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STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 2:44 PM this 26 day of APR, A.D. 1989 and duly recorded in Plat Book No. 62 on Pages 121 thru 128.

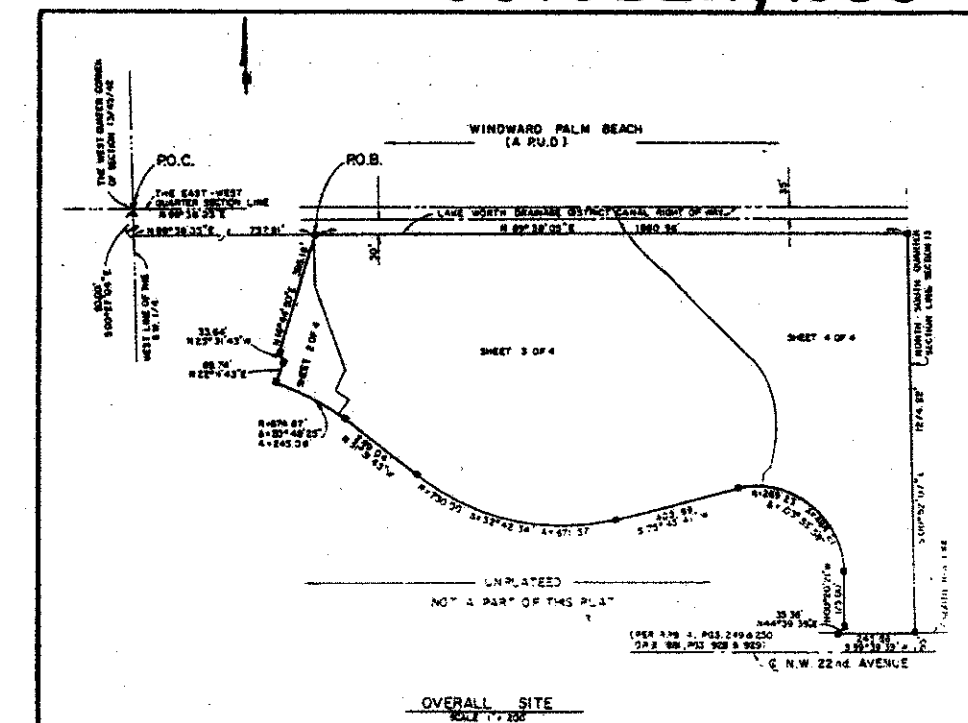
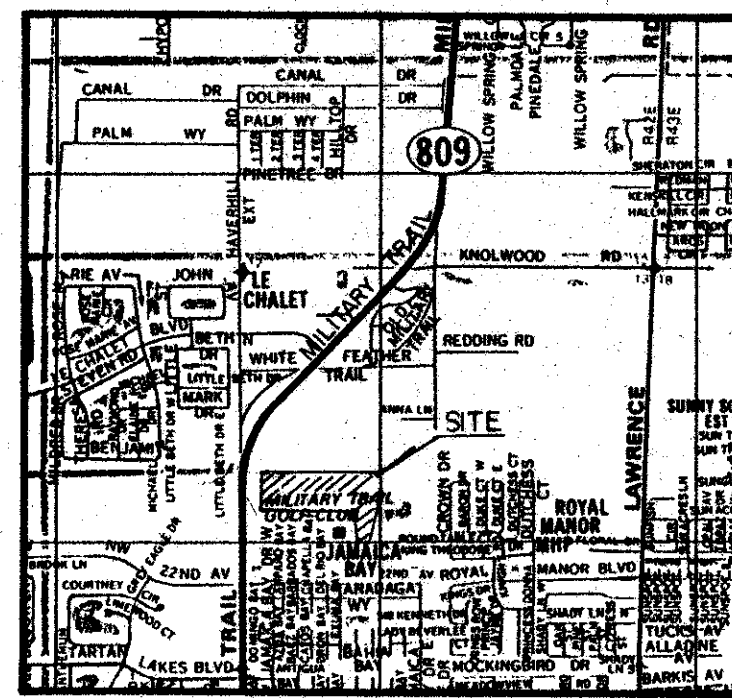
JOHN B. DUNKLE,  
Clerk, Circuit Court

By Robert P. Platt  
D.C.

