

WESTWOOD LAKES PLAT NO. 4 WESTWOOD GARDENS

(A P.U.D.)

LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

MAY, 1986

135

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:04 AM
on the 2nd day of October
1986 and duly recorded in Plat Book No.
54 on page 135, 136, 137 & 138
JOHN B. DUNKLE, Clerk Circuit Court
Herbert F. Kahlert, D.C.

35/41/42
SUBDIVISION: Westwood Lakes
BOOK 54 PAGE 135-138
FLORIDA 3 PLAT 135-138
QUAD 27
SE 33418
PUD NAME



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 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 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.

Dennis J. Meierer
DENNIS J. MEIERER
REGISTERED SURVEYOR NO. 2977
STATE OF FLORIDA

WG WALLACE DRWG. NO. 83-1217 "SURVEY FOR WESTWOOD GARDENS"
IS CERTIFIED TO COMPLIANCE WITH CHAPTER 21 HH-6 E.A.C.

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR URINAIGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM.
- = DENOTES PERMANENT CONTROL POINT (P.C.P.)
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- (R.) = DENOTES RADIAL LINE
- (N.R.) = DENOTES NON-RADIAL LINE
- U.E. = DENOTES UTILITY EASEMENT
- L.A.E. = DENOTES LIMITED ACCESS EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- (O.A.) = OVERALL DISTANCE
- BUILDING SETBACKS SHALL NOT VIOLATE PALM BEACH COUNTY ZONING CODE.

SHEET INDEX

SHEET NO. 1 SIGNATURE SHEET
SHEET NO. 2 KEY SHEET
SHEET NO. 3 LOT LAYOUT
SHEET NO. 4 LOT LAYOUT

TABULAR DATA

TOTAL AREA	33.165 ACRES
TOTAL DWELLING UNITS (DU)	199
DENSITY	6.0 (DU)/ACRE
COMMERCIAL AREA	2.40 ACRES
RECREATIONAL AREA	0.6941 ACRE

0379-004

54/135

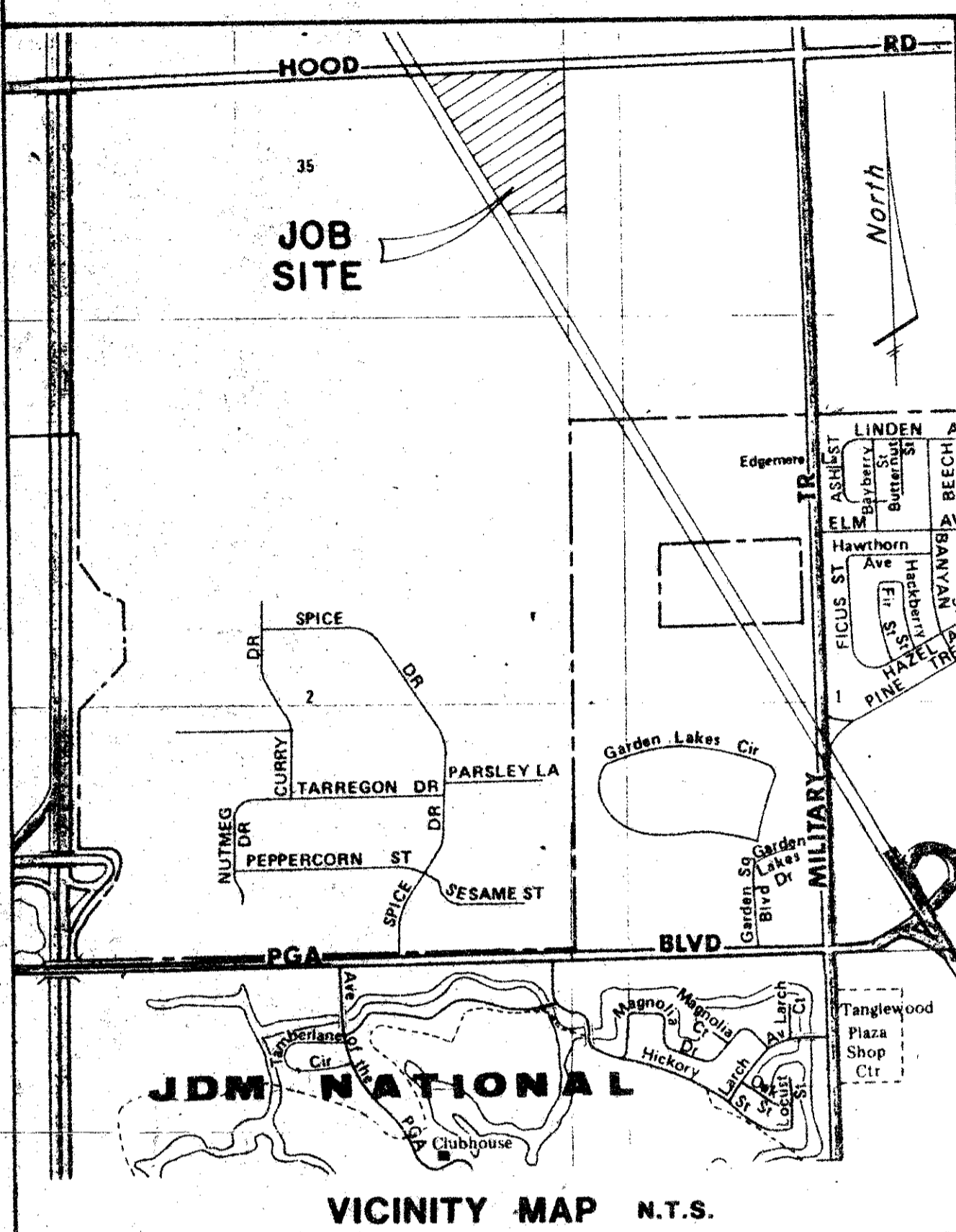
THIS INSTRUMENT PREPARED BY:
DENNIS J. MEIERER
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
9116 ALT. A-1-A
LAKE PARK, FLORIDA 33403

PLAT OF WESTWOOD LAKES

PLAT NO. 4 WESTWOOD GARDENS
(A P.U.D.)

