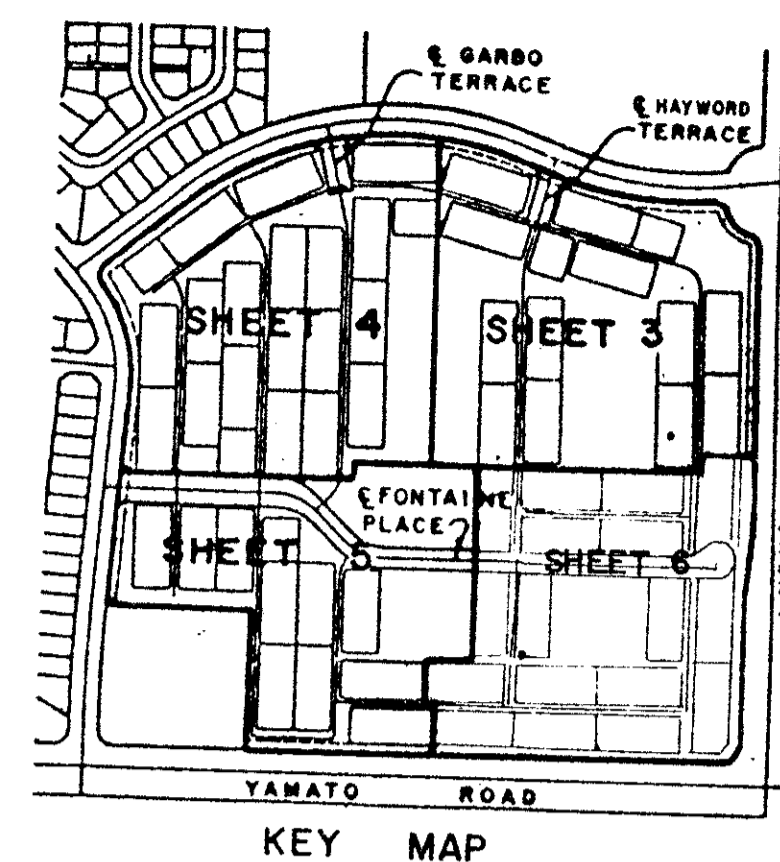


WEITZER SUBDIVISION P.U.D. PLAT NO. THREE (MOON LAKE P.U.D.)

A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO.3,
PLAT BOOK 2, PAGES 45-54, IN THE S. 1/2 OF SECTION 6 & THE N. 1/2 OF SECTION 7,
TWP. 47 S.- RGE. 42 E., PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 6 MARCH, 1986



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:45
A.M. this 15th day of May, 1986,
and duly recorded in Plat Book No. 53
on Page 53, 15, 7, 7
John B. Dunkler, Clerk, Circuit Court
By *[Signature]* D.C.

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DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WEITZER MOON LAKE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF LAND SHOWN HEREON, BEING IN SECTIONS 6 AND 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WEITZER SUBDIVISION P.U.D. PLAT NO. THREE - MOON LAKE P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND LYING IN TRACTS 91 THRU 102, INCLUSIVE, AND TRACTS 123 THRU 128, INCLUSIVE, ALL BEING IN BLOCK 73, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT NO. 128, BLOCK 73 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE ALONG THE FOLLOWING NUMBERED COURSES:

