

NOTES

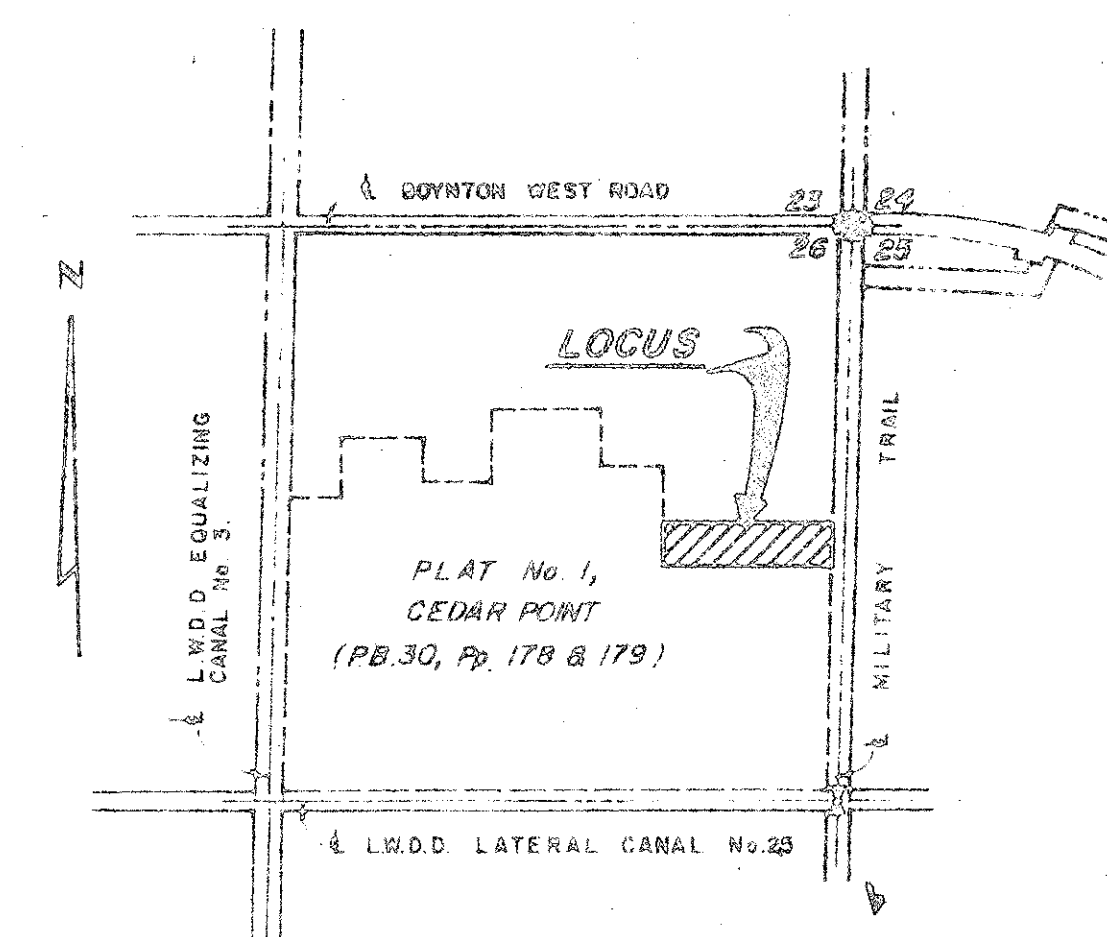
1. Permanent Reference Monuments (PRM's) are 4" x 4" concrete monuments with brass disc imbedded therein and stamped with "PRM Florida Surveyor No. 2201" thereon and are designated hereon thus:
2. Permanent Control Points (PCP's) to be set are designated thus:
3. Meridian of PLAT NO 1, CEDAR POINT and assumed coordinate.
4. Building setback lines shall be as required by Palm Beach County Zoning Regulations.
5. There shall be no buildings or other structures placed on utility easements.
6. There shall be no buildings or any kind of construction or any trees or shrubs placed on drainage easements.
7. Where utility and drainage easements intersect, the areas within the intersections and utility and drainage easements. Construction and maintenance of utilities shall not interfere with the drainage facilities or their operations within these areas of intersection.

