

DRAWING NUMBER 56/8

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT SHELDON W. RUBIN CONSTRUCTION COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF LAND SHOWN HEREON AS LAURELWOOD, LYING IN SECTION 34, TOWNSHIP 45, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF HOUSING TRACT "D" AND PART OF TRACT "C-2", INDIAN SPRING PLAT No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 6, 7 AND 8, OF THE PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID HOUSING TRACT "D", INDIAN SPRING PLAT No. 3; THENCE, BEAR NORTH 83°00'00" EAST, ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT "D", A DISTANCE OF 190.00 FEET; THENCE, NORTH 67°00'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 285.00 FEET; THENCE, NORTH 84°00'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 107.99 FEET; THENCE, NORTH 20°00'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 263.65 FEET; THENCE, NORTH 62°00'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE AND ITS NORTHEASTERLY PROLONGATION, A DISTANCE OF 300.00 FEET; THENCE NORTH 13°00'00" WEST, A DISTANCE OF 530.47 FEET; THENCE, NORTH 62°30'00" WEST, A DISTANCE OF 334.70 FEET; THENCE, SOUTH 23°00'00" WEST, A DISTANCE OF 26.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT "D"; THENCE, CONTINUE SOUTH 23°00'00" WEST, ALONG THE BOUNDARY OF SAID TRACT "D", A DISTANCE OF 424.00 FEET; THENCE, SOUTH 10°00'00" WEST, ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT "D", A DISTANCE OF 440.00 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 263.34 FEET TO A POINT ON THE CURVED EASTERLY RIGHT-OF-WAY LINE OF WESTBORNE DRIVE, (AS SHOWN ON SAID PLAT), SAID CURVE HAVING A RADIUS OF 2370.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 89°44'32" EAST; THENCE, SOUTHERLY ALONG SAID CURVED RIGHT-OF-WAY LINE AND ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT "D", THROUGH A CENTRAL ANGLE OF 07°15'28", A DISTANCE OF 300.21 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1320.00 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 02°30'00", A DISTANCE OF 57.60 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 12.853 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAURELWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR PRIVATE ROADWAY AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAURELWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ACCESS PURPOSES, AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAURELWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAURELWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR LANDSCAPING AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAURELWOOD HOMEOWNERS' ASSOCIATION, INC., IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAURELWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAURELWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF MAINTAINING ROOF OVERHANGS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF JANUARY, 1987.

SHELDON W. RUBIN CONSTRUCTION COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: Sheldon W. Rubin, President
VALLEYDALE INVESTMENT, INC., GENERAL PARTNER, A FLORIDA CORPORATION

ATTEST: Pamela Feiler, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED SHELDON W. RUBIN AND PAMELA FEILER, 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 VALLEYDALE INVESTMENT, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF SHELDON W. RUBIN CONSTRUCTION COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY 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 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.