1. NORTH 89°58'24" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 73, A DISTANCE OF 1808.99 FEET; THENCE
2. NORTH 00°04'53" EAST, A DISTANCE OF 120.00 FEET; THENCE
3. SOUTH 89°58'24" EAST, A DISTANCE OF 400.00 FEET; THENCE
4. NORTH 00°04'53" EAST, A DISTANCE OF 383.99 FEET; THENCE
5. NORTH 89°58'24" WEST, A DISTANCE OF 389.90 FEET; THENCE
6. NORTH 04°05'18" EAST, A DISTANCE OF 613.94 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY; SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 39°06'29" AND A CHORD BEARING OF NORTH 15°23'57" WEST; THENCE
7. NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 293.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 85°21'15" AND A CHORD BEARING OF NORTH 39°35'57" WEST; THENCE
8. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.59 FEET TO THE POINT OF TANGENCY; THENCE
9. NORTH 50°24'03" EAST, A DISTANCE OF 274.42 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY; SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 60°03'00" AND A CHORD BEARING OF NORTH 80°25'33" EAST; THENCE
10. EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 964.22 FEET TO THE POINT OF TANGENCY; THENCE
11. SOUTH 69°32'58" EAST, A DISTANCE OF 97.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY; SAID CURVE HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 15°02'54" AND A CHORD BEARING OF SOUTH 79°04'24" EAST; THENCE
12. EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 359.05 FEET TO THE POINT OF TANGENCY; THENCE
13. SOUTH 82°35'52" EAST, A DISTANCE OF 210.15 FEET; THENCE
14. SOUTH 44°15'28" EAST, A DISTANCE OF 34.95 FEET TO A POINT ON THE ULTIMATE RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE
15. SOUTH 89°56'05" EAST, A DISTANCE OF 29.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 73; THENCE
16. SOUTH 00°04'53" EAST, ALONG THE EAST LINE OF SAID BLOCK 73, A DISTANCE OF 321.19 FEET TO THE NORTHEAST CORNER OF TRACT 'D' OF WHISPERWALK, A P.U.D., AS RECORDED IN PLAT BOOK 43, PAGES 189-191, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
17. SOUTH 89°58'51" WEST, ALONG THE NORTH LINE OF SAID TRACT 'D', A DISTANCE OF 29.00 FEET; THENCE
18. SOUTH 00°04'53" WEST, PARALLEL TO THE EAST LINE OF SAID BLOCK 73, A DISTANCE OF 661.58 FEET; THENCE
19. SOUTH 89°59'45" EAST, ALONG THE SOUTH LINE OF SAID TRACT 'D', A DISTANCE OF 29.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 73; THENCE
20. SOUTH 00°04'53" WEST, ALONG THE EAST LINE OF SAID BLOCK 73, A DISTANCE OF 661.59 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 73 AND THE POINT OF BEGINNING.

CONTAINING 66.966 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS AND ROADS

THE STREETS (YAMATO ROAD AND LYONS ROAD) AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE RIGHT OF WAY AS SHOWN HEREON AS FONTAINE PLACE, GARBO TERRACE AND HAYWOOD TERRACE ARE HEREBY DEDICATED IN PERPETUITY FOR PROPER PURPOSES TO TOWN VILLAS AT MOON LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN WEITZER SUBDIVISION P.U.D. PLAT NO. THREE - MOON LAKE, P.U.D. WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC ROADS.

LANDSCAPE BUFFER EASEMENTS - THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND LANDSCAPING TO TOWN VILLAS AT MOON LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS

TRACTS "G", AS SHOWN HEREON, ARE HEREBY DEDICATED TO TOWN VILLAS AT MOON LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

ACCESS TRACTS, AS SHOWN HEREON AS ACCESS TRACT "A", ARE HEREBY DEDICATED TO TOWN VILLAS AT MOON LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WATER MANAGEMENT TRACTS - THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON AS TRACT "X", INCLUDING THE 20 FOOT MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "X" ARE HEREBY DEDICATED IN PERPETUITY TO MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARK SITE - THE PARK SITE (RECREATION AREA), AS SHOWN HEREON, IS HEREBY DEDICATED TO TOWN VILLAS AT MOON LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY THIS 4th DAY OF February, 1986.

WEITZER MOON LAKE, LTD., A
FLORIDA LIMITED PARTNERSHIP
BY: *[Signature]*
HARRY WEITZER, AUTHORIZED SIGNATORY

WITNESSES:
[Signature]
[Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY WEITZER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORY OF WEITZER MOON LAKE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AUTHORIZED SIGNATORY OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF February, 1986.

MY COMMISSION EXPIRES:
Jan. 22, 1990

[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

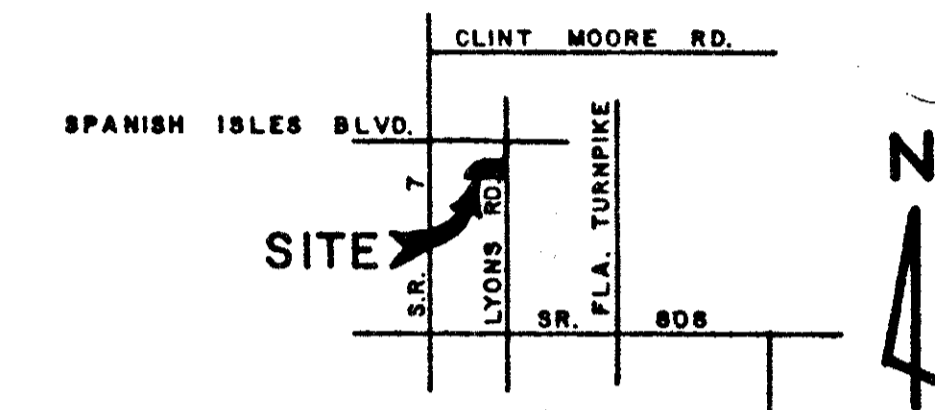
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4537, BEGINNING AT PAGE 0495, 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 ASSISTANT 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 14th DAY OF February, 1986.

