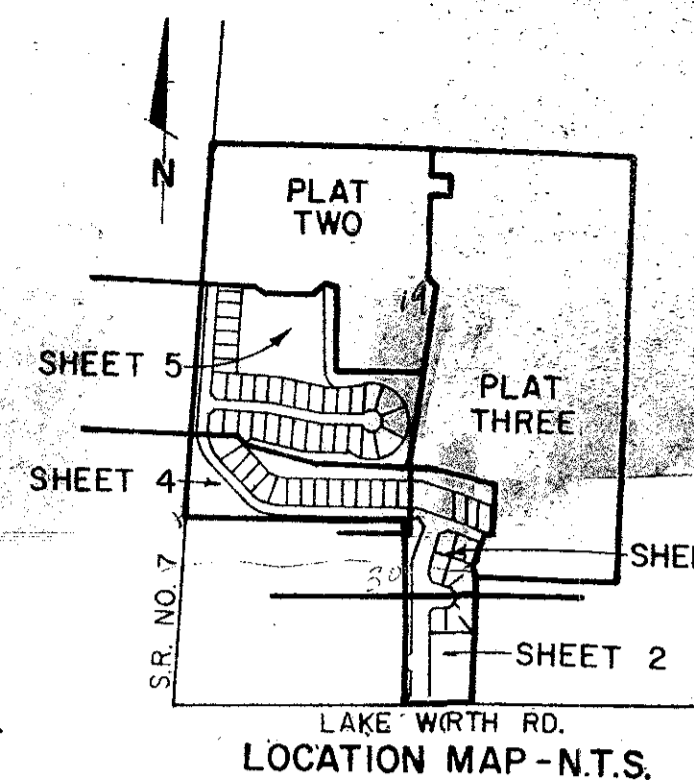


WOODS WALK PLAT ONE

BEING A REPLAT OF A PORTION OF BLOCK 25 OF PALM BEACH FARMS COMPANY PLAT NO. 3
PART OF WOODS WALK P.U.D.
SITUATE IN SECTIONS 19 & 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

1987

SHEET 1 OF 5



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 11:02 AM
THIS 24 DAY OF September
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 58 ON PAGES
1 - AND 5
JOHN B. DUNKLE, CLERK
By: David A. Maden, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS WOODS WALK PLAT ONE, SITUATE IN SECTIONS 19 AND 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING A PORTION OF BLOCK 25 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 47 OF SAID BLOCK 25; THENCE S00°00'00"E, ALONG A PORTION OF THE EASTERN BOUNDARY LINE OF "CYPRESS TRAILS, P.U.D.", AS RECORDED IN PLAT BOOK 42, PAGES 28 THROUGH 30 OF THE AFORESAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 604.35 FEET TO INTERSECT THE EXISTING NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD; THENCE ALONG THE EXISTING RIGHT-OF-WAY LINE S89°59'00"W, A DISTANCE OF 341.85 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N00°01'00"W, A DISTANCE OF 84.94 FEET; THENCE S89°59'00"W, A DISTANCE OF 1042.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. E-1 AS RECORDED IN OFFICIAL RECORD BOOK 3716, PAGE 689 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACTS 35, 36, AD 49 OF SAID BLOCK 25 N02°53'34"E, A DISTANCE OF 1074.55 FEET; THENCE S07°06'26"E, A DISTANCE OF 191.00 FEET; THENCE N25°56'36"E, A DISTANCE OF 41.26 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 236.00 FEET, FROM WHICH A RADIAL LINE BEARS N37°45'59"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 37°45'59", A DISTANCE OF 155.56 FEET; THENCE S90°00'00"E, A DISTANCE OF 11.65 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 171.00 FEET, FROM WHICH A RADIAL LINE BEARS N13°53'22"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°05'26", A DISTANCE OF 99.81 FEET; THENCE N88°59'30"E, A DISTANCE OF 4.50 FEET; THENCE S01°00'30"E, A DISTANCE OF 398.41 FEET; THENCE N88°9'30"E, A DISTANCE OF 425.48 FEET; THENCE S07°05'51"W, A DISTANCE OF 64.59 FEET; THENCE S00°01'00"E, A DISTANCE OF 89.00 FEET; THENCE S78°8'11"E, A DISTANCE OF 402.83 FEET; THENCE S00°00'00"W, A DISTANCE OF 96.95 FEET; THENCE N71°00'00"W, A DISTANCE OF 56.24 FEET; THENCE S49°0'00"W, A DISTANCE OF 116.00 FEET; THENCE S24°45'16"E, A DISTANCE OF 51.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31.11 ACRES, MORE OR LESS.

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

- TRACTS A & AA, THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- TRACT B, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE ACCESS EASEMENT AND THE MAINTENANCE EASEMENT ARE HEREBY DEDICATED TO THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF, RESPECTIVELY, THE WATER MANAGEMENT TRACT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, AND E AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, LANDSCAPE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS H, I AND J AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT F, THE CONSERVATION AREA, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AREA PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE CONSERVATION AREA IS TO REMAIN UNDISTURBED AND IN ITS NATURAL STATE.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

SEAL
BMC DEVELOPMENT AT
WOODS WALK, INC.

SEAL
NOTARY PUBLIC

10. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

11. THE BUFFER EASEMENTS ARE HEREBY DEDICATED FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. THE LIFT STATION EASEMENT AND THE ACCESS EASEMENT, AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION PURPOSES, ACCESS AND RELATED PURPOSES, RESPECTIVELY.

13. THE CONSERVATION EASEMENT, AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO THE WOODS WALK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSERVATION PURPOSES AND SHALL BE AN UNDISTURBED NATURAL AREA, AND NO CLEARING, FILLING OR STRUCTURE PERMITTED IN THIS AREA.