# WINDWARD PALM BEACH PLAT TWO

## (A P.U.D.)

BEING A PLAT OF A PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
OCTOBER, 1988



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 45 SOUTH RANGE 42, EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINDWARD PALM BEACH PLAT TWO (A P.U.D.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE-QUARTER SECTION CORNER OF SAID SECTION 13; THENCE SOUTH 0°27'04" EAST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°38'05" EAST, ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST-WEST ONE QUARTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 757.81 FEET, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-21 CANAL, AS SAID RIGHT-OF-WAY LINE IS DESCRIBED IN OFFICIAL RECORD BOOK 3370, PAGES 1661 AND 1662 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PHASE II:

THENCE CONTINUE NORTH 89°38'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANAL L-21, A DISTANCE OF 1880.96 FEET TO A POINT ON THE NORTH-SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 13; THENCE SOUTH 0°52'07" EAST, ALONG SAID NORTH-SOUTH ONE-QUARTER SECTION LINE, A DISTANCE OF 1274.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH WEST 22ND AVENUE, AS RECORDED IN ROAD PLAT BOOK 4, PAGES 249 AND 250 AND OFFICIAL RECORD BOOK 1881, PAGES 1928 AND 1929 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°39'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF NORTH WEST 22ND AVENUE, A DISTANCE OF 245.86 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 44°39'39" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 0°20'21" WEST, A DISTANCE OF 175.00 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 269.23 FEET; THENCE NORTHWESTERLY AND WESTERLY 488.21 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°53'58" TO A POINT OF TANGENCY; THENCE SOUTH 75°45'41" WEST, A DISTANCE OF 405.89 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 730.00 FEET; THENCE NORTHWESTERLY 671.57 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'34" TO A POINT OF TANGENCY; THENCE NORTH 51°31'45" WEST, A DISTANCE OF 289.04 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 674.87 FEET; THENCE NORTHWESTERLY 245.08 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°48'25" TO A POINT ON SAID CURVE; THENCE NORTH 22°11'43" EAST, A DISTANCE OF 69.74 FEET; THENCE NORTH 25°31'43" WEST A DISTANCE OF 33.64 FEET; THENCE NORTH 16°44'50" EAST, A DISTANCE OF 395.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 39.015 ACRES MORE OR LESS.

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

**1. STREETS:**

- A. TRACT S-8 IS HEREBY DEDICATED TO WINDWARD MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY, PUBLIC UTILITIES, PRIVATE UTILITIES AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- B. TRACT S-7 IS HEREBY DEDICATED TO PALM SHORES AT GABLES END HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY, PUBLIC UTILITIES, PRIVATE UTILITIES AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- C. TRACTS S-9 THRU S-12 ARE HEREBY DEDICATED TO PALM SHORES AT GABLES END HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE INGRESS AND EGRESS, PUBLIC UTILITIES, PRIVATE UTILITIES AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**2. EASEMENTS:**

- A. UTILITY EASEMENTS-THE UTILITY EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, CABLE T.V., ETC.).
- B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE ARE HEREBY DEDICATED TO THE PALM SHORES AT GABLES END HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- C. 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.
- D. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.
- E. THE 20' MAINTENANCE EASEMENT ADJOINING THE WATER MANAGEMENT TRACT L-5 IS DEDICATED TO THE WINDWARD MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SAID TRACT AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- F. THE FLOWAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE WINDWARD MASTER ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

**3. WATER MANAGEMENT TRACTS:**

THE WATER MANAGEMENT TRACT, L-5, AS SHOWN, IS DEDICATED TO WINDWARD MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**4. OPEN SPACE:**