NCNB NATIONAL BANK OF FLORIDA, A
NATIONAL BANKING ASSOCIATION

BY: *[Signature]*
CINDY L. SOPER,
ASSISTANT VICE PRESIDENT

ATTEST:
[Signature]
MARILYN K. KERSHNER,
ASSISTANT SECRETARY



VICINITY MAP

SEC. 6, TWP. 47S, RING. 42 E

C-7/47/42
SUBDIVISION - Weitzer Subdivision
BOOK 53 PAGE 72 #3
FLOOD ZONE B FLOOD MAP # 230
QUAD # 53
SE ZIP CODE 33434
PUD NAME, RS/PUD
Map Area 10
Total Area 32 - P81-130

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED CINDY L. SOPER AND MARILYN K. KERSHNER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT AND SECRETARY OF NCNB NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, 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 14th DAY OF February, 1986.

MY COMMISSION EXPIRES:
March 22, 1988

[Signature]
NOTARY PUBLIC

53
72

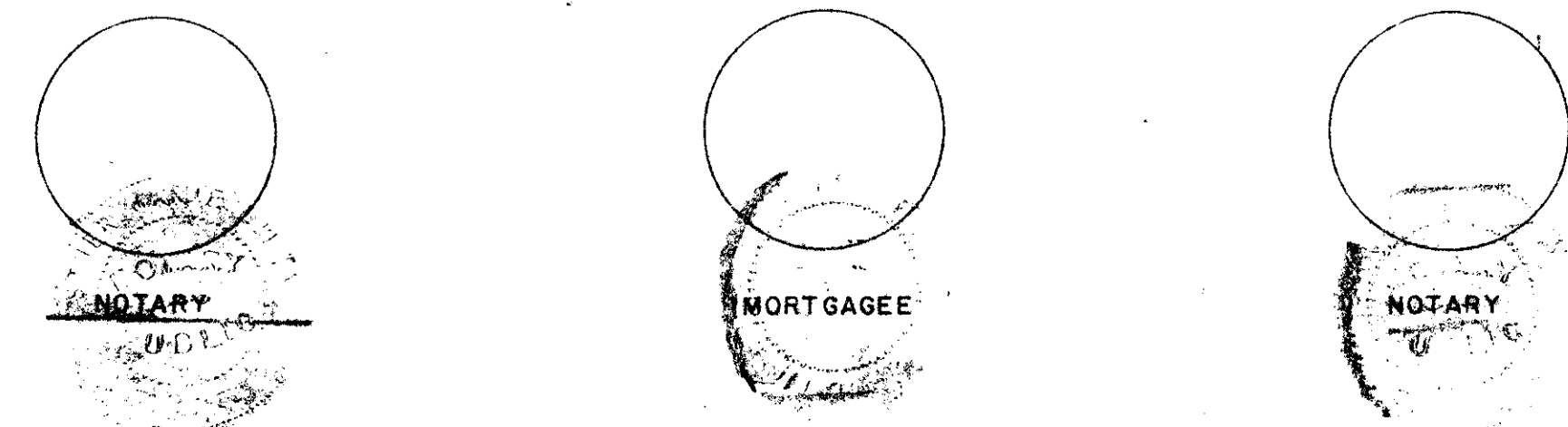
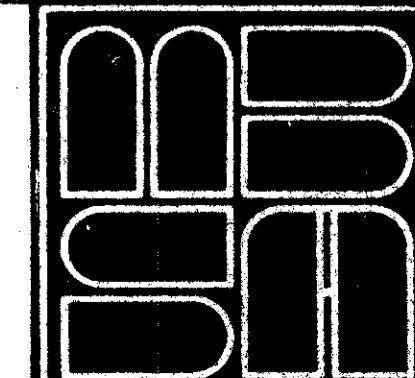
WEITZER SUBDIVISION P.U.D. PLAT #3

0349-003

MICHAEL B. SCHORAH
& ASSOCIATES, INC.

ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

TEL (305) 968-0080
1850 FOREST HILL BLVD., SUITE 205
WEST PALM BEACH, FLORIDA 33406



DRAWING NUMBER 53/72

DRAWING NUMBER

DRAWING NUMBER

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