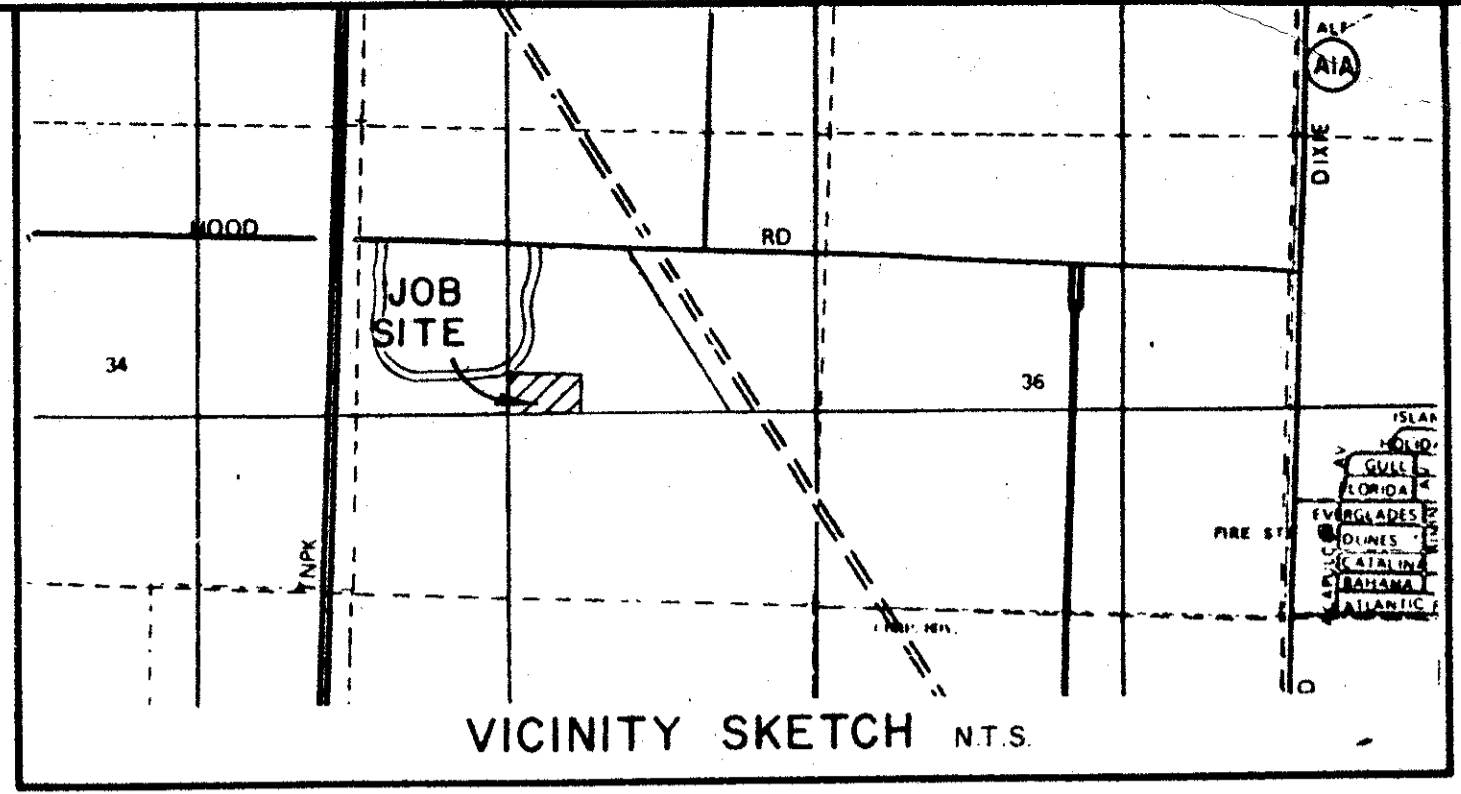


PLAT NO. 2 WESTWOOD GARDENS (A P.U.D.) LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3
APRIL 1984



