

2006058437

JULY 2006

PLAT OF WHISPERING WINDS

SHEET No.1 OF 2

122

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WHISPERING WINDS GREENACRES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON AS "WHISPERING WINDS" LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 60 FEET (BOWMAN STREET) THEREOF.

CONTAINING 4.66 ACRES, MORE OR LESS.

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

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED BY WHISPERING WINDS GREENACRES LLC., THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES.
- THE DRIVEWAY TRACTS AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WHISPERING WINDS OF GREENACRES CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- THE TWELVE FOOT WIDE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS AND BOWMAN STREET ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE 5-FEET-WIDE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE RECREATION TRACTS, "R-1" & "R-2", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WHISPERING WINDS OF GREENACRES CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- DRAINAGE TRACT "D" AND THE DRAINAGE EASEMENTS, SHOWN HEREON, ARE DEDICATED TO THE WHISPERING WINDS OF GREENACRES CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THE TRACT AND/OR EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF SAID ASSOCIATION AND THE CITY OF GREENACRES.

IN WITNESS WHEREOF, WHISPERING WINDS GREENACRES, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS 27 DAY OF July 2006.

WHISPERING WINDS GREENACRES, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
BY: Walter Brannock
WALTER BRANNOCK, MANAGER

WITNESS:
PRINTED NAME: Theodore T. Tarone, Jr.
WITNESS: Teresa R. Chappell
PRINTED NAME: Teresa R. Chappell

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNA LEE HORTON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF July 2006.

MY COMMISSION EXPIRES: 7-26-2007

Teresa R. Chappell
PRINTED NAME: Teresa R. Chappell
NOTARY PUBLIC.
STATE OF FLORIDA COMMISSION NUMBER DD 222630



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

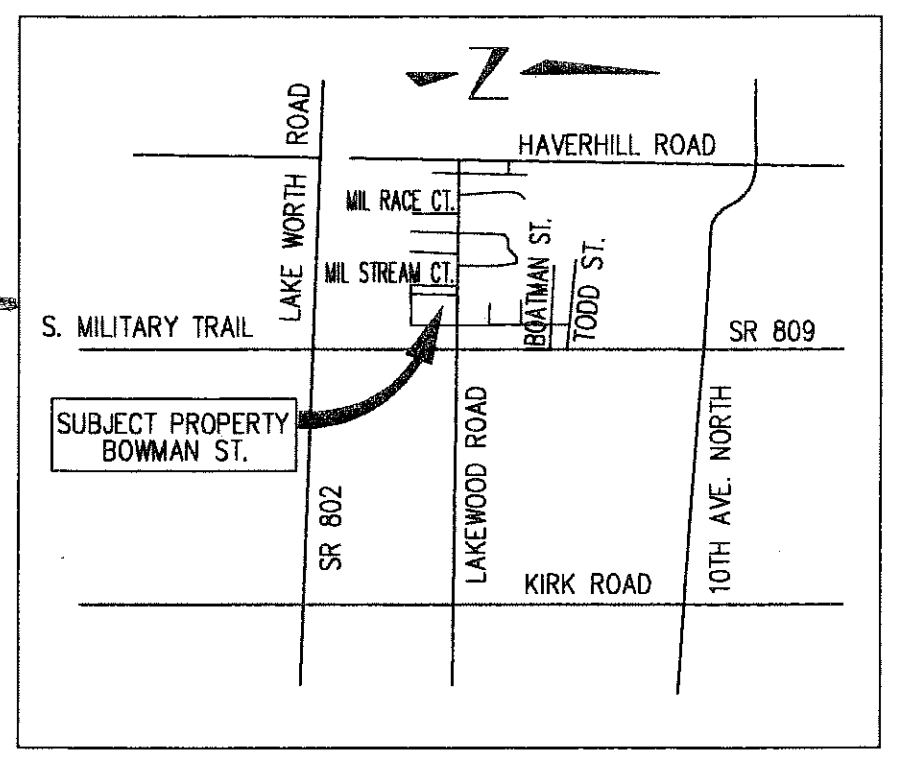
THE WHISPERING WINDS OF GREENACRES CONDOMINIUM ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF July 2006.

