50/130

WOODS EDGE

A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION

NOW ALL MEN BY THESE PRESENTS that Woods Edge Associates, Limited, a Florida limited partnership, owner of the land shown hereon, being in Section 25, Township 42 South, Range 42 East, Palm Beach County, Florida, shall be known as WOODS EDGE and being more particularly described as follows:

The north half (N.½) of the northeast quarter (N.E.¼) of Section 25, Township 42 South, Range 42 East, Palm Beach County, Florida, LESS the east 290.00 feet thereof, and LESS and except the north 30.00 feet thereof, and LESS and except the west 30.00 feet thereof, containing 69.44 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate the respective parcels and tracts substore and assigns as follows:

1. STREETS:

a) The streets shown hereon as WOODS EDGE CIRCLE is hereby dedicated for private road purposes to Woods Edge Associates, Limited, a Florida limited partnership, and to the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County, and without recourse to Palm Beach County Water Control District. Said tract may also be used for the construction and maintenance of utility and drainage systems.

b) The 100' additional right of way along Military Trail as shown hereon is hereby reserved and dedicated for the perpetual use of the public for road right of way purposes to the Palm Beach County Board of County Commissioners.

2. UTILITY TRACTS:

The UTILITY TRACTS as shown hereon are hereby dedicated for housing, access and recreational purposes to and for the use and enjoyment of Woods Edge Associates, Limited, and are the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County.

3. LAKE TRACTS:

The LAKE TRACTS as shown hereon are hereby dedicated to Woods Edge Associates, Limited, for water management purposes and a drainage easement, and are the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County, and without recourse to Northern Palm Beach County Water Control District.

4. RECREATION TRACT:

The RECREATION TRACT as shown hereon is hereby dedicated for recreational purposes to and for the use and enjoyment of Woods Edge Associates, Limited, and is the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County.

5. EASEMENTS:

a) The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.

b) The Drainage and Maintenance Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage to Woods Edge Associates, Limited, and are the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County, and without recourse to Northern Palm Beach County Water Control District.

c) The Buffer Easements as shown hereon are hereby dedicated for buffer purposes to Woods Edge Associates, Limited, and are the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County.

d) The Preserve Easements as shown hereon are hereby dedicated for preserve and recreational purposes to Woods Edge Associates, Limited, and are the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County, and without recourse to Northern Palm Beach County Water Control District.

e) The Access Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.

f) The Water Management Easements (W.M.E.'s) as shown hereon, are hereby dedicated to Northern Palm Beach County Water Control District for water management purposes.

IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its President and attested to by the Secretary of its corporate general partner, and its corporate seal affixed hereto by and with the authority of its Board of Directors this 18 day of December, 1984, A.D.

WOODS EDGE ASSOCIATES, LIMITED
A Florida Limited Partnership
By The Sutter Companies, Inc.
A Florida corporation, General Partner

ATTEST: Sherry LeBonte Hyman, Secretary — By: Robert A. Sutter, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared Robert A. Sutter and Sherry LeBonte Hyman 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 The Sutter Companies, Inc., a Florida corporation, and severally 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 corporate seal of said corporation, and that said instrument is the free act and deed of said corporation, and that said corporation executed the foregoing instrument as general partner of Woods Edge Associates, Limited, a Florida limited partnership, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument is the free act and deed of said corporation acting as general partner of said partnership.

WITNESS my hand and official seal this 18 day of December, 1984, A.D.

My commission expires: Feb. 13, 1985 — Notary Public, State of Florida at Large

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF VOLUSIA : SS

Heritage Federal Savings and Loan Association, a Florida corporation, 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 mortgages which are recorded in Official Record Book 4110, Pages 1611 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 to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 13 day of December, 1984, A.D..

ATTEST: — Heritage Federal Savings and Loan Association

By: Jeffrey W. Jones, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA : SS

BEFORE ME personally appeared Jeffrey W. Jones and SHIRLEY SCANLON, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of Heritage Federal Savings and Loan Association, a Florida corporation, and severally 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 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 13 day of December, 1984, A.D..

My commission expires: April 24, 1988 — Notary Public, State of Florida at Large

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH : SS

We, O'Donnell & Cooper, P.A., duly licensed attorneys 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 Woods Edge Associates, Limited, a Florida limited partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find all mortgages are shown and are true and correct and there are no other encumbrances of record.

O'Donnell & Cooper, P.A.

