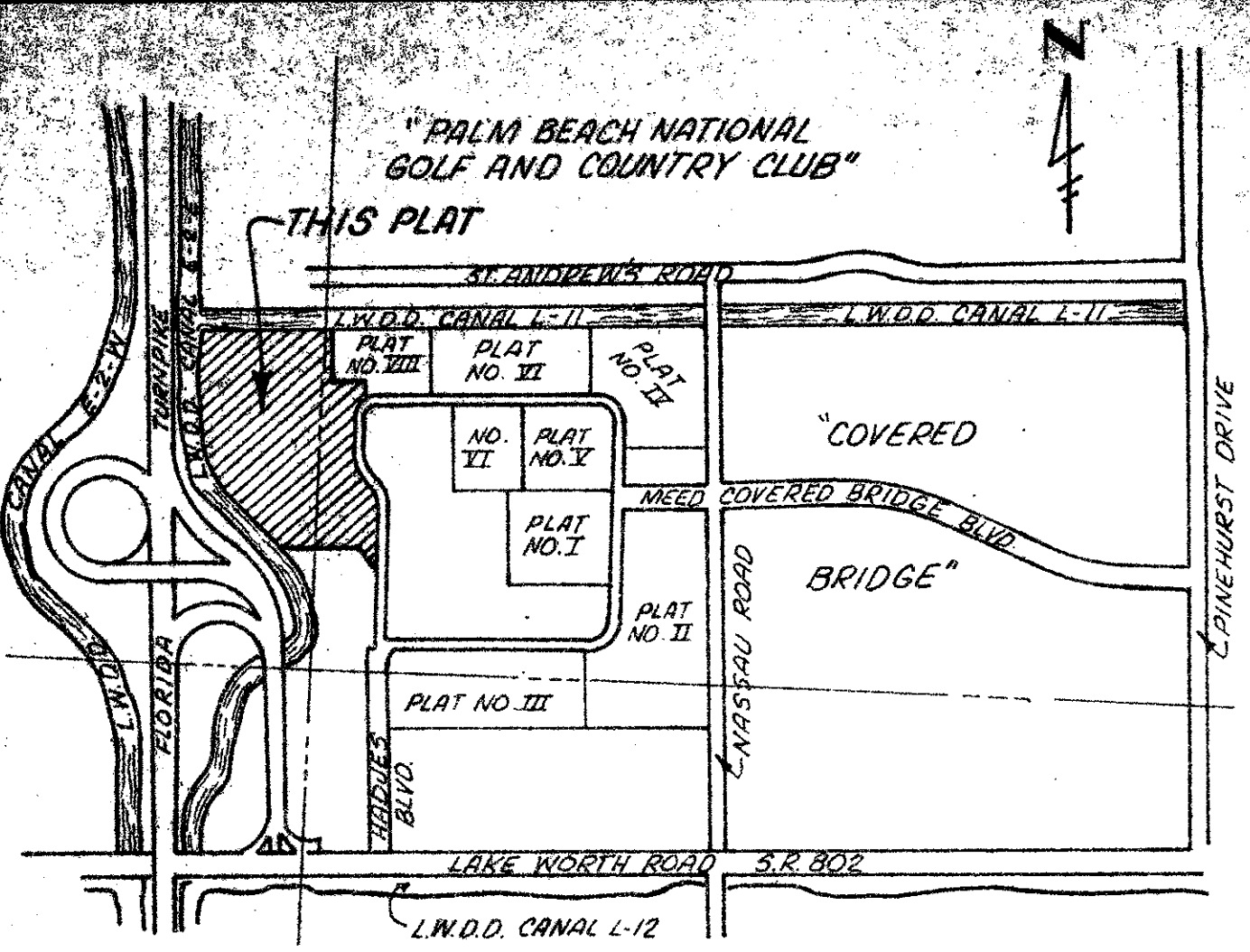


49/127

DRAWING NUMBER

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DRAWING NUMBER



LOCATION SKETCH (NOT TO SCALE)

