

DRAWING NUMBER
48/123

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Woodland Creek

PLAT III

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WILCHRIS INVESTMENT CORPORATION, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOTS 2 AND 3, TRACT 40 OF THE SUBDIVISION OF THE HIATUS BETWEEN TOWNSHIP 44 AND 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WOODLAND CREEK, PLAT III, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

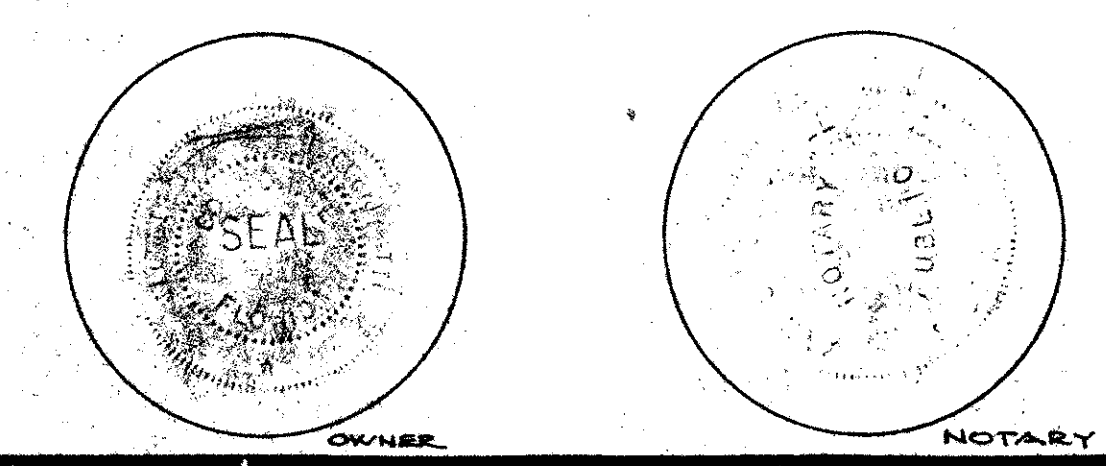
BEGIN AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3 AND BEAR NORTH 89°-19'-36" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 665.11 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF SAID GOVERNMENT LOT 2;
THENCE, NORTH 21°-12'-07" WEST, ALONG THE SAID EAST LINE OF THE WEST ONE-HALF OF GOVERNMENT LOT 2, SAID LINE BEING PARALLEL WITH THE WEST LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1166.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 812 (LANTANA ROAD)
THENCE, NORTH 88°-32'-24" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 674.98 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 2;
THENCE, NORTH 88°-31'-51" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 74.15 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 A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°-28'-56", A RADIUS OF 436.05 FEET AND A LONG 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 NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 13°-33'-52" AND A LONG CHORD BEARING OF SOUTH 24°-02'-02" WEST;
THENCE, SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 600.00 FEET TO THE END OF SAID CURVE;
THENCE, SOUTH 00°-41'-02" EAST, ALONG A LINE THAT IS RADIAL TO THE PRECEDING CURVE, A DISTANCE OF 317.58 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3;
THENCE, NORTH 89°-18'-58" EAST, ALONG SAID SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 439.15 FEET TO THE POINT OF BEGINNING.

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

- 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.
- EASEMENTS:**
 - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
 - 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.
 - THE LANDSCAPE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO THE WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC.
- 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 ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22ND DAY OF MAY, 1984.

WILCHRIS INVESTMENT CORPORATION, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: Christian F. Wilde
CHRISTIAN F. WILDE, PRESIDENT



SHEET 1 OF 2 SHEETS

MAY 1984
WEIMER AND COMPANY
INCORPORATED
LAND SURVEYORS · PLANNERS · ENGINEERS
PHONE 305 989900
2586 FOREST HILL BOULEVARD • WEST PALM BEACH, FLORIDA 33406

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED CHRISTIAN F. WILDE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AD WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WILCHRIS INVESTMENT CORPORATION, INC., A CORPORATION, AND AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THESE 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 22ND DAY OF MAY, 1984.
MY COMMISSION EXPIRES: APRIL 3RD 1988
Ann S. Setchell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE'S CONSENT