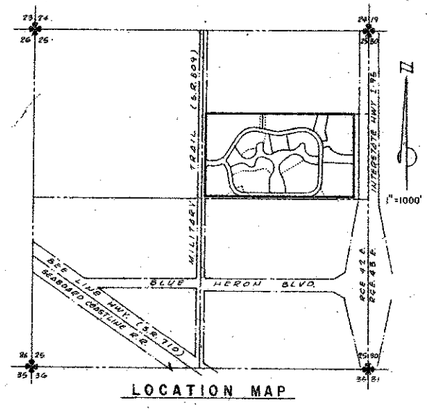
Date: DEC. 10, 1984 — Phil D. O'Donnell, Jr., Esquire, For the Firm

LAND 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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and the Permanent Control Points (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 requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Adair and Brady, Inc.

Date: Dec. 6, 1984 — By: Dennis Painter
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542



LOCATION MAP

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH : SS

First American Bank & Trust, a Florida corporation, 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 7116, Page 512, 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 Senior Vice-President and attested to by its Asst. Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18th day of December, 1984, A.D..

ATTEST: — First American Bank & Trust

Asst. Vice President — By: Richard C. Preiser, Senior Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared Richard C. Preiser and John M. Fallenge to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice-President and Asst. Vice Pres., of First American Bank & Trust, a Florida corporation, and severally 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 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 18th day of December, 1984, A.D..

My commission expires: — Notary Public, State of Florida at Large

This instrument was prepared by:
Dennis Painter, RLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida 33406

ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH : SS

The Northern Palm Beach County Water Control District hereby accepts the water management easements as shown hereon.

Date: 1/7/85 — Northern Palm Beach County Water Control District

ATTEST: Madison F. Pacetti, Secretary — By: Donald C. Walker, President, Board of Supervisors

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 6 day of March, 1985, A.D..

By: Kenneth M. Adams, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 5 day of March, 1985, A.D..

BY: Herbert F. Kahlert, P.E., County Engineer

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

BY: Deputy Clerk

COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH : SS

This plat was filed for record at 10:00 A.M. this 7th day of March, 1985, A.D. and duly recorded in Plat Book No. 50 on Pages 130 and 131.

JOHN B. DUNKLE, Clerk
By: D.C.

130

WOODS EDGE
P.U.D.-SITE DATA

HOUSING TRACTS (less preserves)		
Housing Tract 1	9.141 acres	
Housing Tract 2	4.513	
Housing Tract 3	6.160	
Housing Tract 4	6.089	
Housing Tract 5	5.320	
Housing Tract 6	3.087	
Housing Tract 7	4.212	
Housing Tract 8	3.987	
Housing Tract 9	2.360	
Total Housing Tract area		44.769 acres
RECREATION TRACT		1.573 acres
LAKE TRACTS		
Lake Tract 1	6.736 acres	
Lake Tract 2	1.928	
Lake Tract 3	1.479	
Total Lake Tract area		10.142 acres
ROAD RIGHT OF WAY		
Woods Edge Circle	6.681 acres	
Military Trail dedication	0.295	
Total road Right of way area		6.976 acres
PRESERVE EASEMENTS		
Preserve Easement 1	0.415 acres	
Preserve Easement 2	0.406	
Preserve Easement 3	0.613	
Preserve Easement 4	2.162	
Preserve Easement 5	1.455	
Preserve Easement 6	0.286	
Preserve Easement 7	0.174	
Preserve Easement 8	0.220	
Total Preserve Easement area		6.131 acres
TOTAL PLAT BOUNDARY		69.645 acres
BUFFER EASEMENTS		
Buffer in Housing Tract 1	0.889 acres	
Buffer in Housing Tract 2	0.477	
Buffer in Housing Tract 3	0.237	
Buffer in Housing Tract 8	0.265	
Total Buffer Area	1.868 acres	
OPEN SPACE		
Lake Tracts		10.142 acres
Preserve Easements		6.231
Buffer Easements		1.868
Residential Open Space (65% of Housing Tract area)		27.833
Total Open Space (66% of Project)		46.074 acres
DENSITY		
Total Number of Units	348	
Area of Woods Edge	69.645 acres	
Density of Woods Edge	4.993 units/acre	

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ADAIR & BRADY, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
(561 968-0)
West Palm Beach, Florida

Dr. MCH | F.B. | Scale
Ch. by | P.O. | Date DEC. 1984
Ap. | Job No. 4018

WOODS EDGE
RECORD PLAT

FP 1399 | SHEET 1 OF 2