DEDICATION

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WILLOW BEND INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "THE GARDENS OF WILLOW BEND PLAT NO. 1X", BEING IN SECTIONS 20 AND 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A REPLAT OF TRACT 79 AND PORTIONS OF TRACTS 78, 80, 81, 82 AND 83, BLOCK 23, "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, AT PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT "THE GARDENS OF WILLOW BEND PLAT NO. VIII", AS RECORDED IN PLAT BOOK 46, AT PAGES 113 AND 114 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID CORNER BEING FURTHER DESCRIBED AS BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL L-11); THENCE SOUTH 00°00'09" WEST, A DISTANCE OF 175.44 FEET; THENCE NORTH 89°59'51" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 33.33 FEET; THENCE SOUTH 00°00'09" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 178.67 FEET; THENCE SOUTH 89°59'51" EAST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 187.00 FEET; THENCE SOUTH 00°00'09" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 41.36 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TRACT "F" OF THE PLAT "THE VILLAS OF WILLOW BEND PLAT NO. 7" (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY AND A PORTION OF THE SOUTHERLY BOUNDARY LINE OF SAID PLAT "THE GARDENS OF WILLOW BEND PLAT NO. VIII") AND TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°25'54" AND AN ARC LENGTH OF 152.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 35°36'11" AND AN ARC LENGTH OF 233.02 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 35°36'26" AND AN ARC LENGTH OF 201.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'18" EAST, A DISTANCE OF 133.31 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINE OF SAID TRACT "F" OF THE PLAT "THE VILLAS OF WILLOW BEND PLAT NO. 7"); THENCE NORTH 45°00'18" WEST, A DISTANCE OF 35.36 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.77 FEET, A CENTRAL ANGLE OF 54°00'00" AND AN ARC LENGTH OF 76.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 36°00'18" WEST, A DISTANCE OF 68.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.00 FEET A CENTRAL ANGLE OF 54°00'00" AND AN ARC LENGTH OF 22.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°59'42" WEST, A DISTANCE OF 448.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL E-2-E; THENCE NORTH 52°37'55" WEST, A DISTANCE OF 188.19 FEET; THENCE NORTH 41°44'59" WEST, A DISTANCE OF 200.01 FEET; THENCE NORTH 09°04'28" WEST, A DISTANCE OF 205.17 FEET; THENCE NORTH 00°01'54" WEST, A DISTANCE OF 485.15 FEET TO THE NORTHWEST CORNER OF "PLAT NO. 1 MEED RACQUET CLUB P.U.D.", AS RECORDED IN PLAT BOOK 31, AT PAGES 15 THRU 19 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID L.W.D.D. CANAL E-2-E); THENCE SOUTH 89°59'51" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL L-11, A DISTANCE OF 702.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 16.246 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

- 1. A) TRACT "A" AS SHOWN HEREON IS DEDICATED TO WILLOW BEND, INC. AND WILLOW BEND ASSOCIATION, INC. AND THEIR SUCCESSORS AND ASSIGNS AS A PRIVATE RIGHT-OF-WAY FOR PRIVATE ROAD, UTILITY AND DRAINAGE PURPOSE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WILLOW BEND, INC. AND WILLOW BEND ASSOCIATION INC. AND THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
B) TRACTS "B" AND "C", AS SHOWN HEREON ARE DEDICATED TO WILLOW BEND ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS ACCESS TRACTS, FOR INGRESS, EGRESS, PARKING, UTILITY AND DRAINAGE PURPOSE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WILLOW BEND ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTE: WILLOW BEND INC. RESERVES THE RIGHT TO GRANT ADDITIONAL INGRESS AND EGRESS RIGHTS OVER ACCESS TRACTS "B" AND "C."

THE GARDENS OF WILLOW BEND

PLAT NO. 1X

BEING THE NINTH PLAT OF MEED RACQUET CLUB P.U.D. SECTIONS 20 AND 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF TRACT 79 AND PORTIONS OF TRACTS 78, 80, 81, 82 AND 83, BLOCK 23 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 47 MAY, 1984

- 2. LAKE: TRACT D AS SHOWN HEREON IS DEDICATED TO WILLOW BEND ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WILLOW BEND ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT D, AS SHOWN HEREON IS ALSO DESIGNATED AS A WATER MANAGEMENT TRACT.
3. EASEMENTS:
A.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
B.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
C.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF WILLOW BEND, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-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 2nd DAY OF October, 1984.

ATTEST: Charles F. Radice BY: L.W. Schoch
CHARLES F. RADICE SECRETARY L.W. SCHOCH SENIOR VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED L.W. SCHOCH AND CHARLES F. RADICE TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT AND SECRETARY OF WILLOW BEND, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 2nd DAY October, 1984. MY COMMISSION EXPIRES: 12-17-84 Helen M. Uehlen NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK COUNTY OF NEW YORK THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HERBY JOININ AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3421, PAGE 23 AND OFFICIAL RECORD BOOK 3435, PAGE 290 AND OFFICIAL RECORD BOOK 3435 PAGE 324 AND OFFICIAL RECORD BOOK 10704 PAGE 488 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 Vice President AND ATTESTED BY ITS Second Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF October, 1984.

