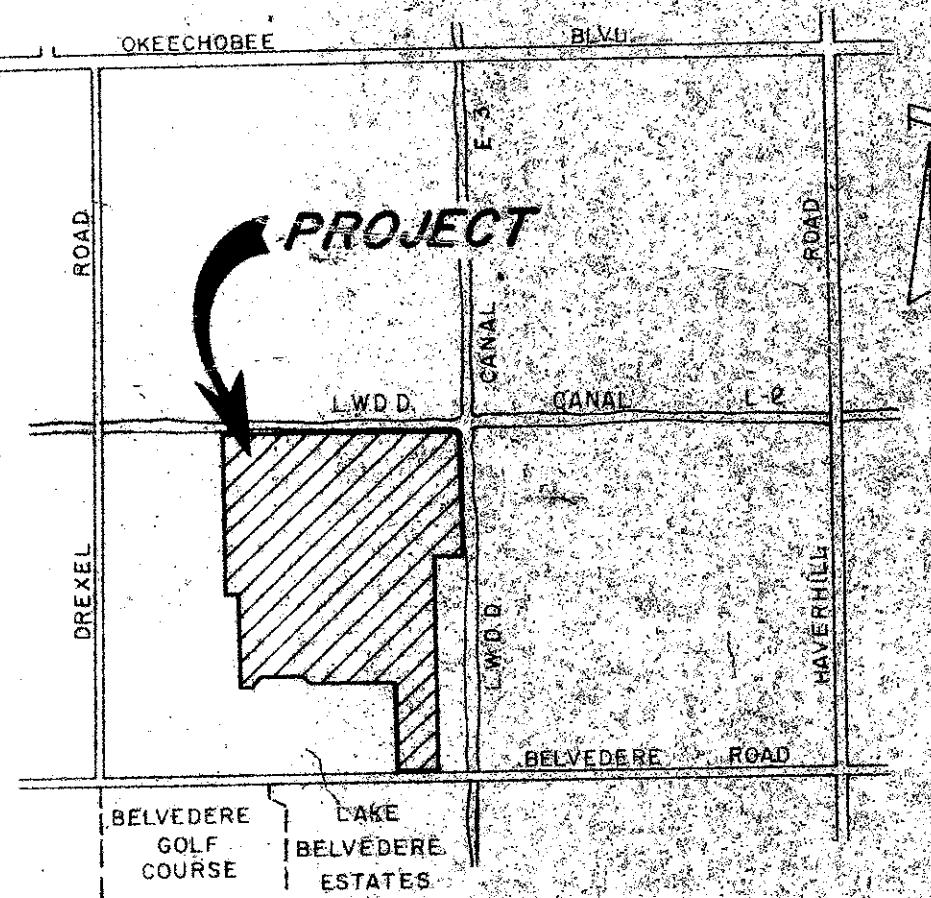


PLAT OF WOODCREST

A SUBDIVISION IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

OCTOBER 15, 1975

IN TWO SHEETS · SHEET NO. 1



LOCATION SKETCH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that F. S. C. INC., a Florida Corporation, owner of the tract of land shown hereon as PLAT OF WOODCREST and described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. STREETS

The streets shown hereon are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.

2. EASEMENTS

a) The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage facilities.

b) The access control easements as shown are hereby dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said F. S. C. INC. has caused these presents to be signed by its Executive Vice-President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of June, A.D. 1975.

F. S. C. INC.

Attest: James W. Winters, Secretary; Jos. B. Shearouse, Jr., Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA ss COUNTY OF PALM BEACH

BEFORE ME personally appeared Jos. B. Shearouse, Jr. and James W. Winters, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Secretary of the said F. S. C. Inc., a Florida Corporation, and they severally acknowledged to and before me that they executed such instrument as such Executive Vice President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said F. S. C. Inc. 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 7th day of June, A.D. 1975.

NOTARY PUBLIC

My Commission Expires: 11/13/76

TITLE CERTIFICATION

I, James W. Winters, 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 F. S. C. Inc., a Florida Corporation, that the current taxes have been paid, and that the property is free of encumbrances.

