OUNTY OF PALM BEACH

Parlara a Platt

This Plat was filed for record at 10:43 AM.

, and duly recorded in Plat Book

on pages 40 then 44

STATE OF FLORIDA

WHISPER WALK SECTION SITUATE IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

BEING A REPLAT OF A PORTION OF TRACT A OF THE BOUNDARY PLAT OF WHISPER WALK, A P.U.D. (P.B. 43, PG. 189 - 191)

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S. WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS 1325 SOUTH CONGRESS AVENUE, SUITE 118, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 5

DEDICATION

NT.S.

YAMATO

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE-BOCA, INC., A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WHISPER WALK SECTION "E", SITUATE IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT A OF THE BOUNDARY PLAT OF WHISPER WALK, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 189 THROUGH 191, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

SITE LOCATION-

WALK BLVD EAST

LOCATION MAP

BEGINNING AT THE "POINT OF BEGINNING" AS DESCRIBED AND DELINEATED ON WHISPER WALK ROADWAY PLAT NO. 2 IPART OF A P.U.D.) AS RECORDED IN PLAT BOOK 53, PAGES 94 THROUGH 96, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE ON A BEARING RELATIVE TO SAID PLAT OF 58955'48"E ALONG THE NORTH RIGHT-OF-WAY OF WHISPER WALK BOULEVARD EAST A DISTANCE OF 324.61 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST,

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3902'41' AND A RADIUS OF 1820.00 FEET FOR AN ARC DISTANCE OF 1240.25 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST!

THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY AND SOUTHWEST-ERLY ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17250'37" AND A RADIUS OF 460.00 FEET FOR AN ARC DISTANCE OF 1387.68 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 5918'02" AND A RADIUS OF 990.00 FEET FOR AN ARC DISTANCE OF 1024.64 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH

THENCE NORHTWESTERLY ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 6450'02" AND A RADIUS OF 630.00 FEET FOR AN ARC DISTANCE OF 712.89 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT BEING THE NORTH-EASTERLY CORNER OF "WHISPER WALK SPORTS AND RAQUET CLUB (PART OF A P.U.D.)" AS RECORDED IN PLAT BOOK 51, PAGES 149 AND 150 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

THENCE 538°29'18"E ALONG THE NORTHEASTERLY LINE OF SAID PLAT A DISTANCE OF 304.66 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST.

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 6736'38" AND A RADIUS OF 33250 FEET FOR AN ARC DISTANCE OF 392.36 FEET TO A POINT OF TANGENCY.

THENCE \$2907'19"W ALONG THE SOUTHWESTERLY LINE OF SAID PLAT A DISTANCE OF 386.56 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WHISPER WALK BOULEVARD WEST AS SHOWN ON "WHISPER WALK ROADWAY PLAT NO. 1 [PART OF A P.U.D.]" AS RECORDED IN PLAT BOOK 45, PAGES 60 THROUGH 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A RADIAL BEARING OF \$28'21'36"W

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 281724" AND A RADIUS OF 940.00 FEET FOR AN ARC DISTANCE OF 464.13 FEET TO A POINT OF TANGENCY

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 50.51

THENCE 58955'48"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING

ACRES MORE OR LESS.

1. 1.

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

- 1. TRACT A. AS SHOWN HEREON, IS HEREBY RESERVED FOR "WHISPER WALK SECTION "E" ASSOCIATION, INC.", IT'S SUCCESSORS AND ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WHISPER WALK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES, WITHOUT RECOURSE TO PALM BEACH
- 2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTITLITY FACILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELE-VISION SERVICES (PER ORDINANCE 73-4, AS AMENDED) PROVIDED, HOW-EVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 3. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "WHISPER WALK SECTION E ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. TRACTS B THROUGH I ARE HEREBY RESERVED UNTO ORIOLE-BOCA, INC. FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ORIOLE-BOCA, INC. UNTIL SUCH TIME AS SAID TRACTS BECOME THE MAINTENANCE RESPONSIBILITY OF WHISPER WALK SECTION E ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. TRACT J, THE WATER MANAGEMENT TRACT, IS HEREBY RESERVED FOR WATER MANAGEMENT PURPOSES TO "WHISPER WALK ASSOCIATION, INC." AND "WHISPER WALK SECTION E ASSOCIATION, INC.", AND SHALL BE AVAILABLE TO SAID ASSOCIATIONS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "WHISPER WALK ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION. HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES TO DRAIN A PUBLIC RIGHT-
- 6. THE LAKE MAINTENANCE EASEMENTS ARE HEREBY RESERVED TO "WHISPER WALK ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF "WHISPER WALK SECTION E ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. TRACTS K AND L SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "WHISPER WALK SECTION "E" ASSOCIATION, INC." FOR LANDSCAPE PURPOSES EXCEPT WHERE DRAINAGE EASEMENTS ARE INDICATED WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING SHALL NOT OBSTRUCT DRAINAGE FLOW.
- 8. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 9. TRACT M, AS SHOWN HEREON, IS HEREBY RESERVED FOR RECREATIONAL PURPOSES TO AND FOR THE USE AND ENJOYMENT OF "WHISPER WALK SECTION "E" ASSOCIATION, INC.", IT'S SUCCESSORS OR ASSIGNS, AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SEAL NOTARY PUBLIC

IN WITNESS WHEREOF, ORIOLE-BOCA, INC., A FLORIDA CORPORATION IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. DAY, OF FEBRUARY

A. NUNEZ SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF

BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND A. NUNEZ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE-PRESIDENT OF ORIOLE-BOCA, INC., A CORPORATION IN THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 8 DAY OF FEBRUARY 1990

MY COMMISSION EXPIRES JAN 31,1992

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD

WE, ALPHA TITLE 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, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ORIOLE-BOCA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE FEBRUARY 77/990

ALPHA TITLE COMPANY EDWARD F. JOYCE PRESIDENT

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS 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.

James to Tarke 1-9-90 VAMES E. PARK REGISTERED SURVEYOR NO. 3915 STATE OF FLORIDA

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF "WHISPER WALK A PUD." AS RECORDED IN PLAT BOOK 43, AT PAGES 189 THROUGH 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF 500° 5110°E.
- 2. D.E. DENOTES DRAINAGE EASEMENTS O -DENOTES PERMANENT REFERENCE MONUMENT P.R.M. U.E. -DENOTES UTILITY EASEMENT LAE. - DENOTES LAKE ACCESS EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
- 4. NO STRUCTURES, TREES, NOR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE
- 5. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN SEWER AND WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES, STRUCTURES OR CONSTRUCTION PLACED ON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS UNLESS IN CONFORMANCE WITH ORDINANCE 86.21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES ABUTTING CURVES ARE NON-RADIAL UNLESS OTHERWISE

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA. KAREN T. MARCUS ATTEST. JOHN B. DUNKLE, CLERK Openal

COUNTY ENGINEER! KAHLERT, P.E. - COUNTY ENGINEER

P.U.D. TABULATION DATA

TOTAL ACREAGE TOTAL OPEN SPACE • 54.36 ACRES • 38.06 ACRES 61 ONE STORY BUILDINGS • 2 UNITS/BUILDING 8 ONE STORY BUILDINGS • 4 UNITS/BUILDING

10 ONE STORY BUILDINGS • 8 UNITS/BUILDING . 80 UNITS TOTAL DWELLING UNITS • 234

DENSITY 4.30 UNITS/ACRE







