

42/86

WAVERLY WOODS — PLAT NO. 1

A PLAT OF A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

86

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES W. WINTERS, AS TRUSTEE OF THE LAND HEREON, BEING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WAVERLY WOODS - PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S 1/4) CORNER OF SECTION 26, THENCE WITH A BEARING OF NORTH 89°32'37" EAST, ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 45.01 FEET; THENCE WITH A BEARING OF NORTH 0°44'58" EAST, A DISTANCE OF 671.53 FEET; TO THE POINT OF BEGINNING; THENCE WITH A BEARING OF NORTH 0°44'58" EAST, A DISTANCE OF 633.07 FEET; TO A POINT ON THE SOUTH LINE OF MELALEUCA LANE; THENCE WITH A BEARING OF NORTH 89°39'55" EAST, ALONG THE SOUTH LINE OF MELALEUCA LANE, A DISTANCE OF 633.52 FEET; THENCE WITH A BEARING OF SOUTH 0°47'18" WEST, A DISTANCE OF 629.86 FEET; THENCE WITH A BEARING OF NORTH 89°15'02" WEST, A DISTANCE OF 287.04 FEET; THENCE WITH A BEARING OF SOUTH 0°44'58" WEST, A DISTANCE OF 15.20 FEET; THENCE WITH A BEARING OF NORTH 89°15'02" WEST, A DISTANCE OF 345.94 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 9.1893 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE RIGHT-OF-WAY FOR WAVERLY WOODS TERRACE AND THE ADDITIONAL RIGHT-OF-WAY FOR MELALEUCA LANE AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

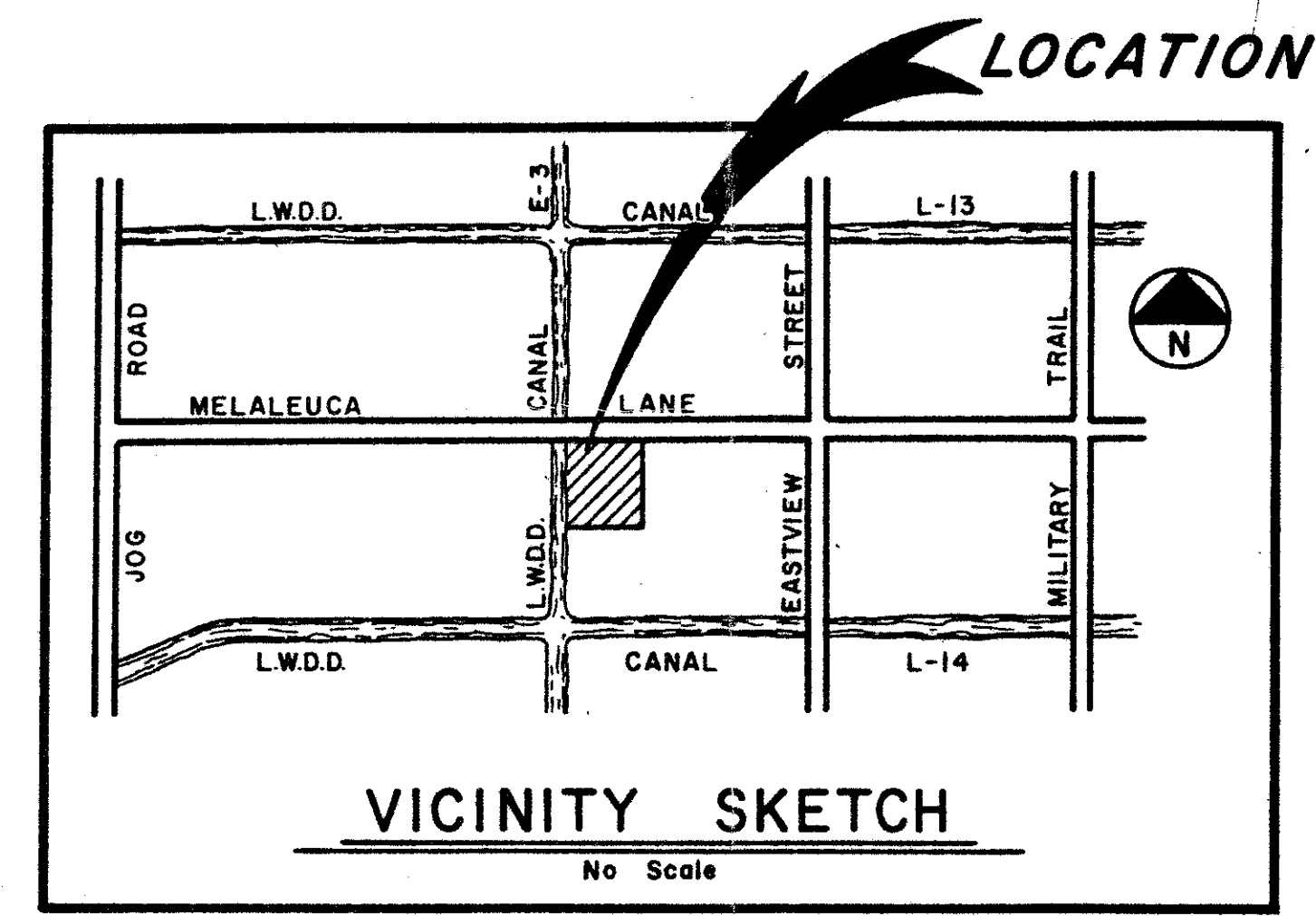
A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