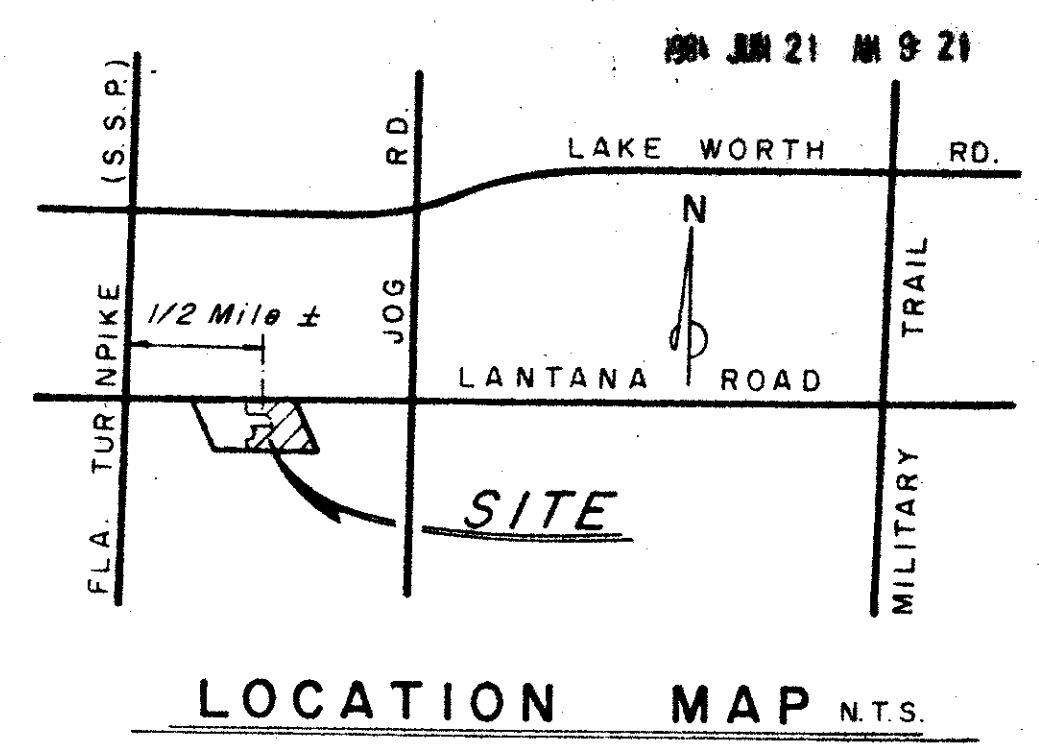
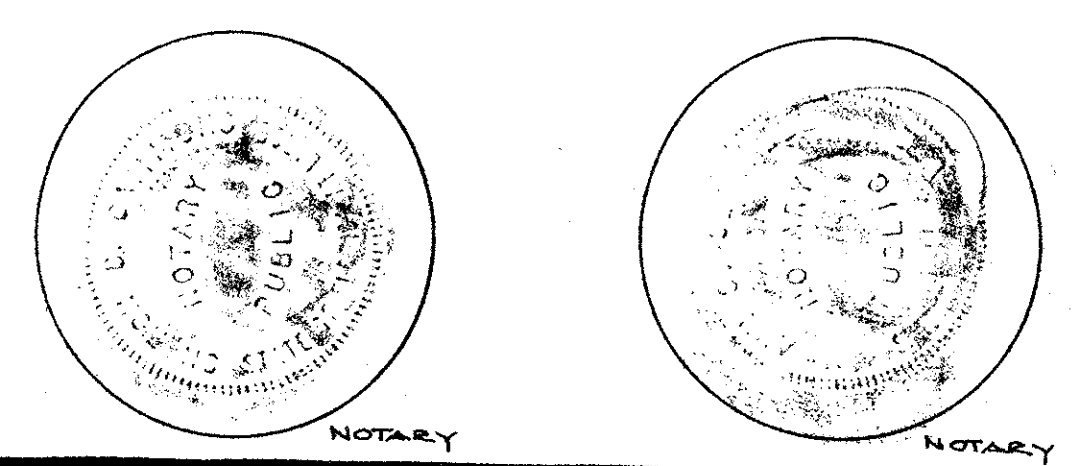
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4245, PAGES 405 THROUGH 412, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF WE, ROLF E. WEIMER AND ANN S. SETCHELL, DO SET OUR HANDS AND SEALS THIS 22ND DAY OF MAY, 1984.
WITNESSES: Paul A. Nicander and Rosemarie I. Nicander
WITNESS: Ann S. Setchell
WITNESS: Paul A. Nicander
WITNESS: Rosemarie I. Nicander
WITNESS: Ann S. Setchell

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED ROLF E. WEIMER AND ANN S. SETCHELL, 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 HEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF MAY, 1984.
MY COMMISSION EXPIRES: NOVEMBER 6TH 1987
Sharon Gorman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, 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 WILCHRIS INVESTMENT CORPORATION, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
DATE: MAY 25, 1984
Paul O. Seemer
COMMONWEALTH LAND TITLE INSURANCE COMPANY



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 22ND day of JUNE, 1984, and duly recorded in Plat Book No. 48 on page 123-124.
JOHN B. DUNKLE, Clerk Circuit Court
Charles R. Gorman



COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19TH DAY OF JUNE, 1984.
BY: Herbert Kahler
CHAIRMAN
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19TH DAY OF JUNE, 1984.
BY: Herbert Kahler
HERBERT KAHLER, PALM BEACH COUNTY ENGINEER
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Grace Yain
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 AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4245 AT PAGES 393 THRU 404 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, WE, PAUL A. AND ROSEMARIE I. NICANDER DO HEREUNTO SET OUR HANDS AND SEALS THIS 22ND DAY OF MAY, 1984.
WITNESSES AS TO BOTH:
WITNESS: Ann S. Setchell
WITNESS: Paul A. Nicander
WITNESS: Rosemarie I. Nicander
WITNESS: Ann S. Setchell
WITNESS: Paul A. Nicander
WITNESS: Rosemarie I. Nicander

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED PAUL A. NICANDER AND ROSEMARIE I. NICANDER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSE THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF MAY, 1984.
MY COMMISSION EXPIRES: APRIL 3RD 1988
BY: Ann S. Setchell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

0344-301 TURNOUT REQUIRED

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE CURVE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT I AS SURVEYOR HAVE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS AND (P.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, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
Ann S. Setchell
ANN S. SETCHELL, SURVEYOR
FLORIDA LICENSE NO. 2025

