

TRACEWOOD

A PARCEL OF LAND LYING IN THE WEST HALF (W 1/2)
OF THE SOUTHWEST QUARTER (SW 1/4)
OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 JANUARY 1984

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT CONTEMPORARY JOINT VENTURE, A PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TRACEWOOD", SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF WOODSIDE PLAT No. 1 AS RECORDED IN PLAT BOOK 33, PAGES 164 AND 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF LAWRENCE ROAD; THENCE, NORTH 1°58'40" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.05 FEET TO THE SOUTHWEST CORNER OF WOODSIDE PLAT No. 3, AS RECORDED IN PLAT BOOK 41, PAGES 37 AND 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 89°57'00" EAST, ALONG THE SOUTH LINE OF SAID WOODSIDE PLAT No. 3, A DISTANCE OF 615.29 FEET; THENCE SOUTH 1°43'25" WEST, A DISTANCE OF 200.02 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WOODSIDE PLAT No. 1; THENCE NORTH 89°57'00" WEST, ALONG SAID NORTH LINE OF WOODSIDE PLAT No. 1, A DISTANCE OF 616.18 FEET TO THE POINT OF BEGINNING.

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

1. STREETS:

A. THE STREET SHOWN HEREON AS TRACEWOOD LANE IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

B. THE 7' ADDITIONAL RIGHT-OF-WAY FOR LAWRENCE ROAD IS 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 AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

B. ACCESS CONTROL EASEMENTS - THE ACCESS CONTROL 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.

IN WITNESS WHEREOF, I JULES S. MINKER, MANAGING PARTNER OF CONTEMPORARY JOINT VENTURE, A PARTNERSHIP, DO HERETO SET MY HAND THIS 18th DAY OF January, 1984.

WITNESS:
Jules S. Minker
JULES S. MINKER, MANAGING PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JULES S. MINKER, 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 18th DAY OF January, 1984.

MY COMMISSION EXPIRES: *Charles R. Lora*
May-8-1985 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SUN TITLE AND ABSTRACT CO. INC., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CONTEMPORARY JOINT VENTURE, A PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE 5/16/84

Sharon E. Grace
SHARON E. GRACE
TITLE OFFICER

NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: -
PERMANENT CONTROL POINTS ARE SHOWN THUS: -
O
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- BEARINGS, AS SHOWN HEREON, ARE BASED ON THE WEST LINE OR SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, BEING AN ASSUMED BEARING OR NORTH 01° 58' 40" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS.

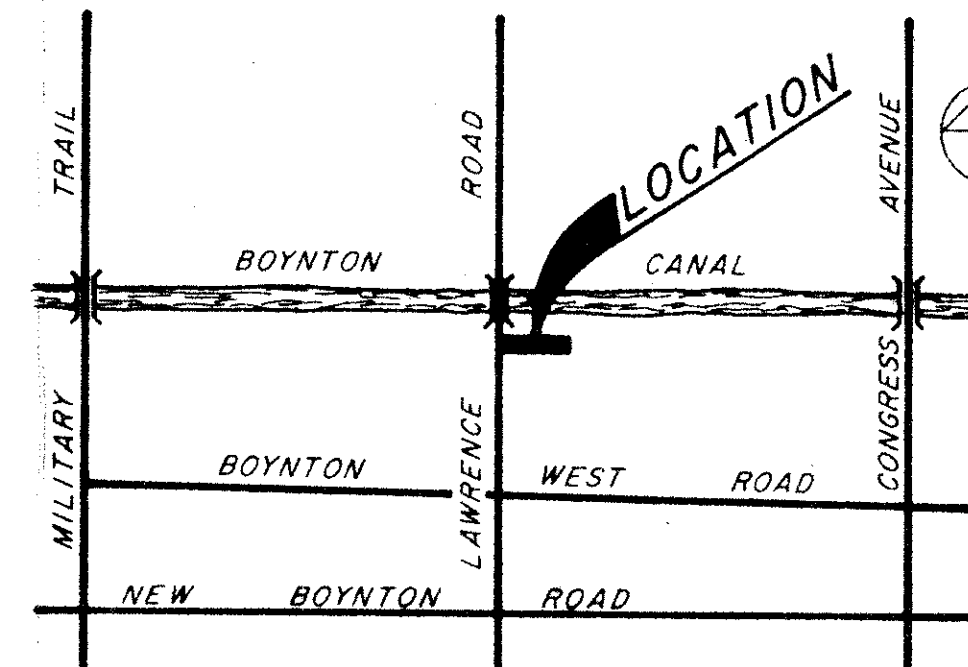
SURVEYORS CERTIFICATION

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.

Kent W. Ewing, Jr.
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

0404-000

TURNOUT REQUIRED



VICINITY SKETCH
NOT TO SCALE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF August, 1984.

BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

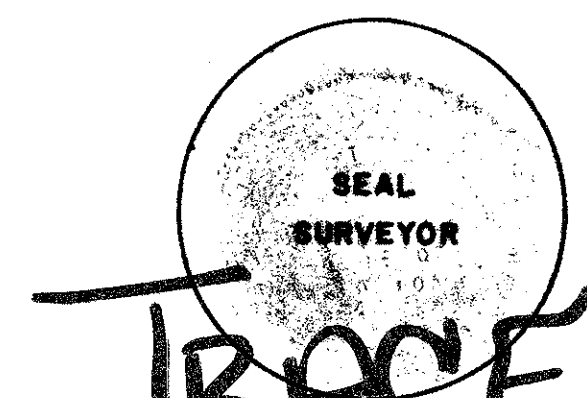
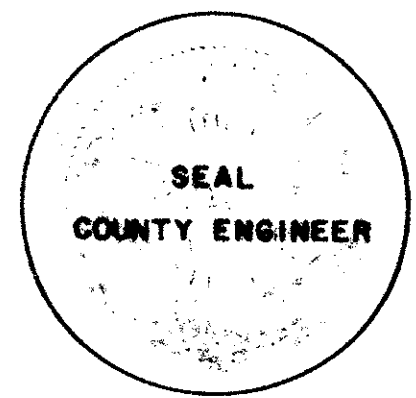
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF August, 1984.

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

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *John B. Dunkle*
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD SUITE 118 LAKE WORTH, FLORIDA 33461



TRACEWOOD 49/17

MB SA

MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS
PLANNERS
DEVELOPMENT CONSULTANTS

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

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:47
A.M. this 16 day of August 1984,
and duly recorded in Plat Book No. 49
on Pages 748
John B. Dunkle, Clerk Circuit Court
By *John B. Dunkle* D.C.



DRAWING NUMBER
49/17

DRAWING NUMBER

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