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UNITED STATES SUGAR CORPORATION'S ADDITION NO. 1 TO THE TOWNSITE OF CANAL POINT IN SECTIONS 33 & 34, TOWNSHIP 41 SOUTH, RANGE 37 EAST PALM BEACH COUNTY, FLORIDA

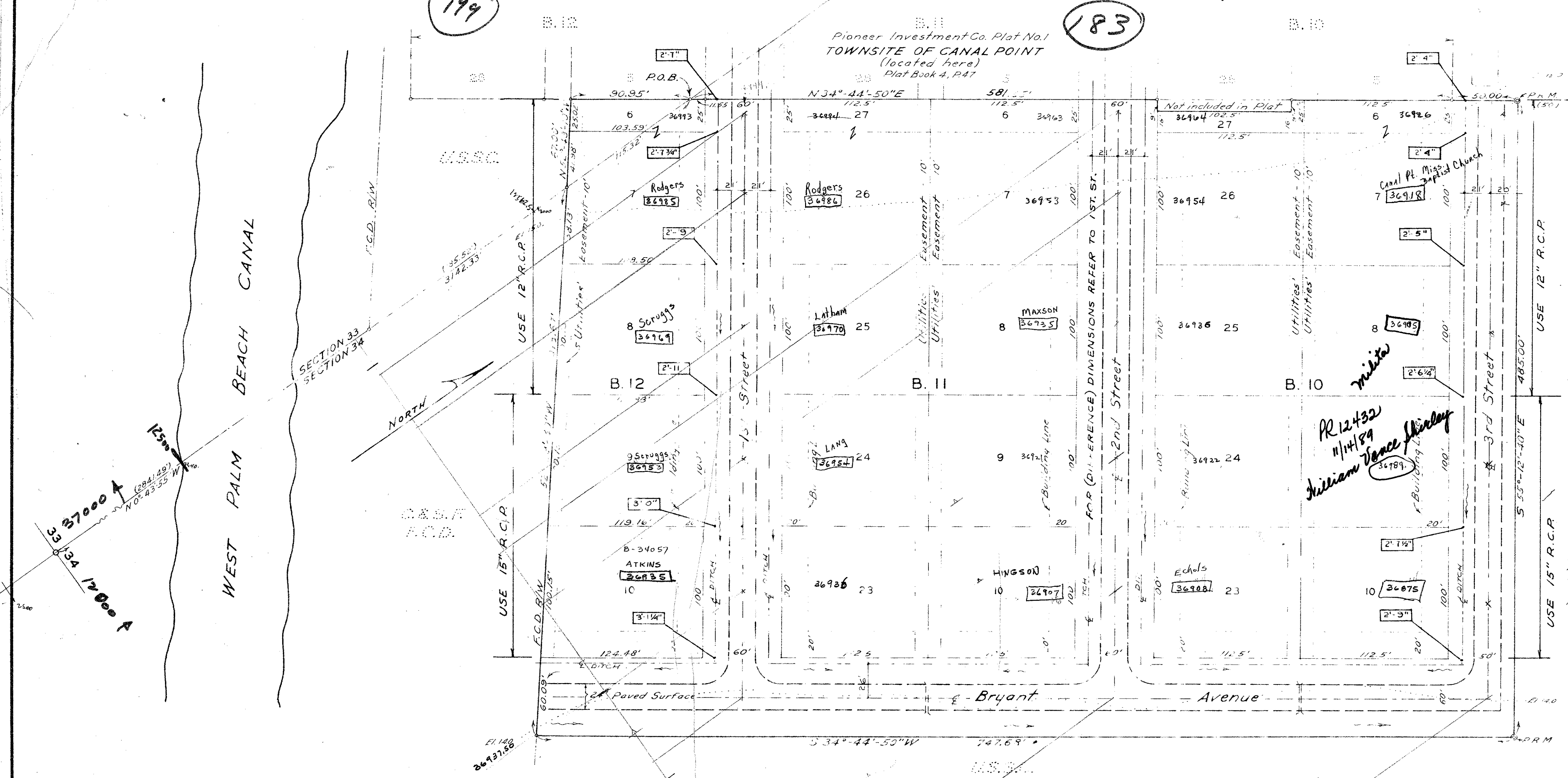
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NOTE:
1ST & 2ND ST. HAVE THE SAME DIFFERENCES.
DIMENSIONS APPLY TO EACH SIDE OF ROAD.
E-T DENOTES THE DIFFERENCE BETWEEN ROAD
& GRADE & DITCH BOTTOM.