W.G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE AIA, LAKE PARK, FL. 33410 • TEL. 682-4233

FIELD	R.P.	JOB NO. 85-844	FSJ 35 PG. 36
OFFICE	R.R.	DATE AUG. 1986	DWG NO. 85-844
CK'D	DJM	REF	SHEET 1 OF 4



VICINITY MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTWOOD LAKES DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS WESTWOOD LAKES, PLAT NO. 4 WESTWOOD GARDENS (A P.U.D.), BEING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35; THENCE

NORTH 87° 56' 04" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 811.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 95; THENCE

NORTH 27° 59' 44" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1365.92 FEET; THENCE

NORTH 89° 01' 18" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 291.30 FEET; THENCE

NORTH 86° 10' 26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 803.99 FEET; THENCE

NORTH 01° 53' 04" EAST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOOD ROAD AS DESCRIBED IN DB 1142, PAGE 334, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE

SOUTH 88° 06' 56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 376.34 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 00° 48' 04" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 1311.70 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WITH NORTH 00° 00' 00" EAST BEING 'GRID NORTH'.

CONTAINING 33.165 ACRES MORE OR LESS.

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

1. TRACTS FOR PRIVATE ROAD PURPOSES.

ARE HEREBY DEDICATED TO THE WESTWOOD GARDENS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT A (COMMON AREAS) ARE HEREBY DEDICATED TO THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR RECREATION, PARKING, PRIVATE ROAD, UTILITIES (PUBLIC AND PRIVATE), 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.

- THE 14 FOOT ADDITIONAL RIGHT-OF-WAY FOR HOOD ROAD AS SHOWN ON SHEET 3 OF 4 IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE BUFFER SHOWN HEREON IS DEDICATED FOR OPEN SPACE AND BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B (THE WATER MANAGEMENT TRACT) AS SHOWN IS HEREBY DEDICATED TO "WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION, FOR WATER MANAGEMENT PURPOSES AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE ASSOCIATED WITH COUNTY MAINTAINED ROADS.
- TRACT C (RECREATION TRACT) AS SHOWN IS HEREBY DEDICATED TO THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC. FOR THE PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:

A. UTILITY AND DRAINAGE EASEMENTS - TRACT A (COMMON AREAS) AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES: CABLE T.V. AND DRAINAGE RESPECTIVELY.

B. THE 20 FOOT MAINTENANCE EASEMENT ADJOINING TRACT B AS SHOWN ON 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.

C. EASEMENTS ARE HEREBY GRANTED WITHIN RIGHT-OF-WAY OF WOODRUFF LANE AND WOODMILL DRIVE, AS DEDICATED TO THE WESTWOOD GARDENS HOMEOWNER'S ASSOCIATION, FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES, PUBLIC AND PRIVATE, IRRIGATION FACILITIES, ELECTRICAL AND TELEPHONE FACILITIES, CABLE TELEVISION, SECURITY FACILITIES, AND DRAINAGE FACILITIES.

D. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.

E. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION WITH TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE, (AS DEFINED UNDER DRAINAGE EASEMENTS, ORDINANCE 73-4).

THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURE PLACED ON THAT PORTION OF ANY "BLANKET TYPE" UTILITY EASEMENTS OR UTILITY TRACTS WHICH SPECIFICALLY SUPPORT WATER, SEWER, OR OTHER APPLICABLE PUBLIC UTILITIES.

THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURE PLACED ON UTILITY EASEMENTS OTHER THAN THOSE CONDITIONS OUTLINED IN THE IMMEDIATELY PRECEDING NOTE.

F. UTILITY EASEMENTS - AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.

G. ACCESS EASEMENTS - AS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR ACCESS TO THE WATER MANAGEMENT TRACT.

H. LIMITED ACCESS EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR CONTROL AND JURISDICTION OVER ACCESS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION ON BEHALF OF SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED BY ITS *Secretary* AND HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY ANI WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF September, 1986.

WESTWOOD LAKES DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

ATTEST:
Josephine N. North

BY: *Arnold Menconi*
ARNOLD MENCONI, VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARNOLD MENCONI, AND *Josephine N. North* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND *Secretary* OF WESTWOOD LAKES DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 30th DAY OF September, 1986.

Herbert F. Kahlert
NOTARY PUBLIC
MY COMMISSION EXPIRES, March 7, 1989

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CONRAD J. DESANTIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY IS VESTED IN WESTWOOD LAKES DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE OF RECORD.

BY: *Conrad J. Desantis* DATE: Sept. 3, 1986

CONRAD J. DESANTIS, ATTORNEY AT LAW
DESANTIS, COOK & GASKILL, P.A.
NORTH PALM BEACH, FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF September, 1986.

BY: *Karen T. Marcus*
HONORABLE KAREN T. MARCUS
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Kathryn S. Miller*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF September, 1986.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

SEALS	WESTWOOD LAKES DEV CORP	NOTARY	DEPUTY CLERK	COUNTY ENGINEER	SURVEYOR

DRAWING NUMBER
54/135

DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
RECORDED IN NUMBER 0342

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