

0464-002

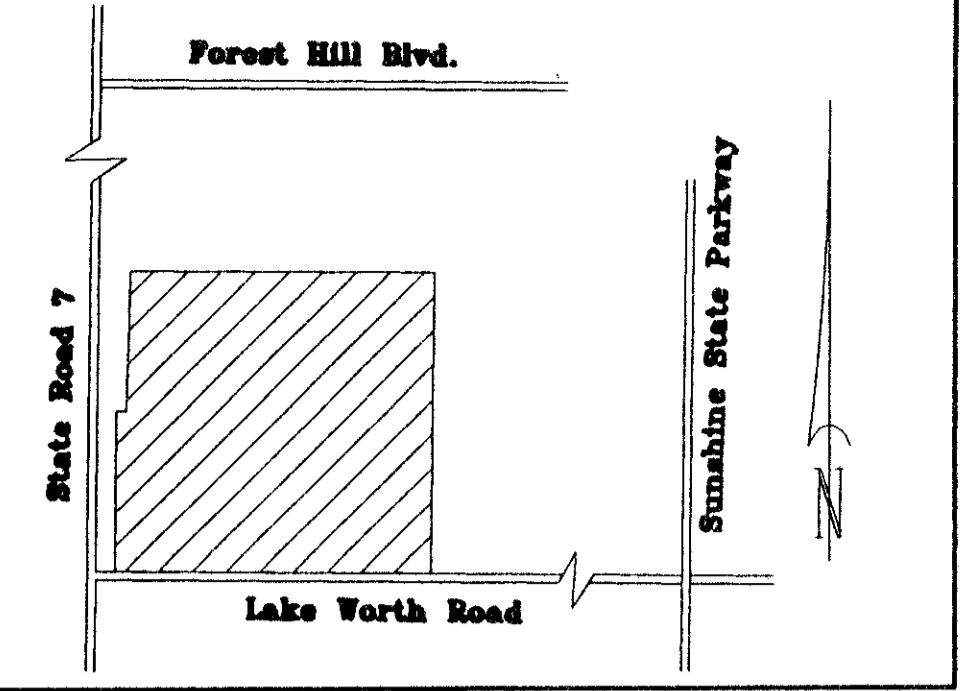
10

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 3:35 P.M.  
this 5 day of February 1997  
and duly recorded in Plat Book No. 79  
on page 10 thru 12  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by James A. Miller D.O.

# Woods Walk Plaza

Being a Replat of Part Of Tracts 48, 49, 50 & 51, Block 25 Of Palm Beach Farms Company Plat No. 3  
As Recorded In Plat Book 2, Pages 45 Through 54 Of The Public Records Of Palm Beach County, Florida  
In Section 30, Township 44 South, Range 42 East, Palm Beach County, Florida

Sheet 1 of 3 Sheets  
March 1996



LOCATION MAP  
(NOT TO SCALE)

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT WOODS WALK JOINT VENTURE, A TEXAS GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS, WOODS WALK PLAZA, BEING A REPLAT OF PART OF TRACTS 48, 49, 50 AND 51 OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN TRACTS 48, 49, 50 AND 51, BLOCK 25, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 25, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST (BEARINGS CITED HEREIN ARE RELATIVE TO THE BEARINGS SHOWN ON WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) ALONG THE SOUTH LINE OF SAID TRACT 49, A DISTANCE OF 40.04 FEET; THENCE NORTH 02 DEGREES, 33 MINUTES, 26 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1, SAID EAST RIGHT OF WAY LINE LYING 40.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 49, A DISTANCE OF 241.24 FEET TO THE SOUTH LINE OF TRACT E OF WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF TRACT E AND TRACT I OF SAID WOODS WALK PLAT ONE, A DISTANCE OF 1038.97 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 00 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID TRACT I, A DISTANCE OF 663.36 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST, A DISTANCE OF 166.0 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTE, 00 SECONDS EAST ALONG A LINE 166.0 FEET WEST OF AND PARALLEL WITH THE WEST BOUNDARY OF TRACT H OF SAID WOODS WALK PLAT ONE, A DISTANCE OF 157.60 FEET; THENCE SOUTH 88 DEGREES, 35 MINUTES, 04 SECONDS EAST, A DISTANCE OF 119.12 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST, A DISTANCE OF 46.92 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTE, 00 SECONDS EAST ALONG THE WEST BOUNDARY OF TRACT AA OF SAID WOODS WALK PLAT ONE, A DISTANCE OF 6.30 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD, AS DESCRIBED IN A RIGHT OF WAY DEED IN OFFICIAL RECORDS BOOK 4850, PAGE 1103 OF SAID PUBLIC RECORDS, A DISTANCE OF 286.22 FEET; THENCE NORTH 87 DEGREES, 09 MINUTES, 15 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE AS DESCRIBED IN SAID RIGHT OF WAY DEED, A DISTANCE OF 400.50 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE AS DESCRIBED IN SAID RIGHT OF WAY DEED, A DISTANCE OF 429.22 FEET; THENCE NORTH 02 DEGREES, 33 MINUTES, 26 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 50, A DISTANCE OF 569.82 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCELS:

