE PARTICULARLY DESCRIBED ON SHEETS 4, 5 AND 6 OF THIS DRAWING IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
3. TRACT A (COMMON AREAS) ARE HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION, FOR RECREATION, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT B (THE WATER MANAGEMENT TRACT) AS SHOWN IS HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION, FOR WATERMANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACT C, MORE PARTICULARLY DESCRIBED ON SHEET 6 OF THIS DRAWING IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
6. TRACT D, MORE PARTICULARLY DESCRIBED ON SHEET 6, OF THIS DRAWING IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
7. THE LIFT STATION EASEMENT SHOWN HEREON IS DEDICATED IN PERPETUITY TO SEACOAST UTILITIES, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
8. THE PARKING, ACCESS AND UTILITY TRACTS, MORE PARTICULARLY DESCRIBED ON SHEETS 4, 5 AND 6 OF THIS DRAWING ARE HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION, FOR PARKING, PRIVATE ROAD, UTILITIES, DRAINAGE AND STORM WATER MANAGEMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. EASEMENTS:
 - A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, CABLE T.V. AND DRAINAGE.
 - B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - C. THE 20' MAINTENANCE EASEMENT ADJOINING TRACT B AS SHOWN ON PAGE 5 AND 6 OF THIS DRAWING IS HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION, FOR MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS ON BEHALF OF THE JOINT VENTURE HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND/OR VICE PRESIDENT AND ATTESTED BY THEIR SECRETARY AND/OR ASSISTANT SECRETARY AND HAVED CAUSED THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 28th DAY OF October 1983.