IN WITNESS WHEREOF, BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF August 1987.

WITNESS: Genaro R. Garcia BY: Genaro R. Garcia
GENARO R. GARCIA
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED GENARO R. GARCIA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 13th DAY OF August, 1987.
MY COMMISSION EXPIRES: April 02, 1992 John Medina
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WOODS WALK ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THREE MORTGAGES UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 5115 AT PAGE 630, OFFICIAL RECORD BOOK 5115 AT PAGE 642, AND OFFICIAL RECORD BOOK 5115 AT PAGE 654 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY SUBORDINATED TO THE DEDICATION.

IN WITNESS WHEREOF, PINES GROUP, INC., A FLORIDA CORPORATION, A GENERAL PARTNER OF WOODS WALK ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS Asst. Secretary, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF August, 1987.

ATTEST: Ricardo Pines, Jr. BY: Ricardo Pines, Jr.
RICARDO PINES, JR.
ASST. SECRETARY
PINES GROUP, INC.,
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Ricardo Pines AND Ricardo Pines, Jr., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Asst. Secretary OF PINES GROUP, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 13th DAY OF August, 1987.
MY COMMISSION EXPIRES: 8/14/89 John Medina
NOTARY PUBLIC

SEAL
PINES GROUP, INC.

SEAL
NOTARY PUBLIC

SEAL
FLORIDA NATIONAL
BANK OF MIAMI

SEAL
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE)

BARNETT BANK OF SOUTH FLORIDA, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5333 AT PAGE 1842, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS HEREBY SUBORDINATE SAID MORTGAGE TO THE DEDICATION.

IN WITNESS WHEREOF, BARNETT BANK OF SOUTH FLORIDA, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice Pres. AND ATTESTED TO BY ITS Asst. Sec'y, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF August, 1987.

ATTEST: Lynda J. Harris BY: Lynda J. Harris
LYNDA J. HARRIS, ESQ.
LYNDA J. HARRIS, ESQ.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED Carol A. Roberts AND John B. Dunkle TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. AND Asst. Secretary OF BARNETT BANK OF SOUTH FLORIDA, N.A., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20th DAY OF August, 1987.

MY COMMISSION EXPIRES: 11-17-90 John Medina
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

FLORIDA NATIONAL BANK OF MIAMI, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3711 AT PAGE 821, AS MODIFIED BY THAT CERTAIN AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 4038 AT PAGE 1723, AND ADDITIONALLY MODIFIED IN OFFICIAL RECORD BOOK 4363 AT PAGE 584 AND OFFICIAL RECORD BOOK 4997 AT PAGE 673; TOGETHER WITH THAT CERTAIN UCC-3 (FINANCING STATEMENT) RECORDED AS AN ADDITIONAL SECURITY INSTRUMENT IN OFFICIAL RECORD BOOK 3711 AT PAGE 650; AS ALL WERE MODIFIED BY THAT CERTAIN PARTIAL RELEASE RECORDED IN OFFICIAL RECORD BOOK 4732 AT PAGE 1144, AND TOGETHER WITH THAT CERTAIN ASSIGNMENT OF RENTS WHICH IS FILED IN OFFICIAL RECORD BOOK 4997 AT PAGE 667, IN O.R.B. 4997 AT PAGE 656, AS MODIFIED IN O.R.B. 4997 AT PAGE 673, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY, ARE HEREBY SUBORDINATED TO THE DEDICATION.

IN WITNESS WHEREOF, FLORIDA NATIONAL BANK OF MIAMI, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice Pres. AND ATTESTED TO BY ITS Vice Pres., AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF August, 1987.

ATTEST: John McCarroll BY: John McCarroll
JOHN MCCARROLL
VICE PRESIDENT
FLORIDA NATIONAL BANK OF MIAMI

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED John McCarroll AND Steve Sanzone, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. AND Vice Pres. OF FLORIDA NATIONAL BANK OF MIAMI, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 August, 1987.

MY COMMISSION EXPIRES: August 25, 1987 Betty J. Harbo
NOTARY PUBLIC

TITLE CERTIFICATION

I, LYNDA J. HARRIS, ESQ., 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 IN BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: August 20, 1987 Lynda J. Harris
LYNDA J. HARRIS, ESQ.

SEAL
BARNETT BANK OF
SOUTH FLORIDA, N.A.

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY ENGINEER

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Sept 1987.

BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

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

BY: Herbert F. Kahler
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Sept 1987.

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 211H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE POINTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA OBLIGES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
THIS 10th DAY OF August 1987.

BY: Lesley B. Haas
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3704

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N90°00'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL, L-11
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OF MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA C. DODFELTER IN THE OFFICES OF STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

P.U.D. TABLE		BUILDING COVERAGE	
TOTAL ACREAGE	31.11 AC.	BUILDING COVERAGE	4.68 AC.
DENSITY	1.94 DU/AC.	OPEN SPACE	20.79 AC.
TOTAL DWELLING UNITS	60 DU	ROADS	5.48 AC.
WATER AREA	4.38 AC.	R/W	0.145 AC.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TURNOUT REQUIRED
SIDEWALK REQUIRED

Meridian Surveying and Mapping, Inc.
DRAWN M.H.C. DATE JAN. 1987
CHECKED W.B.H. SCALE NONE
DRAWING NO. 86-P4-103

SUBDIVISION - Woods Walk I
BOOK 58
PAGE 1
FLOOD MAP # 30-169A
ZONING RIS
SEAL PUD
PUB. NAME Palm Beach Farms
TAZ 735

58 / 1
Dunkle
PZ-13
PSS-20
PSS-71
Callout 804 = all per Andy H.