A PARCEL OF LAND IN TRACT 49, BLOCK 25, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 25, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST (BEARINGS CITED HEREIN ARE RELATIVE TO THE BEARINGS SHOWN ON WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) ALONG THE SOUTH LINE OF SAID TRACT 49, A DISTANCE OF 40.04 FEET; THENCE NORTH 02 DEGREES, 33 MINUTES, 26 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1, SAID EAST RIGHT OF WAY LINE LYING 40.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 49, A DISTANCE OF 241.24 FEET TO THE SOUTH LINE OF TRACT E OF WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF TRACT E AND TRACT I OF SAID WOODS WALK PLAT ONE, A DISTANCE OF 1038.97 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 00 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID TRACT I, A DISTANCE OF 60.0 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST ALONG SAID SOUTH BOUNDARY OF TRACT E AND TRACT I, A DISTANCE OF 376.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 583.13 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTE, 00 SECONDS EAST, ALONG A LINE 959.21 FEET WEST OF AND PARALLEL WITH SAID WEST BOUNDARY OF TRACT I, A DISTANCE OF 90.0 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST, ALONG A LINE 150.0 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT E AND TRACT I, A DISTANCE OF 531.71 FEET; THENCE SOUTH 45 DEGREES, 01 MINUTE, 00 SECONDS EAST, A DISTANCE OF 33.72 FEET; THENCE NORTH 44 DEGREES, 59 MINUTES, 00 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 45 DEGREES, 01 MINUTE, 00 SECONDS WEST, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN TRACT 50, BLOCK 25, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 25, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST (BEARINGS CITED HEREIN ARE RELATIVE TO THE BEARINGS SHOWN ON WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) ALONG THE SOUTH LINE OF SAID TRACT 49, A DISTANCE OF 40.04 FEET; THENCE NORTH 02 DEGREES, 33 MINUTES, 26 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1, SAID EAST RIGHT OF WAY LINE LYING 40.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 49, A DISTANCE OF 241.24 FEET TO THE SOUTH LINE OF TRACT E OF WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF TRACT E AND TRACT I OF SAID WOODS WALK PLAT ONE, A DISTANCE OF 1038.97 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTE, 00 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID TRACT I, A DISTANCE OF 663.36 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST, A DISTANCE OF 166.0 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES, 35 MINUTES, 04 SECONDS WEST, A DISTANCE OF 150.05 FEET; THENCE NORTH 02 DEGREES, 50 MINUTES 45, SECONDS EAST, A DISTANCE OF 163.97 FEET; THENCE SOUTH 87 DEGREES, 09 MINUTES, 15 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE SOUTH 02 DEGREES, 50 MINUTES, 45 SECONDS WEST, A DISTANCE OF 160.23 FEET TO THE POINT OF BEGINNING.

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

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PARCEL 1, PARCEL 2, AND PARCEL 3, AS SHOWN HEREON, ARE HEREBY RESERVED TO WOODS WALK JOINT VENTURE, A TEXAS GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, LAKE WORTH 441, INC., A FLORIDA CORPORATION, THIS 14 DAY OF Nov, 1996

WOODS WALK JOINT VENTURE  
A TEXAS GENERAL PARTNERSHIP  
GMH/LAKE WORTH 441, LTD.  
A FLORIDA LIMITED PARTNERSHIP, PARTNER  
LAKE WORTH 441, INC.  
A FLORIDA CORPORATION,  
AS GENERAL PARTNER  
BY: Gerald M. Higier  
GERALD M. HIGIER,  
PRESIDENT

WITNESS: Neil W. Miller  
Neil W. Miller

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED GERALD M. HIGIER WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE WORTH 441, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 DAY OF 18 Nov, 1996  
MY COMMISSION EXPIRES: Carmen J. Cabrera  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF WISCONSIN  
COUNTY OF Milwaukee

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 8712 AT PAGE 334 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 ITS CORPORATE SEAL AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF Directors THIS 6th DAY OF December, 1996.

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY  
AN WISCONSIN CORPORATION  
WITNESS: Eugene R. Skaggs  
Eugene R. Skaggs, Vice President

### ACKNOWLEDGEMENT

STATE OF WISCONSIN  
COUNTY OF Milwaukee

BEFORE ME PERSONALLY APPEARED Eugene R. Skaggs WHO IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, AN WISCONSIN CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 6th DAY OF December, 1996.  
MY COMMISSION EXPIRES: May 14, 2000  
NOTARY PUBLIC

LAKE WORTH 441, INC. SEAL  
NOTARY SEAL  
NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY SEAL  
NOTARY SEAL  
COUNTY ENGINEER'S SEAL  
SURVEYOR'S SEAL  
CARMEN J. CABRERA  
My Commission C0001069  
Expires Oct. 15, 1999  
ANET M. SZUKALSKI  
NOTARY PUBLIC  
STATE OF WISCONSIN  
JAY A. RAGER, P.S.M.  
LICENSE NO. 4828  
STATE OF FLORIDA

0464-002

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DADE

I, ELLEN ROSE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WOODS WALK JOINT VENTURE, A TEXAS GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: Dec. 11, 1996 BY: Ellen Rose  
ELLEN ROSE  
ATTORNEY AT LAW

### APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 5 DAY OF Feb, 1997.  
BY: George T. Webb  
GEORGE T. WEBB, P.E. COUNTY ENGINEER

### 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12-17-96  
BY: Jay Miller  
JAY A. RAGER, P.S.M.  
LICENSE NO. 4828  
STATE OF FLORIDA

SCALE:	NICK MILLER, INC. Surveying Planning & Development Consultants	DRAWN BY:
DATE: MAR. 1996		CHK:
<b>WOODS WALK PLAZA</b>		
2560 RCA Blvd., Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318		DRAWING NUMBER <b>89046AX</b>

SUBDIVISION: WOODS WALK PLAZA  
BOOK 79 PAGE 10  
FLOOD MAP #170A  
FLOOD ZONE B  
ZONING RE  
#48  
85-69 ZIP CODE 33467  
PLAT NAME WOODS WALK PLAZA