ATTEST: William Wagner BY: James F. Murray
WILLIAM WAGNER Vice President JAMES F. MURRAY Second Vice President

ACKNOWLEDGEMENT

STATE OF NEW YORK COUNTY OF NEW YORK BEFORE ME PERSONALLY APPEARED James F. Murray and William Wagner TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Second Vice President OF THE ABOVE NAMED CHASE MANHATTAN BANK, N.A. A NEW YORK CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 5th DAY October, 1984 MY COMMISSION EXPIRES: March 31 1985 Joseph J. Jones NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD WE, GIBRALTAR TITLE AND ESCROW COMPANY, AGENTS FOR SAFECO TITLE INSURANCE COMPANY, A TITLE INSURANCE CORPORATION DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN WILLOW BEND, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 10-11-84 Philip H. Hopkins PHILIP H. HOPKINS

SUBSCRIBED AND SWORN TO AND BEFORE ME THIS 11th DAY OF October, 1984, CITY OF FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA.

MY COMMISSION EXPIRES: 9-12-86 Sara A. Duncan NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I HEREBY 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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER 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.

DATED: Oct 10, 1984 John H. Fitschen BY: JOHN H. FITSCHEN PROFESSIONAL LAND SURVEYOR NO. 3608 STATE OF FLORIDA

PALM BEACH COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

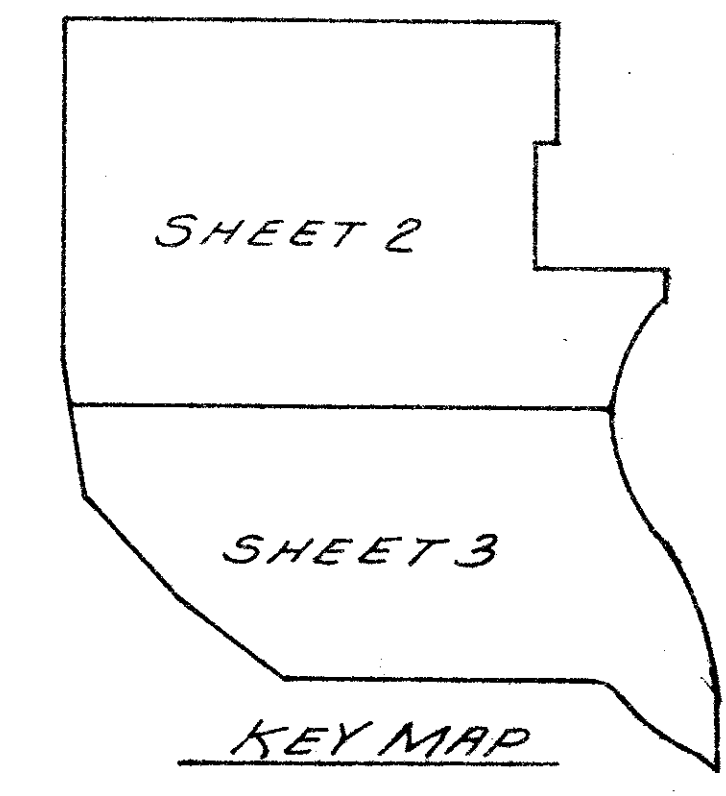
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF October, 1984.

BY: Ken Spillias CHAIRMAN KEN SPILLIAS

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF October, 1984.

BY: H.F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: Ruth A. Compton DEPUTY CLERK



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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 10-11-84 at 1:22 PM on page 127, 128 + 129. MAY 1984 and duly recorded to Plat Book No. 49 on page 127, 128 + 129. JOHN B. DUNKLE, Clerk Circuit Court

Vertical column of official seals and stamps including Notary Public seals for Helen M. Uehlen and Sara A. Duncan, and various professional seals for the title company and surveyor.

DENSITY TABULATION table with columns for ACREAGE, DWELLING UNITS, DENSITY, and RECREATION TRACT.

0396-303

49/127

THIS INSTRUMENT WAS PREPARED BY JOHN H. FITSCHEN P.L.S. CRAVEN THOMPSON & ASSOCIATES, INC. 5154 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA 33409

GARDENS OF WILLOW BEND SHEETS