SCALE: 1" = 50'

JANUARY 20, 1955



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of "Addition No. 1 to the Townsite of Canal Point" is a true and correct delineation of a recent survey made and platted under my direction and that permanent reference monuments have been set as indicated, in accordance with the provisions of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

A. N. Pitzer
R.L.S., Florida Certif. 868

APPROVAL

This plat of "Addition No. 1 to the Townsite of Canal Point" is approved by the Board of County Commissioners of Palm Beach County, Florida this 26 day of September A.D. 1955.
Roads will be maintained by Palm Beach County.

Paul J. Sander
Chairman of the Board
Stephen Edward Kelly
County Engineer

DESCRIPTION

A parcel of land in Sections 33 and 34, Township 41 South, Range 37 East, lying adjacent to the southeasterly side of Pioneer Investment Co. Plat No. 1, of the Townsite of Canal Point, more particularly described as follows:
From the southwest corner of Section 34, Township 41 South, Range 37 East, run N 0°-43'-55" W along the west line of said Section 34 a distance of 3142.33 feet to a marked point on the southeasterly boundary of Pioneer Investment Co. Plat No. 1 of the Townsite of Canal Point and the point of beginning.
Thence run N 34°-44'-50" E through said Section 34 a distance of 581.55 feet along the southeasterly boundary of Pioneer Investment Co. Plat No. 1 of the Townsite of Canal Point to a marked point which is the easterly corner of said Plat No. 1; Thence continue N 34°-44'-50" E a distance of 50.00 feet to a P.R.M.; Thence run S 55°-12'-40" E, which bears the same direction as the northeasterly boundary of Pioneer Investment Co. Plat No. 1 of the Townsite of Canal Point, a distance of 485.00 feet to a P.R.M.; Thence run S 34°-44'-50" W a distance of 747.68 feet to a marked point on the Central and Southern Florida Flood Control District's northeasterly right of way for West Palm Beach Canal; Thence run N 52°-09'-40" W along said right of way a distance of 418.67 feet to a marked point on the west line of said Section 34;
Thence run N 52°-43'-10" W through said Section 33 a distance of 67.00 feet to a marked point on the southeasterly boundary of Pioneer Investment Co. Plat No. 1 of the Townsite of Canal Point;
Thence run N 34°-44'-50" E along said boundary in said Section 33 a distance of 90.95 feet to the west line of said Section 34 and the point of beginning, excepting that parcel in Block 10 labeled "Not included in Plat."

Said parcel contains 8.14 acres, of which 0.07 acres lies in Section 33 and 8.07 acres lies in Section 34.

Supplementary diagram entitled "Development Plan-Addition No. 1 to the Townsite of Canal Point" is an integral part of this Plat.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
Before me, the undersigned authority, this day personally appeared Charles E. Welkherald and Malcolm W. Bigg, respectively President and Secretary of United States Sugar Corporation, to me known to be the persons described in and who executed the dedication as shown on this plat, and that they attached thereto the corporate seal of said corporation for the purposes therein set forth and that the same is the free act and deed of said Corporation.

Witness my hand and official seal at Clewiston, Florida this 21st day of January A.D. 1955.

Earline Harm
Notary Public, State of Florida

CLERK'S CERTIFICATE

I hereby certify that this plat of "Addition No. 1 to the Townsite of Canal Point" has been examined by me and from my examination find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925.

I further certify that said plat was filed for record on the day of January A.D. 1955 and duly recorded in Plat Book 24 on page 182 of the Public Records of Palm Beach County, Florida.

J. Allen Guntter
Clerk of the Circuit Court
in and for Palm Beach County
Florida

Hold Bryant Ave as running North & South
1st, 2nd, & 3rd Sts run East & West

DEDICATION

United States Sugar Corporation, a corporation organized and existing under the laws of the state of Delaware, the owner in fee simple of the hereon described land, has caused this plat of "Addition No. 1 to the Townsite of Canal Point" to be made and does hereby dedicate to the perpetual use of the public all streets, avenues and easements shown hereon provided that such streets, avenues and easements shall revert to United States Sugar Corporation, its successors, heirs, assigns or legal representatives in even such streets, avenues or easements are vacated, abandoned or otherwise cease to be used for the purpose intended.

In witness whereof United States Sugar Corporation has caused this dedication to be signed in its corporate name and the corporate seal to be hereunto affixed by its duly authorized officers upon this 21st day of January A.D. 1955.

UNITED STATES SUGAR CORPORATION

BY *Charles P. Lefler*
President
ATTEST *Malcolm W. Bigg*
Secretary

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