

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 4, THE PALM BEACH FARMS COMPANY PLAT NO. 3, SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27:

THENCE SOUTH 88°45'33" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 21.46 FEET;

THENCE SOUTH 01°14'27" WEST, 30.00 FEET TO THE SOUTH LINE OF A 30 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF SAID PUBLIC RECORDS AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6440, PAGES 501 THROUGH 505 OF SAID PUBLIC RECORDS;

THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1. SOUTH 44°51'15" EAST, 59.29 FEET;
2. SOUTH 00°57'01" EAST, 516.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST(A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 82°50'53" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE).
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1024.92 FEET, A CENTRAL ANGLE OF 25°21'34", AN ARC DISTANCE OF 453.64 FEET;

THENCE SOUTH 61°07'50" WEST, RADIAL TO THE NEXT DESCRIBED CURVE, 4.43 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1321.44 FEET, A CENTRAL ANGLE OF 04°26'23", AN ARC DISTANCE OF 102.39 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST(SAID POINT BEARS SOUTH 51°50'25" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1036.92 FEET, A CENTRAL ANGLE OF 14°17'08", AN ARC DISTANCE OF 258.44 FEET;

THENCE NORTH 82°23'00" EAST, 17.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID JOG ROAD AND A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST(SAID POINT BEARS SOUTH 36°53'02" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE);

THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1024.92 FEET, A CENTRAL ANGLE OF 00°27'15", AN ARC DISTANCE OF 8.12 FEET;

THENCE SOUTH 46°30'22" EAST, 76.84 FEET;

THENCE SOUTH 56°30'46" EAST, 67.75 FEET;

THENCE SOUTH 72°18'15" EAST, 44.10 FEET TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF JOG ROAD;

THENCE SOUTH 56°30'46" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 266.45 FEET;

THENCE SOUTH 01°01'37" EAST, ALONG SAID EAST LINE, 60.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTRY PLACE ROAD, AS DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 1824, PAGE 1329 OF SAID PUBLIC RECORDS;

THENCE SOUTH 89°03'34" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTRY PLACE ROAD, 2600.08 FEET;

THENCE NORTH 45°56'43" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTRY PLACE ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7482, PAGE 1644, A DISTANCE OF 45.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF SKEES ROAD AS DESCRIBED IN DEED BOOK 968, PAGE 407 OF SAID PUBLIC RECORDS;

THENCE NORTH 00°56'59" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF SKEES ROAD, 118.00 FEET;

THENCE NORTH 89°03'34" EAST, 7.00 FEET;

THENCE NORTH 00°56'59" WEST, ALONG A LINE 15.00 EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 181.04 FEET TO THE SOUTH LINE OF SKEES INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 29, PAGE 58 OF SAID PUBLIC RECORDS;

THENCE NORTH 89°02'32" EAST (NORTH 89°02'41" EAST - PLAT), ALONG SAID SOUTH LINE, 645.02 FEET TO THE EAST LINE OF SAID SKEES INDUSTRIAL PARK;

THENCE NORTH 00°56'59" WEST (NORTH 00°56'50" WEST - PLAT), ALONG SAID EAST LINE, 275.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DWIGHT ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5630, PAGE 140 OF SAID PUBLIC RECORDS;

THENCE NORTH 89°02'33" EAST, ALONG SAID RIGHT-OF-WAY LINE AND ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 1330.61 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 27.814 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS WOOD LAKE APARTMENTS, AND FURTHER DEDICATES AS FOLLOWS:

WATER MANAGEMENT TRACTS A, B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GOLDEN LAKE HOUSING ASSOCIATES, A FLORIDA LIMITED PARTNERSHIP ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO LITIGATION RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 2162, PAGE 1286.

THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID GOLDEN LAKE HOUSING ASSOCIATES, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

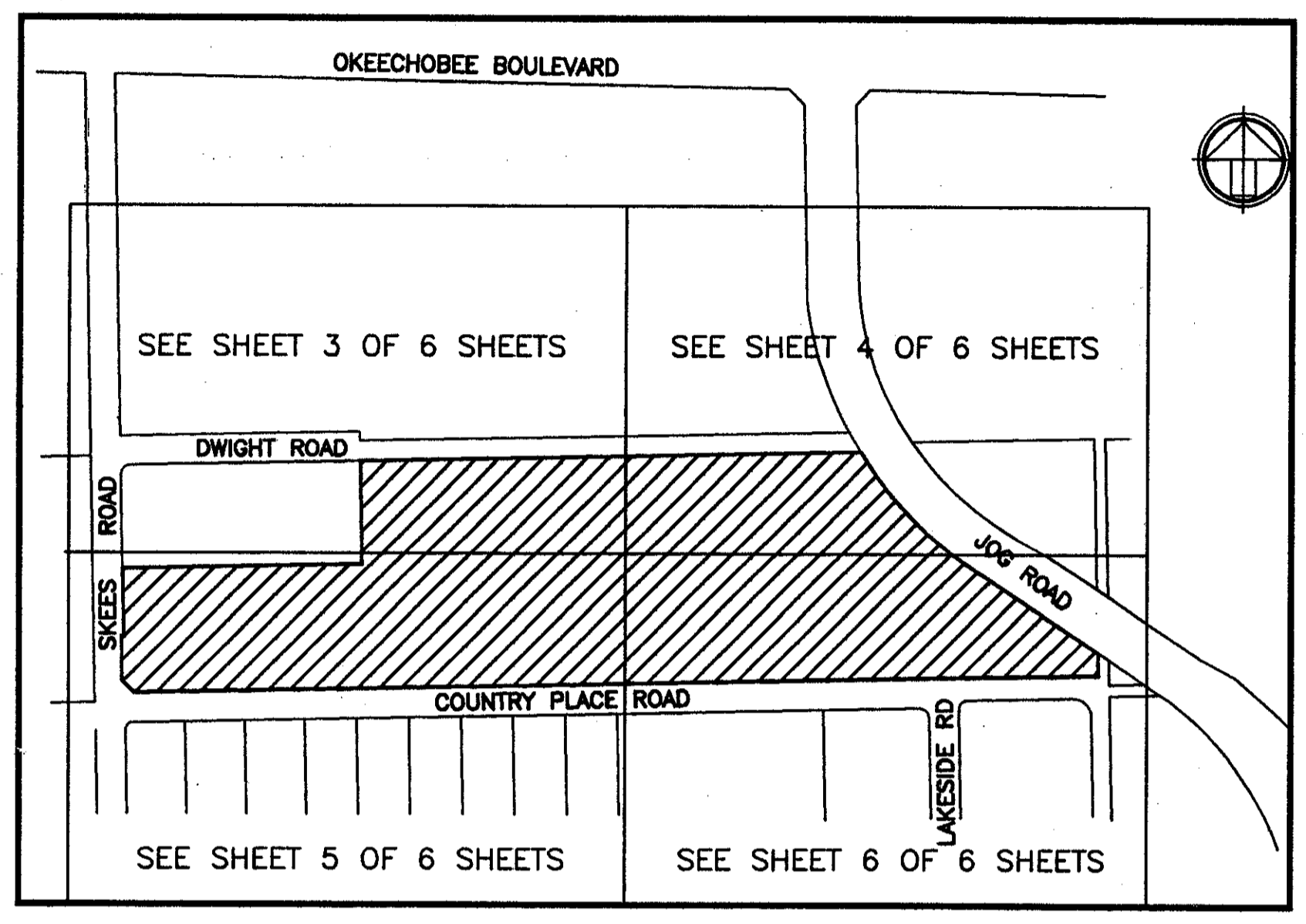
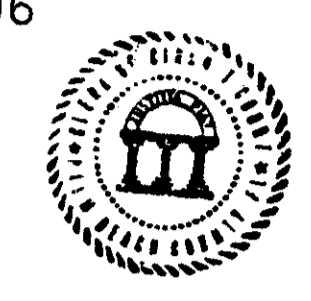
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

