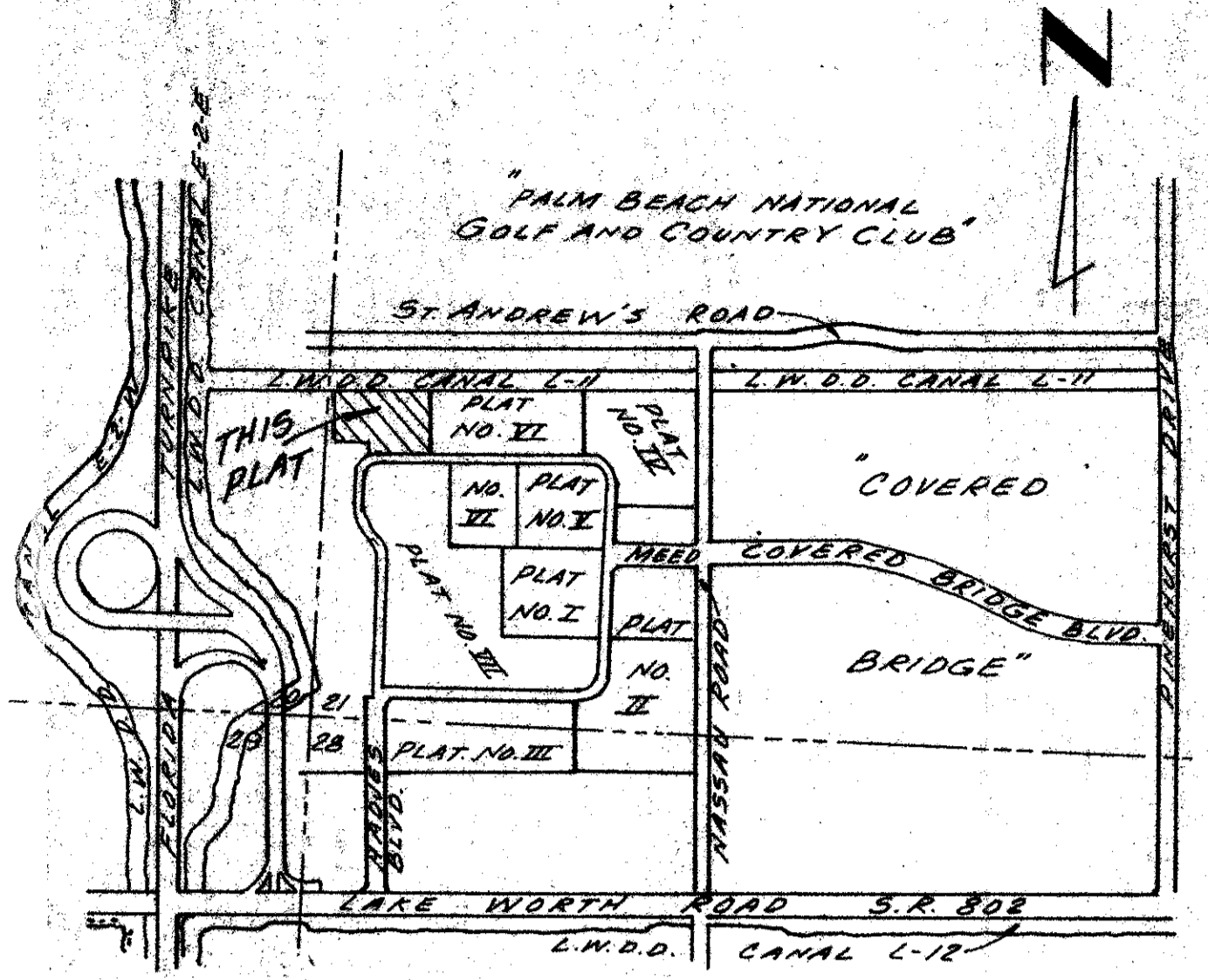


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# THE GARDENS OF WILLOW BEND PLAT NO. VIII

# 113

BEING THE EIGHTH PLAT OF MEED RACQUET CLUB P.U.D.  
SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
BEING, IN PART, A REPLAT OF A PART OF TRACTS 77 AND 78  
PALM BEACH FARMS CO. PLAT NO. 3 PLAT BOOK 2 PAGE 47  
JUNE, 1983



LOCATION SKETCH  
(NOT TO SCALE)

## DEDICATION

### DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WILLOW BEND INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS THE GARDENS OF WILLOW BEND BEING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A REPLAT OF PORTIONS OF TRACTS 77 AND 78, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF TRACT 'F' (MEED DRIVE NORTH) AS SHOWN ON THE PLAT 'THE VILLAS OF WILLOW BEND PLAT NO. 7', AS RECORDED IN PLAT BOOK 43 AT PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WEST, A DISTANCE OF 231.22 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 31°33'24" AND AN ARC LENGTH OF 82.62 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACT 'F' OF THE PLAT 'THE VILLAS OF WILLOW BEND PLAT NO. 7'); THENCE NORTH 00°00'09" EAST, A DISTANCE OF 41.36 FEET; THENCE NORTH 89°59'51" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 187.00 FEET; THENCE NORTH 00°00'09" EAST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 178.67 FEET; THENCE SOUTH 89°59'51" EAST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 33.33 FEET; THENCE NORTH 00°00'09" EAST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 175.44 FEET; THENCE SOUTH 89°59'51" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-11, A DISTANCE OF 524.97 FEET; THENCE SOUTH, A DISTANCE OF 139.96 FEET; THENCE SOUTH 35°19'05" WEST, A DISTANCE OF 108.21 FEET; THENCE SOUTH, A DISTANCE OF 147.30 FEET, TO THE POINT OF BEGINNING (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF TRACT B.1 OF THE 'PLAT OF THE VILLAS OF WILLOW BEND' AS RECORDED IN PLAT BOOK 42 AT PAGE 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 4.312 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