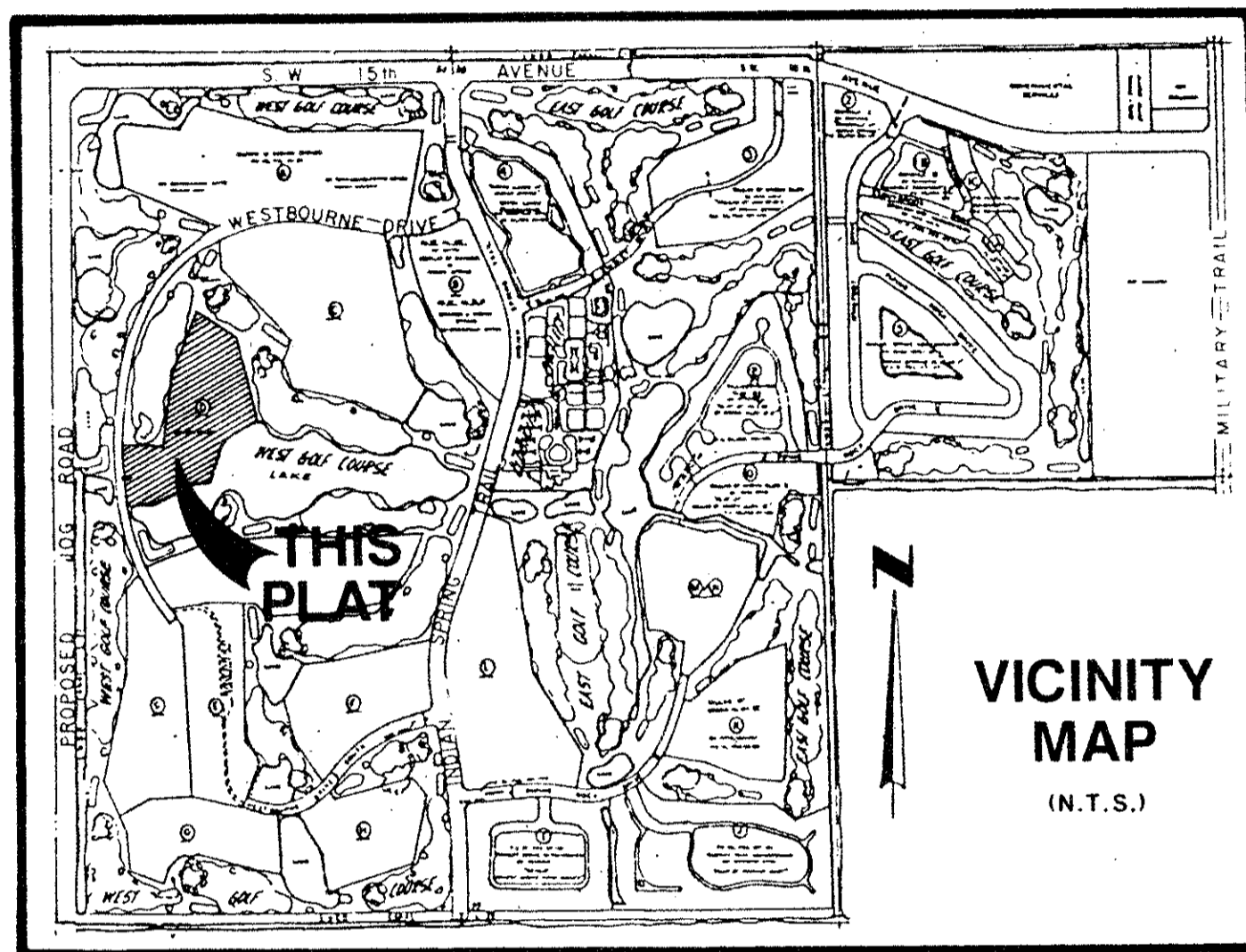
WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF JANUARY, 1987

MY COMMISSION EXPIRES: August 24, 1987

Notary Public Seal

LAURELWOOD

A PART OF INDIAN SPRING P.U.D.
A REPLAT
OF HOUSING TRACT "D" AND PART OF TRACT "C-2",
INDIAN SPRING PLAT No.3,
AS RECORDED IN PLAT BOOK 41, PAGES 6, 7 AND 8,
PALM BEACH COUNTY, FLORIDA



MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5145 AT PAGE(S) 48, 49 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF JANUARY, 1987.

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF THE STATE OF FLORIDA

BY: A.L. Stankoff, Senior Vice President

Alice Himerick, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED A.L. STANKOFF AND ALICE HIMERICK, 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 CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND SEVERALLY 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 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 16 DAY OF January, 1987

MY COMMISSION EXPIRES: August 23, 1989

Notary Public Seal

34/45/42
SUBDIVISION: Laurelwood
BOOK: 56 PAGE: 8
FLOOD ZONE: B FLOOD MAP: 200A
QUAD: 35 ZONING:
ZIP CODE: 33437

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, ANDREW S. RUBIN, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE SHELDON W. RUBIN CONSTRUCTION COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

1-15-87 BY: Andrew S. Rubin, Esq.

SURVEYOR'S CERTIFICATION:

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 GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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, AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

BY: Paul E. Brewer, Registered Land Surveyor No. 3240, State of Florida

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF Feb, 1987

BY: Carol A. Roberts, Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

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

BY: Kathryn S. Miller, Deputy Clerk

TABULAR DATA

Table with 2 columns: Tract Name and Area. Tract A = 0.799 ACRES, Tract B = 0.763 ACRES, Tract C = 0.509 ACRES, Tracts E = 0.203 ACRES, Lots = 10.579 ACRES, TOTAL = 12.853 ACRES, TOTAL NUMBER OF LOTS = 49, DENSITY = 0.262 UNITS/ACRE

THIS INSTRUMENT WAS PREPARED BY PAUL E. BREWER, R.L.S. BREWER & THIELE CONSULTING ENGINEERS, INC., 12321 N.W. 35th STREET, CORAL SPRINGS, FLORIDA 33065

LAURELWOOD 56/8

COUNTY OF PALM BEACH )
STATE OF FLORIDA )
This Plat was filed for record on 24th day of February 1987, and duly recorded in Plat Book 56 on page 8-9



PAUL E. BREWER R.L.S. No. 3240

NOTARY PUBLIC VALLEYDALE INVESTMENT, INC.

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

NOTARY PUBLIC CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

VALLEYDALE INVESTMENT, INC.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

0259-002

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER