

WILSON ESTATES

BEING A REPLAT OF A PART OF TRACT 5, BLOCK 13, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

29
 STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR RECORD AT
 12:22 PM THIS 4 DAY
 OF January 2008
 AND DULY RECORDED IN PLAT BOOK NO.
 113 ON PAGES 29-30
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 OF THE CIRCUIT COURT
 BY: *[Signature]*

DEDICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT W.K. SCHICKEDANZ FAMILY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "WILSON ESTATES", BEING A REPLAT OF A PART OF TRACT 5, BLOCK 13, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 5, BLOCK 13, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

1. THE NORTH 5' OF SAID TRACT 5
2. THE WEST 300' OF THE NORTH 300' OF SAID TRACT 5
3. THE WEST 80' OF THE SOUTH 360.04' OF SAID TRACT 5

SUBJECT TO RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING: 7.40 ACRES, MORE OR LESS.

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

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR WILSON ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "B" AND THE RIGHT-OF-WAY BUFFER EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WILSON ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RIGHT-OF-WAY BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT "W" AND THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WILSON ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. 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.
5. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
6. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, 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, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREE, 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, W. K. SCHICKEDANZ, THIS 23RD DAY OF DEC., 2008

W. K. SCHICKEDANZ FAMILY, LTD.
A FLORIDA LIMITED PARTNERSHIP

WITNESS (1): *[Signature]*

BY: *[Signature]*
W. K. SCHICKEDANZ, GENERAL PARTNER

PRINT NAME: M.J. Smolek

WITNESS (2): *[Signature]*

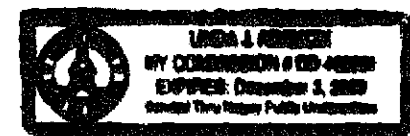
PRINT NAME: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED W.K. SCHICKEDANZ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF W. K. SCHICKEDANZ FAMILY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND THIS 23 DAY OF December, 2008.



12/31/09 BY: *[Signature]* SEAL:

MY COMMISSION EXPIRES PRINTED NAME: Linda J. Adamcic COMMISSION NO. DD 462300

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

WILSON ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, THIS 23RD DAY OF DEC., 2008.

WILSON ESTATES PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS (1): *[Signature]*

BY: *[Signature]*
W.K. SCHICKEDANZ, PRESIDENT

PRINT NAME: M.J. Smolek

WITNESS (2): *[Signature]*

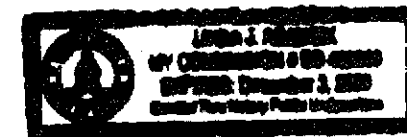
PRINT NAME: *[Signature]*

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED W.K. SCHICKEDANZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WILSON ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 23 DAY OF December, 2008.



12/31/09 BY: *[Signature]* SEAL:

MY COMMISSION EXPIRES PRINTED NAME: Linda J. Adamcic COMMISSION NO. DD 462300

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

I, JOHN FENNIMAN, 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 TO W. K. SCHICKEDANZ FAMILY, LTD., A FLORIDA LIMITED PARTNERSHIP; 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, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

CERTIFICATION UPDATED June 5, 2009

DATE: January 5, 2009

CERTIFICATION UPDATED November 13, 2009

BY: *[Signature]*
JOHN FENNIMAN
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 106633

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY, FLORIDA, ZONING CODE.
2. 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 PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

NATIONAL CITY BANK, OF CLEVELAND OHIO, SUCCESSOR BY MERGER WITH FIDELITY FEDERAL BANK AND TRUST, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 18494, PAGE 1862 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY *[Signature]* ITS OFFICER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BANK, THIS 23 DAY OF DECEMBER, 2008.

NATIONAL CITY BANK
A NATIONAL BANK

WITNESS (1): *[Signature]*

BY: *[Signature]*, officer

PRINT NAME: Linda Adamcic

WITNESS (2): *[Signature]*

PRINT NAME: M.J. Smolek

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED BRIAN P. BURKE, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS OFFICER OF NATIONAL CITY BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF December, 2008.



12/31/09 BY: *[Signature]* SEAL:

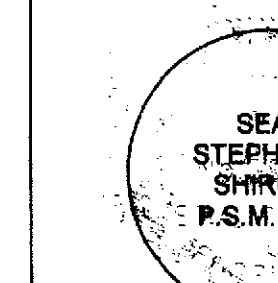
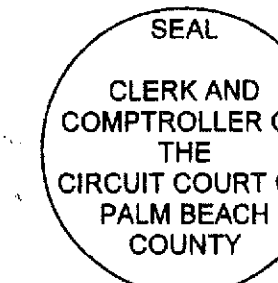
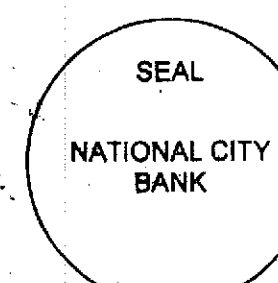
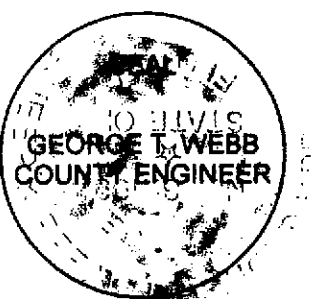
MY COMMISSION EXPIRES PRINTED NAME: Linda Adamcic COMMISSION NO. DD 462300

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER OF PALM BEACH COUNTY

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 4TH DAY OF January, A.D. 2008 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *[Signature]* DATED THIS 23RD DAY OF DECEMBER, 2008
STEPHEN L. SHIRLEY, P.S.M. 3618

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 MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR & MAPPER NO. 3818 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, L.B. NO. 7344.



ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD.- SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 944-2102 FAX: (561) 944-9859 L.B. NO. 7344

RECORD PLAT
WILSON ESTATES