A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL

PLAT No. 2, CEDAR POINT

BEING A REPLAT OF A PORTION OF THE SUBDIVISION OF SECTION 26 IN TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JUNE 18, 1975
ONE SHEET ONLY



PUD INFORMATION
AREA = 4.0961 ACRES
MAX. NO. OF UNITS = 20 DUPLEX UNITS
MAX. DENSITY = 4.98 D.U./ACRE
TRACT C AREA = 3.008 ACRES
TRACT B AREA = 0.106 ACRES

LOCATION MAP
NOT TO SCALE

APPROVALS - PALM BEACH COUNTY, FLORIDA

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County laws and ordinances.
By: _____

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this _____ day of _____ A.D., 1975.
By: _____

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that CEDAR POINT, INC., a Florida Corporation, owners of the land shown hereon, being a portion of the Northeast one quarter (NE 1/4) of the Subdivision of Section 26, Township 45 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 6, Page 26, Palm Beach County, Florida, Public Records, said land shown hereon as PLAT NO. 2, CEDAR POINT, and being more particularly described as follows:

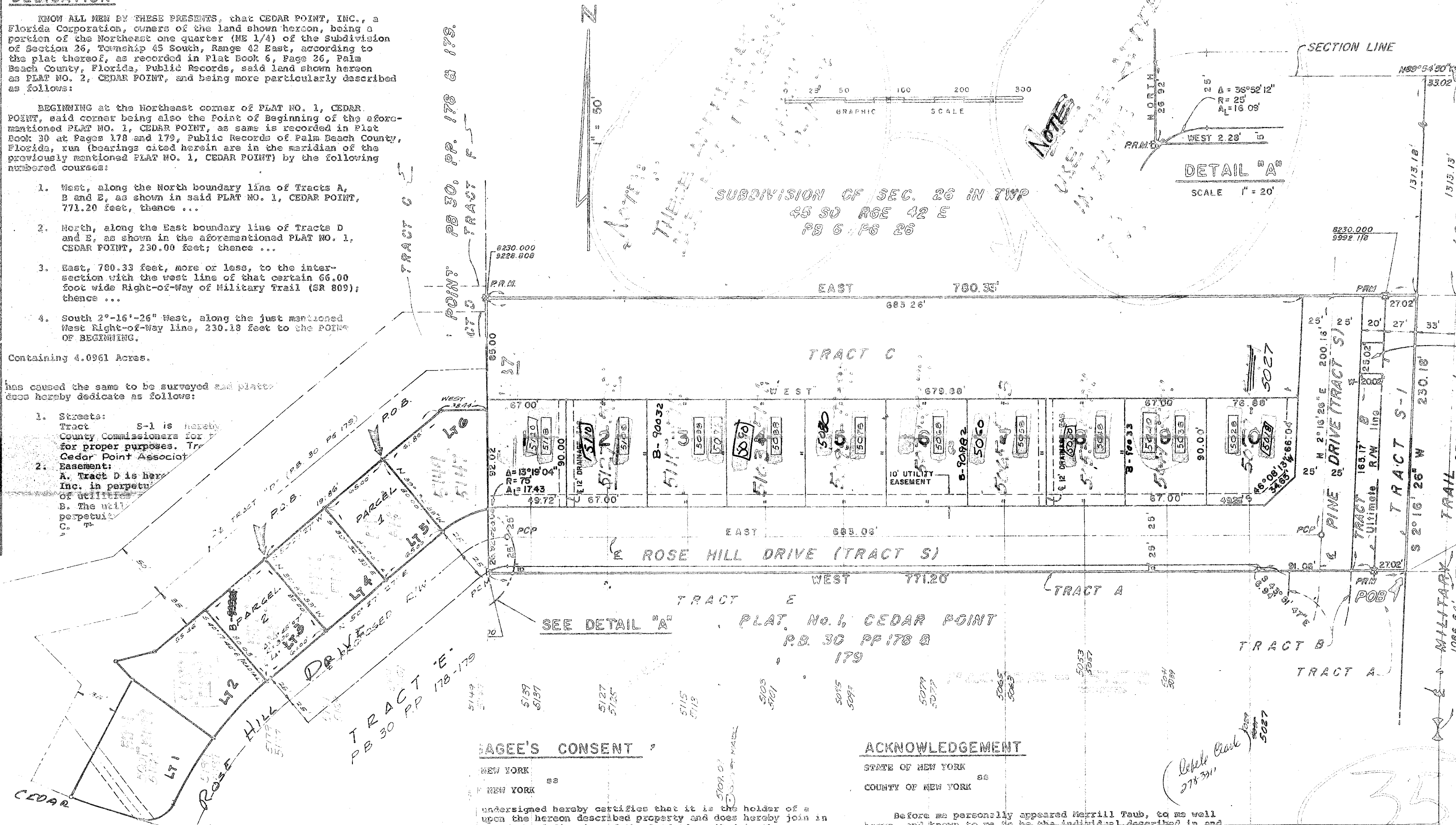
BEGINNING at the Northeast corner of PLAT NO. 1, CEDAR POINT, said corner being also the Point of Beginning of the aforementioned PLAT NO. 1, CEDAR POINT, as same is recorded in Plat Book 30 at Pages 178 and 179, Public Records of Palm Beach County, Florida, run (bearings cited herein are in the meridian of the previously mentioned PLAT NO. 1, CEDAR POINT) by the following numbered courses:

1. West, along the North boundary line of Tracts A, B and E, as shown in said PLAT NO. 1, CEDAR POINT, 771.20 feet, thence ...
2. North, along the East boundary line of Tracts D and E, as shown in the aforementioned PLAT NO. 1, CEDAR POINT, 230.00 feet, thence ...
3. East, 780.33 feet, more or less, to the intersection with the west line of that certain 66.00 foot wide Right-of-Way of Military Trail (SR 809); thence ...
4. South 2°-16'-26" West, along the just mentioned West Right-of-Way line, 230.18 feet to the POINT OF BEGINNING.

Containing 4.0961 Acres.

has caused the same to be surveyed and platting done hereby dedicate as follows:

1. Streets:
Tract S-1 is hereby dedicated to the County Commissioners for proper purposes. Tract S-1 is hereby dedicated to Cedar Point Association.
2. Easement:
A. Tract D is hereby dedicated to Cedar Point, Inc. in perpetuity for utility easement.
B. The utility easement is hereby dedicated to Cedar Point, Inc. in perpetuity.
C. ...



Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the seal of said corporation and that it was affixed 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 _____ day of _____ A.D., 1975.

Notary Public
My Commission Expires: _____

AGEE'S CONSENT

NEW YORK ss
I, _____ of the County of New York, do hereby certify that it is the holder of a mortgage on the dedication of the lands described in the foregoing instrument, and agrees that its mortgage which is recorded in Official Record Book 2183, Page 818 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said Trust has caused these presents to be signed by its Secretary Trustee, Merrill Taub and its seal to be affixed hereon by and with the authority of the trustees, this _____ day of _____ A.D., 1975.

Institutional Investors Trust (A Real Estate Investment Trust) a Massachusetts Business Trust.
By: _____ Secretary Trustee

ACKNOWLEDGEMENT

STATE OF NEW YORK ss
COUNTY OF NEW YORK

Before me personally appeared Merrill Taub, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Secretary Trustee of Institutional Investors Trust (A Real Estate Investment Trust), a Massachusetts Business Trust, and he acknowledged to and before me that he executed such instrument as such trustee of said trust, and that the seal affixed to the foregoing instrument is the seal of said Trust and that it was affixed to said instrument by due and regular authority; and that said instrument is the free act and deed of said Trust.

Witness my hand and official seal this _____ day of _____ A.D., 1975.

My Commission Expires: _____

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JERRY A. GROSS, ESQUIRE, 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 CEDAR POINT, INC., a Florida Corporation, and that the current taxes have been paid; and that the Property is encumbered by the mortgage shown hereon; and that we find that all mortgages are shown and are true and correct.

RICHARD & GROSS, ATTORNEYS AT LAW

SURVEYOR'S CERTIFICATION

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 and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and (P.C.P.'s) Permanent Control Points 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.

Date: June 20, 1975

Registered Surveyor No. 2201
State of Florida

This instrument was prepared by DAVID H. WHITE, in the office of ROBERT E. OWEN and ASSOC., INC., Forum III Building, West Palm Beach, Florida.

Field Book No. C 161 Pg. 29
Design J. THOMAS
Drawn J. C. YESTE
Checked D.M. WHITE, PLS

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH FLORIDA

Approved

PLAT No. 2,
CEDAR POINT

1 SHEET ONLY

Date JUNE 1975
Scale 1" = 50'
Sheet 1 of 1
File No. BF 2227-B