WOOD LAKE APARTMENTS A P.U.D. A REPLAT OF A PORTION OF TRACT 2, BLOCK 4, THE PALM BEACH FARMS COMPANY PLAT NO. 3, SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY RECORDS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PSM

SDA SHAH & ASSOCIATES ENGINEERING SURVEYING PLANNING 4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, FL 33309 PH: 954-776-7604 • FAX: 954-776-7608 NOVEMBER 1996

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 2:01 P.M. this 27th day of July, 1997 and duly recorded in Plat Book No. 66 on Pages 66 and 71. DOROTHY H. WILKEN, CLERK BY: Dawn A. Martin, DC



P.U.D. TABULAR DATA: PETITION NO. 93-54A, TOTAL SITE AREA 27.814 ACS, TOTAL DWELLING UNITS 224 UNITS, DENSITY 8 DU/AC, RECREATION AREA 1.827 ACS, WATER MANAGEMENT AREA 4.175 ACS, PRESERVE AREA 1.433 ACS, EXISTING ZONING PUD

COUNTY APPROVALS COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 27 DAY OF July, 1997. BY: George T. Webb, PE - COUNTY ENGINEER

TITLE CERTIFICATE STATE OF FLORIDA COUNTY OF PALM BEACH I, Brian J. McDonough, 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 TO BE VESTED TO GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT CURRENT TAXES HAVE BEEN PAID AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD. DATED: 6/23/97 PRINTED NAME: Brian J. McDonough

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA. DATED: 04/09/97 BY: Michael D. Rose, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998 SURVEYOR'S PROJECT No. 96-0330

THE LIFT STATION EASEMENT SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

RECREATION TRACTS #1 AND #2, AS SHOWN HEREON, ARE RESERVED FOR RECREATIONAL PURPOSES FOR GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PRESERVE AREA TRACTS #1 AND #2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVE AREA PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

LANDSCAPE BUFFER TRACT #1, AS SHOWN HEREON, IS HEREBY RESERVED FOR GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT A IS RESERVED BY GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 16 DAY OF April, 1997.

WITNESS: Andrew Chasnick (PRINTED NAME) Andrew Chasnick BY: GOLDEN LAKE HOUSING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP
WITNESS: Robert M. Hall (PRINTED NAME) Robert M. Hall BY: RELATED WOOD LAKE HOUSING, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER
ANGEL HERNANDEZ VICE PRESIDENT

ACKNOWLEDGEMENT STATE OF Florida COUNTY OF Dade

BEFORE ME PERSONALLY APPEARED ANGEL HERNANDEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RELATED WOOD LAKE HOUSING, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 10th DAY OF April, 1997. NOTARY PUBLIC: Marcelina Morales PRINTED NAME: Marcelina Morales MY COMMISSION EXPIRES:

- SURVEY NOTES: 1. COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
2. LINEAR UNIT = US SURVEY FOOT
3. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.000028999
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST AFTER ADJUSTMENT TO THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. SAID NORTH LINE BEARS NORTH 88°45'33" WEST.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
7. 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.
8. LINES INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.

- LEGEND: D.E. -DENOTES DRAINAGE EASEMENT
■ -DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.
P.B. -DENOTES PLAT BOOK
ORB -DENOTES OFFICIAL RECORDS BOOK
POB -DENOTES POINT OF BEGINNING
POC -DENOTES POINT OF COMMENCEMENT
C -DENOTES CENTERLINE
U.E. -DENOTES UTILITY EASEMENT
R/W -DENOTES RIGHT-OF-WAY
PBCR -DENOTES PALM BEACH COUNTY RECORDS

SUBDIVISION: WOOD LAKE APARTMENTS BOOK 50 PAGE 66 FLOOD ZONE: A FLOOD MAP NO. 04 QUAD # 31 ZONING: PUD ZIP CODE: 33411 SUB NAME: WOOD LAKE APARTMENTS

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