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

MICHAEL B. SCHORAH & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
SHEET ONE of TWO SHEETS

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE INDICATED.
4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: PERMANENT CONTROL POINTS ARE SHOWN THIS: BEARING REFERENCE: THE SOUTH LINE OF SECTION 26 IS ASSUMED TO HAVE A BEARING OF NORTH 89°32'37" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF April, 1981.

BY: Frank H. Foster, Jr.
FRANK H. FOSTER, JR., CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF April, 1981.

BY: Herbert F. Kahlert
HERBERT F. KAHLERT,
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK

BOARD OF COUNTY COMMISSIONERS
BY: Kathryn S. Miller
DEPUTY CLERK

SURVEYORS 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.

Joseph M. Tucker
JOSEPH M. TUCKER
REGISTERED SURVEYOR No. 3285
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER OF RICHARD L. SHEPHARD AND ASSOC., INC., 2310 S. E. 2ND AVENUE, BOYNTON BEACH, FLORIDA AND JOHN A. McELROY IN THE OFFICE OF:

1000-021

IN WITNESS WHEREOF, I JAMES W. WINTERS, AS TRUSTEE, DO HEREUNTO SET MY HAND AND SEAL THIS 10th DAY OF April, 1981.

WITNESS Julianne R. Schubert James W. Winters
JULIANNE R. SCHUBERT JAMES W. WINTERS, AS TRUSTEE
WITNESS Helen M. Denden

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3364, AT PAGE 615 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, LARRY B. ALEXANDER, ATTORNEY-IN-FACT, DO HEREUNTO SET MY HAND AND SEAL THIS 14 DAY OF April, 1981.

WITNESS Janet Masley Joseph B. Alford
JANET MASLEY ANTHONY SAIA, HUSBAND
WITNESS Julianne R. Schubert Joseph B. Alford
BY: LARRY B. ALEXANDER,
ATTORNEY-IN-FACT
WITNESS Janet Masley Joseph B. Alford
DOROTHY SAIA, WIFE
WITNESS Julianne R. Schubert Joseph B. Alford
BY: LARRY B. ALEXANDER,
ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY B. ALEXANDER, ATTORNEY-IN-FACT FOR ANTHONY SAIA AND DOROTHY SAIA, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF April, 1981.