Date: By: Attorney at law

DESCRIPTION

A certain parcel of land in Section 26, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

From the Quarter Corner in the South line of Section 26, Township 43 South, Range 42 East, Palm Beach County, Florida, run (bearings cited herein are in a meridian assuming East-West along the South line of the Southwest Quarter of said Section 26) West running along the South line of the Southwest Quarter of said Section 26 a distance of 673.61 feet; thence North 00°53'34" East a distance of 107.21 feet, more or less, to a point in a line parallel with and 107.20 feet northerly from (as measured at right angles to) the said South line of the southwest quarter of Section 26 said point being the POINT OF BEGINNING of the herein described parcel of land and a point in the northerly right-of-way line of Belvedere Road as said right-of-way is shown in Road Plat Book 3 at Page 246, Public Records of Palm Beach County, Florida, and said point being also the South-East corner of PLAT NO. 6 OF WYNNEWOOD ACRES, as same is recorded in Plat Book 27 at Page 168 of said Public Records and from said POINT OF BEGINNING run by the following numbered courses:

1. North 00°53'34" East, running along the East line of said PLAT NO. 6 OF WYNNEWOOD ACRES a distance of 674.6 feet, more or less, to the Northeast corner of said PLAT NO. 6 OF WYNNEWOOD ACRES; thence...

(Courses 2 through 5, hereinafter described run along the North line of said PLAT NO. 6 OF WYNNEWOOD ACRES.)

2. North 89°06'33" East, 584.88 feet; thence...

3. North 60°17'54" East, 68.48 feet; thence...

4. North 89°06'33" East, 200 feet; thence...

5. South 80°57'52" East, 60.31 feet; thence...

6. North 89°06'33" West, 100.28 feet, more or less, to a point in the East line of PLAT NO. 3 OF WYNNEWOOD ACRES same is recorded in Plat Book 27 at Page 29 of said Public Records; thence...

7. North 00°53'20" East, running along the said East line of PLAT NO. 3 OF WYNNEWOOD ACRES a distance of 522.13 feet, more or less, to the Northeast corner of said PLAT NO. 3 OF WYNNEWOOD ACRES; thence...

8. South 89°59'05" East, running along the North line of said PLAT NO. 3 OF WYNNEWOOD ACRES, a distance of 75.80 feet, more or less, to a point in the East line of PLAT NO. 5 OF WYNNEWOOD ACRES as same is recorded in Plat Book 27 at Page 106 of said Public Records; thence...

9. North 00°57'05" East, running along the said East line of PLAT NO. 5 OF WYNNEWOOD ACRES, a distance of 1284.95 feet, more or less, to a point in a line parallel with and 80 feet southerly from (as measured at right angles to) the East-West Quarter Section line of said Section 26; thence...

10. South 89°38'39" East, running along the just described parallel line a distance of 1702.88 feet, more or less, to a point in a line parallel with and 50 feet westerly from (as measured at right angles to) the North-South Quarter Section line of said Section 26; thence...

11. South 00°53'00" West, running along the just described parallel line a distance of 999.55 feet; thence...

12. North 89°38'39" West, 310 feet; thence...

13. South 00°53'00" West, running along a line parallel with the said North-South Quarter Section line of Section 26, a distance of 1523.08 feet, more or less, to a point in the said northerly right-of-way line of Belvedere Road and a point in a 2914.93 foot radius curve, concave southerly, having a central angle of 05°00'48" and whose radial line passing through said point bears North 05°00'48" East; thence...

Westerly running along the arc of the just described curve and along the said northerly right-of-way line of Belvedere Road, a distance of 255.64 feet to the end of said curve and a point in the above described line being parallel with and 107.20 feet northerly from (as measured at right angles to) the South line of the Southwest Quarter of Section 26; thence...

15. West, running along the just described parallel line and along the said northerly right-of-way line of Belvedere Road, a distance of 58.69 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 59.4822 ACRES.

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: [Symbol] PRM.
2. Permanent Control Points (PCP's) to be set are designated thus: [Symbol]
3. Bearings cited hereon are in a meridian assuming EAST-WEST along the South line of the Southwest Quarter (SW 1/4) of Section 26, Township 43 South, Range 42 East.
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 are utility and drainage easements. Construction and maintenance of utilities shall not interfere with the drainage facilities or their operations within these areas of intersection.

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

Date: By: County Engineer

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this day of A.D. 1975

By: Chairman

ATTEST:

JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS

Date: By: Deputy Clerk

SURVEYOR'S CERTIFICATION

I 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 permanent reference monuments (PRM's) have been placed as required by law, and that permanent control points (PCP's) will be set under the guarantees filed with the Board of County Commissioners, Palm Beach County, Florida, for the required improvement; and I further certify that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: David M. White, Registered Professional Land Surveyor, F.L. Cert. No. 2201

This instrument was prepared by DAVID M. WHITE in the office of ROBERT E. OWEN & ASSOCIATES, INC., 675 Palm Beach Blvd., West Palm Beach, Florida.

Field Book No. 190 Pg. 43 Desan D.M. WHITE DRAWN L. NEAL Checked Approved ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH FLORIDA PLAT OF WOODCREST SHEET 1 OF 2

WOODCREST

1000-152

26/43/42

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