

WENDIMERE HEIGHTS

DEDICATION = A SUBDIVISION IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST

STATE OF FLORIDA
COUNTY OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

JUNE 1978

THIS INSTRUMENT PREPARED BY:
GARY M. RAYMAN
FOR:
LINDAHL, BROWNING & FERRARI, INC.
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

KNOW ALL MEN BY THESE PRESENTS THAT LOWELL E. JARRETT, JR., INC., A FLORIDA CORPORATION, OWNERS OF THE LAND HEREON, BEING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WENDIMERE HEIGHTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land in Section 25, Township 40 South, Range 42 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

From the Northeast corner of the Northwest Quarter of said Section 25, bear S 00°08'00" W along the East line of the Northwest Quarter of said Section 25, a distance of 1331.13 feet to the South line of Government Lot 1 of said Section 25; thence bear N 89°23'15" W along said South line of Government Lot 1 a distance of 280.00 feet to the Point of Beginning; thence continue N 89°23'15" W along said South line of Government Lot 1 a distance of 569.21 feet, thence N 00°08'00" E, 849.21 feet west of and parallel to said east line of the Northwest quarter of Section 25, a distance of 102.65 feet, thence N 89°09'00" W a distance of 51.03 feet to a point of curvature of a curve concave to the southeast having a radius of 20 feet, thence southwesterly along the arc of said curve through a central angle of 46°50'15" an arc distance of 16.35 feet to the point of tangency of said curve; thence S 44°00'45" W, a distance of 82.55 feet to a point of curvature of a curve concave to the east having a radius of 20.00 feet; thence southerly along the arc of said curve through a central angle of 90°00'00" an arc distance of 31.42 feet to the point of tangency of said curve. Said point also being on the northeasterly right-of-way line of Riverside Drive as now laid out and in use, thence N 45°59'15" W along said northeasterly right-of-way line, a distance of 100.00 feet to a point of curvature of a curve concave to the north having a radius of 20 feet, thence southeasterly along the arc of said curve through a central angle of 90°00'00" an arc distance of 31.42 feet to the point of tangency of said curve; thence N 44°00'45" E a distance of 18.28 feet to a point of curvature of a curve, concave to the northwest having a radius of 20 feet, thence northeasterly along the arc of said curve through a central angle of 43°52'45" an arc distance of 15.32 feet to the point of tangency of said curve, thence N 00°08'00" E, 997.13 feet west of and parallel to said east line of the Northwest quarter of Section 25, a distance of 83.18 feet, thence N 89°09'00" W a distance of 109.39 feet to a line 1106.52 feet west of and parallel to the said east line of the Northwest quarter of Section 25, thence N 00°08'00" E along said parallel line a distance of 457.10 feet to the Southwest corner of Jupiter Ridge, as recorded in Plat Book 26, page 106, Palm Beach County, Florida Public Records; thence S 89°09'00" E along the South line of said Jupiter Ridge, a distance of 109.39 feet; thence bear S 75°33'06" E along said South line of Jupiter Ridge, a distance of 61.92 feet; thence bear S 89°09'00" E, along said South line of Jupiter Ridge, a distance of 487.84 feet; thence bear N 77°40'51" E, along said South line of Jupiter Ridge, a distance of 61.45 feet; thence S 89°09'00" E along said South line of Jupiter Ridge, a distance of 109.29 feet to the Southeast corner of said Jupiter Ridge; thence bear S 00°08'00" W, 280.00 feet west of and parallel to the East line of the said Northwest Quarter, a distance of 641.79 feet to the Point of Beginning.

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

- STREETS:
a. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
a. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, LOWELL E. JARRETT, JR., AND ATTESTED BY ITS SECRETARY/TREASURER, JANICE L. JARRETT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS

DAY OF _____, A. D. 19____
LOWELL E. JARRETT, JR., INC.
Attest: JANICE L. JARRETT, SECRETARY/TREASURER
LOWELL E. JARRETT, JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOWELL E. JARRETT, JR. AND JANICE L. JARRETT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY/TREASURER OF THE ABOVE NAMED LOWELL E. JARRETT, JR., INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY, 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 _____, A. D. 19____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2626 PAGE 1490 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 ATTESTED BY ITS ASSISTANT CASHIER & ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, A. D. 19____

JUPITER-TEQUESTA NATIONAL BANK

ATTEST: GLORIA M. HAMLEN, ASSISTANT CASHIER

BY: JAMES R. CROOKS, VICE PRESIDENT.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES R. CROOKS AND GLORIA M. HAMLEN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT CASHIER OF THE ABOVE NAMED JUPITER-TEQUESTA NATIONAL BANK A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, 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 _____, A. D. 19____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA

I, M. LANNING FOX, 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 LOWELL E. JARRETT, JR., INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

M. LANNING FOX
ATTORNEY AT LAW
STATE OF FLORIDA

DATE: August 21 1978

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

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) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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.

JAN E. BROWNING
REGISTERED SURVEYOR NO. 2049
STATE OF FLORIDA

APPROVAL

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A. D. 19____

BY: _____
CHAIRMAN, DENNIS P. KOEHLER

ATTEST: JOHN B. DUNKLE, CLERK
DEPUTY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A. D. 19____
BY: _____
COUNTY ENGINEER, H. F. KAMBERT, P. E.

WENDIMERE HEIGHTS 40/5

LINDAHL, BROWNING & FERRARI, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD
JUPITER, FLORIDA 33458

951 COLORADO AVENUE
STUART, FLORIDA 33494

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