MY COMMISSION EXPIRES: July 10, 1983 Julianne R. Schubert
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM H. SNED, 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 TO JAMES W. WINTERS, AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE April 10, 1981
William H. Sned
WILLIAM H. SNED
ATTORNEY AT LAW

ATTEST REQUIRED

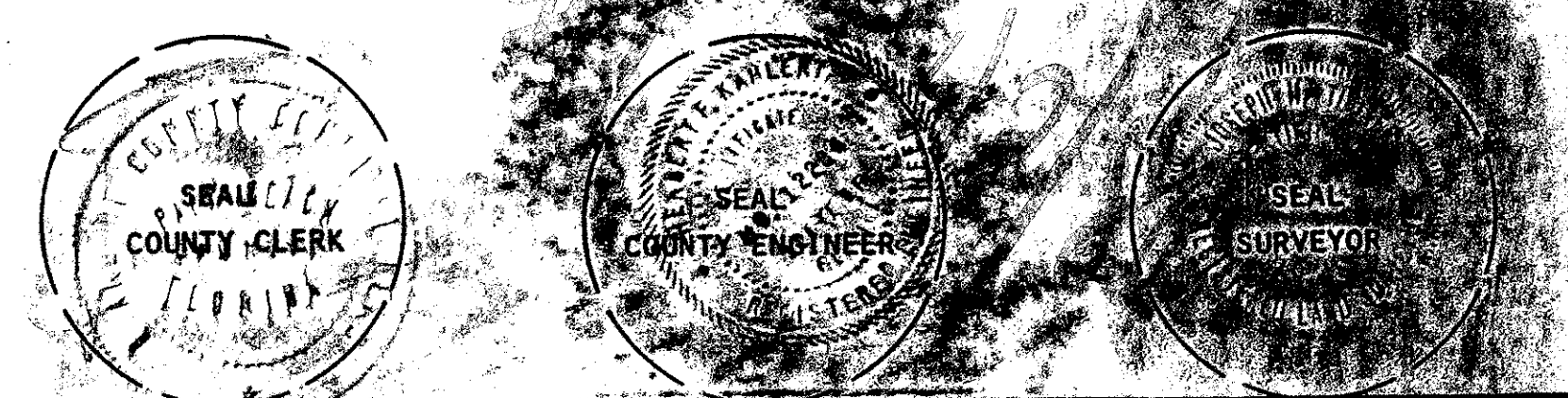
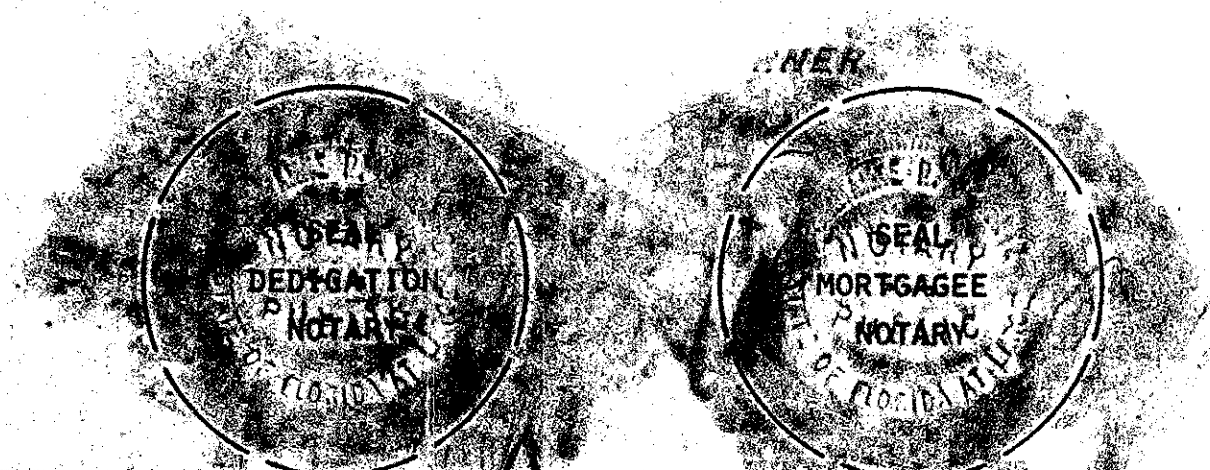
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES W. WINTERS, AS TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April, 1981.

MY COMMISSION EXPIRES: July 10, 1983 Julianne R. Schubert
NOTARY PUBLIC



MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS-PLANNERS-DEVELOPMENT CONSULTANTS
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PHONE: (305) 968-0000