- A. TRACTS 0-15 THRU 0-25 AND 0-25A, 0-25B, AS SHOWN FOR OPEN SPACE, AND COMMON AREA, ARE HEREBY DEDICATED TO PALM SHORES AT GABLES END HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND IS THE CONSTRUCTION AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- B. TRACT B, THE 25 FOOT BUFFER, AS SHOWN, FOR OPEN SPACE, IS HEREBY DEDICATED TO PALM SHORES AT GABLES END HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND IS THE CONSTRUCTION AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**5. RECREATION TRACT:**

THE RECREATION TRACT, "TRACT F", AS SHOWN FOR RECREATION AND OPEN SPACE IS DEDICATED TO THE PALM SHORES AT GABLES END HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND IS THE CONSTRUCTION AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13<sup>TH</sup> DAY OF MARCH, 1989.

AHMANSON DEVELOPMENTS, INC.  
A CALIFORNIA CORPORATION.

BY: Shirley Elliott  
SHIRLEY ELLIOTT, VICE PRESIDENT

ATTEST: Charles Cembalough, Ass. Secy.

**ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

BEFORE ME PERSONALLY APPEARED SHIRLEY ELLIOTT AND CHARLES CEMBALOUGH, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY 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<sup>TH</sup> DAY OF MARCH, 1989.

MY COMMISSION EXPIRES: October 26, 1990  
Brenda Smith  
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 (IF ANY) 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.

Michael T. Kolodziejczyk  
MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 177

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

THIS INSTRUMENT WAS PREPARED BY MICHAEL T. KOLODZIEJCZYK IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406.

**P.U.D. TABULAR DATA**

TOTAL AREA 39.015 ACRES  
TOTAL DWELLING UNITS 102 UNITS  
DWELLING UNITS PER ACRE 2.61 D.U./AC.

PETITION No. 18-225

**APPROVALS:**

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April, 1989.

BY: Carol Elmquist  
CAROL ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: Jrilia Dewart  
DEPUTY CLERK

SEAL:  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April, 1989.

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

SEAL:  
COUNTY ENGINEER

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ERIC A. SIMON, 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 TO AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THE PROPERTY IS FREE FROM ENCUMBRANCES; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Eric A. Simon  
ERIC A. SIMON

DATE: March 15, 1989

**NOTES:**

- 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR 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.
- 2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 3. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- 5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13/45S/42E. BEING SOUTH 00°27'04" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- 6. ● = DENOTES PERMANENT CONTROL POINT (P.C.P.) - STAMPED P.L.S. NO. 3864.
- 7. ■ = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3864.
- 8. □ = DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596.
- 9. L.A.E. = DENOTES LIMITED ACCESS EASEMENT.
- 10. U.E. = DENOTES UTILITY EASEMENT.
- 11. D.E. = DENOTES DRAINAGE EASEMENT.
- 12. (O.A.) = DENOTES OVERALL DISTANCE.
- 13. (R) = DENOTES RADIAL LINE.
- 14. (NR) = DENOTES NON-RADIAL LINE.
- 15. THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR THE LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 22HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

Ret-18-225  
0340-002  
ZONE-RS-PUD

SUBDIVISION - Windward Palm Beach  
BOOK 62  
PAGE 125  
FLOOD MAP # 1905  
ZONING 18-225 RS  
ROAD # 34  
ZIP CODE 33436  
PUD NAME - A.P.U.B.  
13/45/42

OFFICIAL SEAL  
BRENDA D. SMITH  
Notary Public, California  
Principal Office in  
Los Angeles County  
My Comm. Expires Oct. 26, 1990

**METRIC ENGINEERING INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
MIAMI - FORT LAUDERDALE  
WEST PALM BEACH - PANAMA CITY

DEVELOPED BY M.T.K.  
DRAWN BY N.G.  
CHECKED BY M.T.K.

WINDWARD PALM BEACH  
PLAT TWO  
SHEET 1 OF 1