- STREETS: THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT A AS SHOWN HEREON IS DEDICATED TO THE GARDENS OF WILLOW BEND I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.  
THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT D AS SHOWN HEREON IS HEREBY DEDICATED TO THE GARDENS OF WILLOW BEND I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS WELL AS SUCH OTHER CONDOMINIUM ASSOCIATIONS AS MAY AGREE TO SHARE SAID MAINTENANCE OBLIGATION.
- LAKES: THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT B AND TRACT C (WATER MANAGEMENT TRACTS) AS SHOWN HEREON ARE HEREBY DEDICATED TO WILLOW BEND ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- EASEMENTS:
  - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
  - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
  - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
  - WILLOW BEND INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES UNTO ITSELF NON-EXCLUSIVE EASEMENTS FOR DRAINAGE AND UTILITY PURPOSES UNDER, OVER AND UPON TRACTS A, B, C AND D, AS SHOWN HEREON, AND WILLOW BEND INC., ITS SUCCESSORS AND ASSIGNS, SHALL DEDICATE IN PERPETUITY SUCH EASEMENTS TO SUCH ENTITIES AS WILLOW BEND INC., ITS SUCCESSORS AND ASSIGNS MAY DEEM APPROPRIATE.

NOTE: ALL OF THE ABOVE DEDICATED TO WILLOW BEND ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, OR DEDICATED TO WILLOW BEND I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ARE DEDICATED WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF WILLOW BEND, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF August, 1983.

ATTEST: Charles F. Radice  
CHARLES F. RADICE  
SECRETARY  
BY: Robert C. Radice  
ROBERT C. RADICE  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ROBERT C. RADICE AND CHARLES F. RADICE TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF WILLOW BEND, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS 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 28th DAY OF August, 1983.

MY COMMISSION EXPIRES: 12-17-84  
Helen M. Whalen  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HERBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3421, PAGE 23 AND OFFICIAL RECORD BOOK 3435, PAGE 290 AND OFFICIAL RECORD BOOK 3435 PAGE 324 AND O.R. BOOK 10704, PAGE 488 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 TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF August, 1983.

ATTEST: William M. Murphy  
BY: William M. Murphy  
CHASE MANHATTAN BANK N.A.

## ACKNOWLEDGEMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED William M. Murphy AND Paul R. Brewer 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 TREASURER OF THE ABOVE NAMED CHASE MANHATTAN BANK, N.A., A NEW YORK CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS 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 5th DAY OF August, 1983.

MY COMMISSION EXPIRES: 3/30/84  
Mary Lou Steffens  
NOTARY PUBLIC

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

WE, GIBRALTER TITLE AND ESCROW COMPANY, AGENTS FOR SAFECO TITLE INSURANCE COMPANY, A TITLE INSURANCE CORPORATION 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 IN WILLOW BEND, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GIBRALTER TITLE AND ESCROW COMPANY

DATED: Aug 9, 1983  
Philip H. Hopkins  
PHILIP H. HOPKINS

SUBSCRIBED AND SWORN TO AND BEFORE ME THIS 9th DAY OF August, 1983, CITY OF FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA.

MY COMMISSION EXPIRES: 12-17-84  
Helen M. Whalen  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATION

I HEREBY 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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER 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 AMMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 10 AUG 83  
Clyde O. McNeal  
BY: CLYDE O. MCNEAL  
PROFESSIONAL LAND SURVEYOR NO. 2883  
STATE OF FLORIDA

## PALM BEACH COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Sept, 1983.

BY: Peggy E. Ewart  
CHAIRMAN PEGGY EWART

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Sept, 1983.

BY: H.F. Kahlert  
H.F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: Space  
DEPUTY CLERK

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:47A  
this 29th day of SEPTEMBER  
1983, and duly recorded in Plat Book No.  
46 on page 113 & 114.  
JOHN B. DUNKLE, Clerk, County Court  
Richard A. Hart D.C.

DENSITY  
ACREAGE ..... 4.312 ACRES  
DWELLING UNITS ..... 48 UNITS  
DENSITY ..... 11.13 UNITS/ACRE



0396-306

46/113

SHEET 1 OF 2 SHEETS

PREPARED BY  
CRAVEN THOMPSON & ASSOCIATES, INC.  
SURVEYORS - ENGINEERS - PLANNERS - ARCHITECTS  
5901 NORTH AVENUE - FORT LAUDERDALE, FLORIDA 33309  
DRAWN BY: J.H. FITSCHEN

# THE GARDEN AT WILLOW BEND