WESTWOOD GARDENS, A JOINT VENTURE

BY: HOOD ROAD CORPORATION, A JOINT VENTURE, A CORPORATION OF THE STATE OF FLORIDA
BY: Steven E. Munson, VICE PRESIDENT

ATTEST:
BY: George B. Hough, Jr., ASSISTANT SECRETARY



CORPORATE SEAL

CORPORATE SEAL

SEAL: NOTARY PUBLIC

SEAL: NOTARY PUBLIC

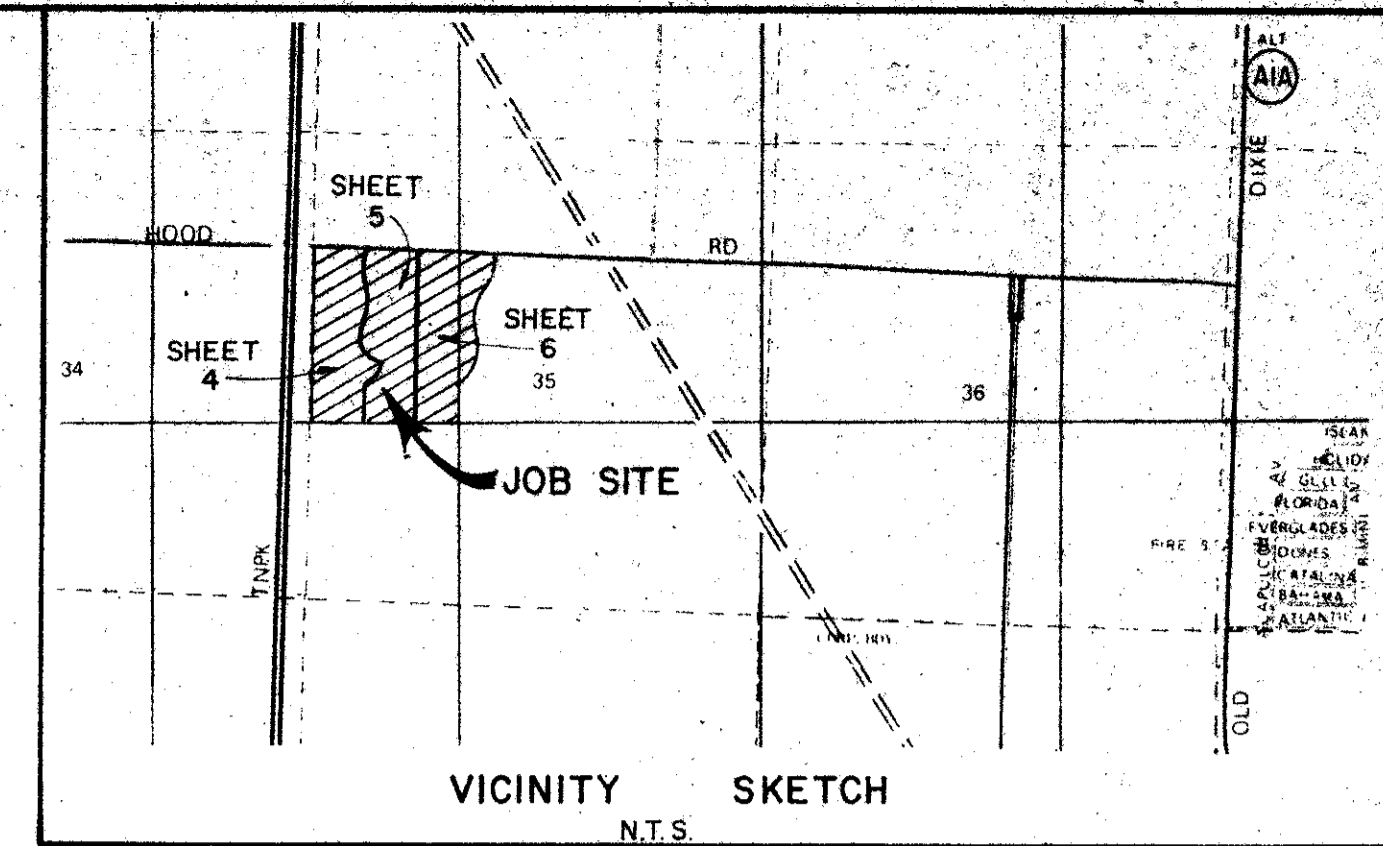
SEAL: DEPUTY CLERK

SEAL: COUNTY ENGINEER

SEAL: PROFESSIONAL LAND SURVEYOR

PLAT NO. 1 WESTWOOD GARDENS (A P.U.D.) LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 6
AUGUST 1983



156

COUNTY OF PALM BEACH
STATE OF FLORIDA
This was filed for record at 2:47A
this 26th day of November 1983
and duly recorded in Plat Book No. 1083 on page 156 Area 161
JOHN B. DUNKLE, Clerk of Court
By: [Signature]

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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED 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.

George C. Zigliani
GEORGE C. ZIGLIANI
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3971

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF November 1983.

BY: Peggy E. Att, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF November 1983.

BY: Herbert F. Kahler, P.E., COUNTY ENGINEER

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

BY: Elizabeth Richards, DEPUTY CLERK

SURVEYOR'S NOTES:

1. ALL LOT TIES ARE 90° OFF REFERENCE LINES UNLESS SHOWN OTHERWISE.
2. DEED BOOK 47, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, SETS FORTH EASEMENTS OF UNSPECIFIED WIDTH ALONG SECTION LINES, QUARTER SECTION LINES AND QUARTER-QUARTER SECTION LINES FOR ROAD AND/OR DRAINAGE PURPOSES IF SUCH PURPOSES ARE DEEMED NECESSARY BY THE MODEL LAND COMPANY OR PUBLIC AUTHORITIES.
3. INFORMATION ON TRACT C IS BASED ON RIGHT OF WAY MAPS SUPPLIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

THIS INSTRUMENT WAS PREPARED BY GEORGE C. ZIGLIANI AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BOULEVARD, NORTH PALM BEACH, FLORIDA 33408.

46/156

0379-001

- SHEET NO. 1 SIGNATURE SHEET
- SHEET NO. 2 SIGNATURE SHEET
- SHEET NO. 3 KEY SHEET
- SHEET NO. 4 LOT LAYOUT
- SHEET NO. 5 LOT LAYOUT
- SHEET NO. 6 LOT LAYOUT

PLAT NO. 1
WESTWOOD GARDENS
(A P.U.D.)

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
321 NORTHLAKE BLVD., NO. PALM BEACH, FL. 33408 • 706-840-4020
3241 SW MAPLE RD., PALM CITY PLAZA, PALM CITY, FL. 32909 • 385-260-0200

FIELD:	JOB NO. 82-756	F.B. PG.
OFFICE:	R.M.R.	DATE: AUGUST 1983
CK'D:	G.C.Z.	REF:

DWG NO. 82-756
SHEET 1 OF 6