THE WHISPERING WINDS OF GREENACRES CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: Walter Brannock
WALTER BRANNOCK, PRESIDENT

WITNESS:
PRINT NAME: Theodore T. Tarone, Jr.
WITNESS: Teresa R. Chappell
PRINT NAME: Teresa R. Chappell

A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

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ACKNOWLEDGEMENT

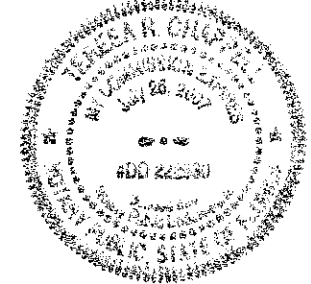
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER BRANNOCK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Fl. Dr. License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WHISPERING WINDS OF GREENACRES CONDOMINIUM ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION, DATED THIS 27 DAY OF July, 2006.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF July 2006.

MY COMMISSION EXPIRES: 7-26-2007

Teresa R. Chappell
PRINTED NAME: Teresa R. Chappell
NOTARY PUBLIC.
STATE OF FLORIDA COMMISSION NUMBER DD 222630



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THEODORE TARONE, 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 WHISPERING WINDS GREENACRES, LLC. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 27, 2006 BY: Theodore T. Tarone, Jr. O-1587
ATTORNEY AT LAW, FLORIDA BAR NUMBER
PRINTED NAME: Theodore T. Tarone, Jr.

CITY OF GREENACRES APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF October, 2006.

BY: Samuel J. Ferreri
SAMUEL J. FERRERI, MAYOR

BY: Wadie Atallah
WADIE ATALLAH, P.E., CITY MANAGER

BY: Terrance Bailey
TERRANCE BAILEY, P.E., CITY ENGINEER

BY: Sondra K. Hill
SONDRA K. HILL, CITY CLERK

CERTIFICATE OF REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

SFRN INC.
1201 BELVEDERE ROAD
WEST PALM BEACH, FLORIDA, 33405
L.B. 6603

BY: C. Andre Rayman
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4938

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'s") AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF GREENACRES, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND WITH THE APPLICABLE SECTIONS OF 61G17-61 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

DATE: July 27, 2006 BY: Thomas E. Whidden
THOMAS E. WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 6225

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF SOUTH 01°44'27" WEST ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED, AS SHOWN HEREON. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY THOMAS E. WHIDDEN IN AND FOR THE OFFICES OF WHIDDEN SURVEYING AND MAPPING, INC., 8100 BELVEDERE ROAD SUITE # 13, WEST PALM BEACH, FLORIDA, 33411.

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 13333 AT PAGE(S) 13333 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 Robert Addeca ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF July, 2006.

COMMERCE BANK N.A.
A FLORIDA CORPORATION

WITNESS: Celeste M. Houk
SIGN

Celeste M. Houk
PRINT

BY: Robert Addeca
SIGN

Robert Addeca
PRINT

WITNESS: C. Andre Rayman
SIGN

C. Andre Rayman
PRINT

ACKNOWLEDGEMENT

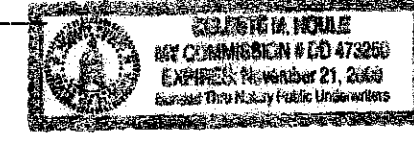
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert Addeca WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF COMMERCE BANK N.A. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

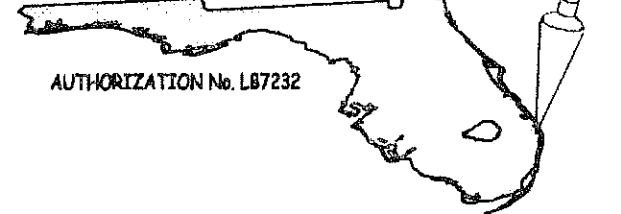
WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF July 2006.

MY COMMISSION EXPIRES: _____

Celeste M. Houk
PRINTED NAME: Celeste M. Houk
NOTARY PUBLIC.
STATE OF FLORIDA COMMISSION NUMBER _____



WHIDDEN SURVEYING & MAPPING, INC.



COMMERCE BANK, N.A.

WHISPERING WINDS GREENACRES, LLC.

WHISPERING WINDS OF GREENACRES CONDOMINIUM ASSOCIATION, INC.

CITY OF GREENACRES ENGINEER

SURVEYOR

REVIEWING SURVEYOR