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 8:55 A.M.
this 18th day of MAY
1984 and duly recorded in Plat Book No.
48 on page 72, 73 & 74.
KINN B. DUNKLE, Clerk Circuit Court
By *George C. Zigliani* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOOD ROAD CORPORATION, A FLORIDA CORPORATION, AND WESTWOOD GARDENS, INCORPORATED, A FLORIDA CORPORATION, AND WESTWOOD GARDENS, INCORPORATED, A JOINT VENTURE DOING BUSINESS AS WESTWOOD GARDENS, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 35, THENCE SOUTH 87° 56' 04" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) AND THE SOUTH LINE OF PLAT NO. 1 WESTWOOD GARDENS, RECORDED IN PLAT BOOK 46, PAGES 156 THROUGH 161, INCLUSIVE, PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 1836.53 FEET TO P.R.M. NO. 8 AND THE EAST LINE OF SAID PLAT NO. 1, SAID P.R.M. NO. 8 ALSO THE POINT OF BEGINNING OF THE HEREIN AFTER DESCRIBED PARCEL; THENCE NORTH 2° 03' 56" EAST ALONG THE EAST LINE OF SAID PLAT NO. 1 A DISTANCE OF 386.52 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST NON-RADIAL TO THE LAST DESCRIBED LINE, HAVING A RADIAL BEARING OF NORTH 30° 59' 39" WEST AND A RADIUS OF 380.0 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 09' 00" A DISTANCE OF 113.74 FEET TO A POINT ON SAID CURVE HAVING A RADIAL BEARING OF NORTH 48° 08' 39" WEST, THENCE SOUTH 4° 32' 38" EAST ON A NON-RADIAL LINE TO SAID CURVE A DISTANCE OF 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH NON-RADIAL TO THE LAST DESCRIBED LINE HAVING A RADIAL BEARING OF NORTH 39° 03' 22" EAST AND A RADIUS OF 282.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 59' 26" A DISTANCE OF 182.34 FEET TO A POINT OF TANGENT; THENCE SOUTH 87° 56' 04" EAST A DISTANCE OF 507.73 FEET TO A POINT. THENCE SOUTH 2° 03' 56" WEST A DISTANCE OF 369.0 FEET; THENCE NORTH 87° 56' 04" WEST A DISTANCE OF 766.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.67 ACRES MORE OR LESS.
SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD.
BEARINGS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WITH N.00° 00' 00"E. BEING GRID NORTH.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE RIGHT OF WAY FOR EAGLE LAKE DRIVE, MORE PARTICULARLY DESCRIBED ON SHEET 3 OF THIS DRAWING, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. TRACT A (COMMON AREAS) ARE HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, FOR RECREATION, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE PARKING, ACCESS AND UTILITY TRACT, MORE PARTICULARLY DESCRIBED ON SHEET 3 OF THIS DRAWING ARE HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, FOR PARKING, PRIVATE ROAD, UTILITIES, DRAINAGE AND STORM WATER MANAGEMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. EASEMENTS:
 - A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, CABLE T.V. AND DRAINAGE.
 - B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS ON BEHALF OF THE JOINT VENTURE HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND/OR VICE PRESIDENT AND ATTESTED BY THEIR SECRETARY AND/OR ASSISTANT SECRETARY AND HAD CAUSED THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND IN THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 3rd DAY OF MAY, 1984.

WESTWOOD GARDENS, A JOINT VENTURE
By: HOOD ROAD CORPORATION, A JOINT VENTURE, A CORPORATION OF THE STATE OF FLORIDA
Steven E. Munson
STEVEN E. MUNSON, VICE PRESIDENT

ATTEST:
By: *George B. Hough, Jr.*
GEORGE B. HOUGH, JR.
ASSISTANT SECRETARY

By: WESTWOOD GARDENS, INC., A JOINT VENTURE, A CORPORATION OF THE STATE OF FLORIDA
By: *Herbert W. Biggs*
HERBERT W. BIGGS, PRESIDENT

ATTEST:
By: *Herbert W. Biggs*
HERBERT W. BIGGS, SECRETARY
James Woodland
WITNESS AS TO BOTH CORPORATIONS
Tom Munson
WITNESS AS TO BOTH CORPORATIONS

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN E. MUNSON AND GEORGE B. HOUGH, JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF HOOD ROAD CORPORATION, A FLORIDA CORPORATION, AND HEREBY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED 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 3rd DAY OF MAY, 1984.
MY COMMISSION EXPIRES: June 22, 1987 *Carol J. Davis*
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT W. BIGGS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF WESTWOOD GARDENS, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 3rd DAY OF MAY, 1984.
MY COMMISSION EXPIRES: June 22, 1987 *Carol J. Davis*
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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.

George C. Zigliani
GEORGE C. ZIGLIANI
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3971

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MAY, 1984.

By: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MAY, 1984.

By: *Herbert F. Kahler, P.E.*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

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

By: *Elizabeth Richards*
DEPUTY CLERK

SURVEYOR'S NOTES:

1. ALL LOT TIES ARE 90° OFF REFERENCE LINES UNLESS SHOWN OTHERWISE.
2. DEED BOOK 47, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, SETS FORTH EASEMENTS OF UNSPECIFIED WIDTH ALONG SECTION LINES, QUARTER SECTION LINES AND QUARTER-QUARTER SECTION LINES FOR ROAD AND/OR DRAINAGE PURPOSES IF SUCH PURPOSES ARE DEEMED NECESSARY BY THE MODEL LAND COMPANY OR PUBLIC AUTHORITIES.

THIS INSTRUMENT WAS PREPARED BY GEORGE C. ZIGLIANI AT THE OFFICE OF WILLIAM G. WALLACE, INC., 9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33410.

- SHEET NO. 1 SIGNATURE SHEET
- SHEET NO. 2 SIGNATURE SHEET
- SHEET NO. 3 LOT LAYOUT

SEAL: PROFESSIONAL LAND SURVEYOR

SEAL: COUNTY ENGINEER

SEAL: DEPUTY CLERK

SEAL: NOTARY PUBLIC

SEAL: NOTARY PUBLIC

CORPORATE SEAL

CORPORATE SEAL

PLAT NO. 2
WESTWOOD GARDENS
(A P.U.D.)

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|--|-------------------|--------------------|--|
| WILLIAM G. WALLACE, INC. CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS 9176 ALTERNATE A1A, LAKE PARK, FL. 33410 • 305/842-4233 3241 SW MAPLE RD. PALM CITY PLAZA, PALM CITY, FL. 33460 • 305/283-0300 | | | |
| FIELD: J.H. | JOB NO.: 82-756 | F.B. PG. | |
| OFFICE: R.M.R. | DATE: MARCH, 1984 | DWG. NO.: 82-756'A | |
| C'D: G.C.Z. | REF: | SHEET 1 OF 3 | |

DRAWING NUMBER
48/72

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA