

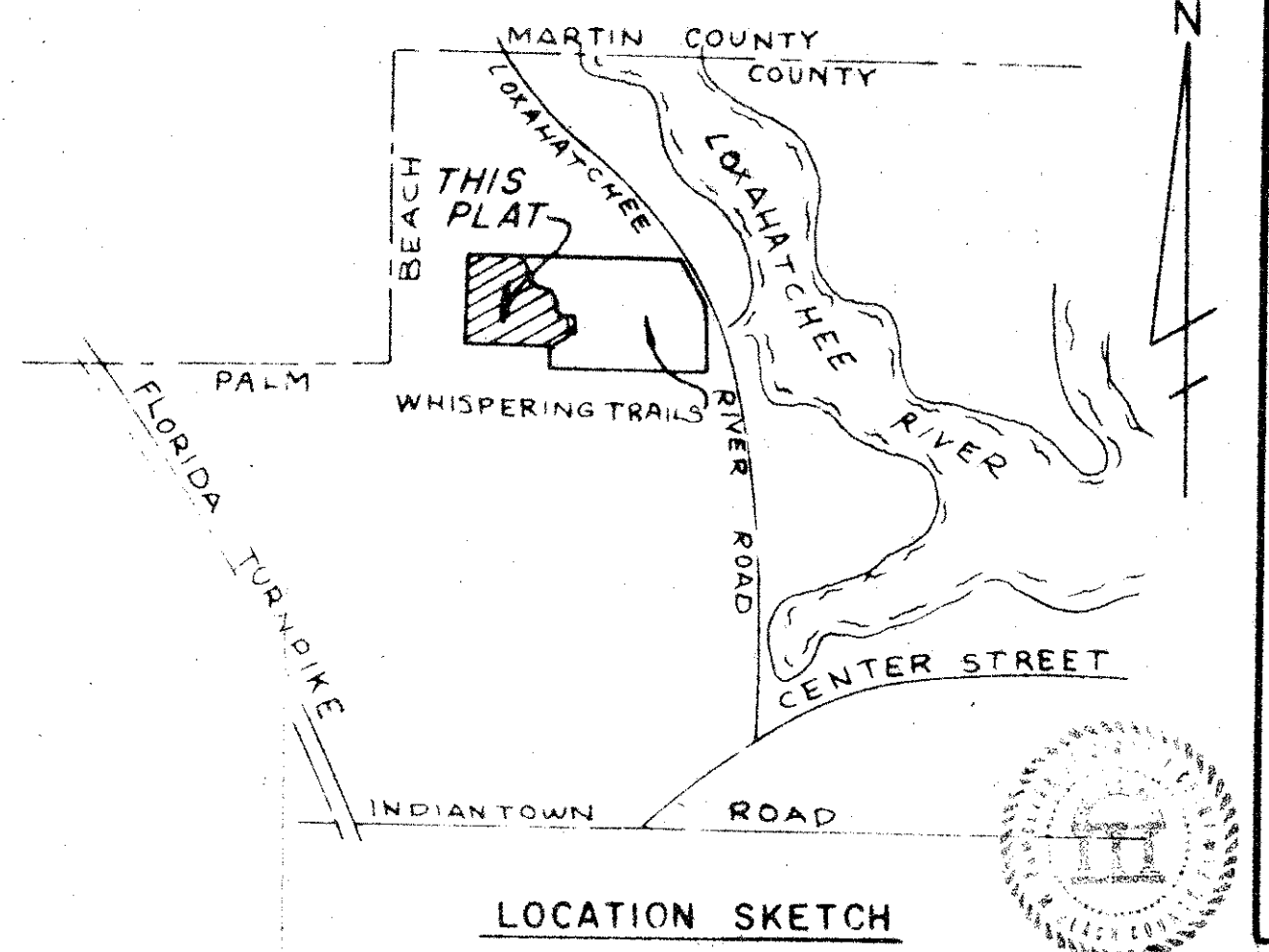
53/26

DRAWING NUMBER

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PLAT NO. 3
WHISPERING TRAILS
 IN THE S 1/2 OF SEC. 27, TWP. 40 S., RGE. 42 E.
 PALM BEACH COUNTY, FLORIDA
 IN 2 SHEETS SHEET NO. 1
 GEE & JENSON
 ENGINEERS-ARCHITECTS-PLANNERS, INC.
 WEST PALM BEACH, FLORIDA
 SEPTEMBER 1985



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on 27th day of MARCH, 1986,
 and duly recorded in Plat Book No. 53
 on page 26-27
 JOHN B. DUNKLE, Clerk Circuit Court
 By [Signature] D.C.

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DESCRIPTION

A parcel of land lying in the South 1/2 of Section 27, Township 40 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:
 Commencing at the Northeast Corner of the Southeast 1/4 of said Section 27, thence S 89°49'53"W along the North Line of the South 1/2 of Sec 27, a distance of 2956.98 feet to the POINT OF BEGINNING; thence S 11°51'00"E, a distance of 198.00 feet, thence S 43°44'00"E, a distance of 318.00 feet; thence S 68°05'00"E, a distance of 323.58 feet, thence S 23°19'24"E, a distance of 193.36 feet to a point on the North Line of Tract C-1 of PLAT NO 2-WHISPERING TRAILS as recorded in Plat Book 41, Pages 106-107, Public Records of Palm Beach County, Florida, thence meandering the Limits of said PLAT NO 2 by the following courses:
 S 66°40'36"W, a distance of 75.00 feet, thence S 00°07'53"E, a distance of 291.55 feet to the Southwest Corner of Lot 1, Block G of PLAT NO 2, thence S 89°52'07"W, a distance of 70.00 feet, thence S 00°07'53"E, a distance of 230.00 feet, thence S 72°16'02"W, a distance of 165.35 feet to the Northwest Corner of Lot 42, Block A, said PLAT NO 2, thence leaving said Plat Limits, S 89°52'07"W, a distance of 1321.73 feet, thence N 00°15'49"W, a distance of 1323.80 feet to the North Line of the South 1/2 of said Section 27, thence N 89°49'53"E along said North Line, a distance of 985.73 feet to the POINT OF BEGINNING.

NOTES

All bearings shown hereon are relative to the North Line of the S1/2 of section 27 bearing S 89°49'53"W.
 Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
 There shall be no buildings or other structures placed on Utility Easements.
 There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
 Easements are for Public Utilities, Cable TV, and Electronic systems, unless otherwise noted.
 ● denotes Permanent Reference Monument
 ○ denotes Permanent Control Point
 All lines intersecting curves are Radial unless otherwise noted.

LAND USE

57 Lots	3010 Acres
Tract C-2	38 Acres
Tract D	46 Acres
Road R/W	174 Acres
Total 4168 Acres	
Density	137 Dwelling Units/Acre

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 WE, TIGOR 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 in UNITED STATES STEEL CORPORATION, a Delaware Corporation; that the current taxes have been paid; and that we find the property is free of encumbrances.
 By: [Signature]
 TIGOR TITLE INSURANCE COMPANY
 Date: 2-26-86

APPROVALS

PALM BEACH COUNTY
 BOARD OF COUNTY COMMISSIONERS
 This plat is hereby approved for record, this 25 day of March, 1986.
 By: [Signature]
 Kayen T. Marcus, Chair

Attest JOHN B. DUNKLE - Clerk

By: [Signature]
 Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 25 day of March, 1986.
 By: [Signature]
 H.F. Kahler - County Engineer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that UNITED STATES STEEL CORPORATION, a Delaware Corporation licensed in the State of Florida, the owner of the land shown hereon, being in Section 27, Township 40 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT NO.3 WHISPERING TRAILS, being more particularly described to the left under Description have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
 The Streets as shown are hereby dedicated in perpetuity for the use of the public for proper purposes and are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida its successors and assigns.
 The Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of drainage and are hereby dedicated to the WHISPERING TRAILS HOMEOWNERS ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County, Florida. The BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida has the right but not the obligation to maintain those portions of the drainage system associated with County Rights-of-Way.
 The Access, Maintenance and Drainage Easement as shown is for access and maintenance of Tract C-2 and for the construction and maintenance of drainage facilities and is hereby dedicated to the WHISPERING TRAILS HOMEOWNERS ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County, Florida.
 The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
 Tract C-2 as shown is for Water Management Purposes and is hereby dedicated to the WHISPERING TRAILS HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association its successors and assigns without recourse to Palm Beach County, Florida.
 Tract D as shown is for Open Space and is hereby dedicated to the WHISPERING TRAILS HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association its successors and assigns without recourse to Palm Beach County, Florida.
 The 20 foot Maintenance Easement is for the maintenance of Tract C-2, and is hereby dedicated to the WHISPERING TRAILS HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
 IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority hereto by and with the authority of its Board of Directors, this 21 day of February, 1986.
 Attest: [Signature] J.A. Byerly, Assistant Secretary
 By: [Signature] A.P. Meyer, Vice President & General Manager

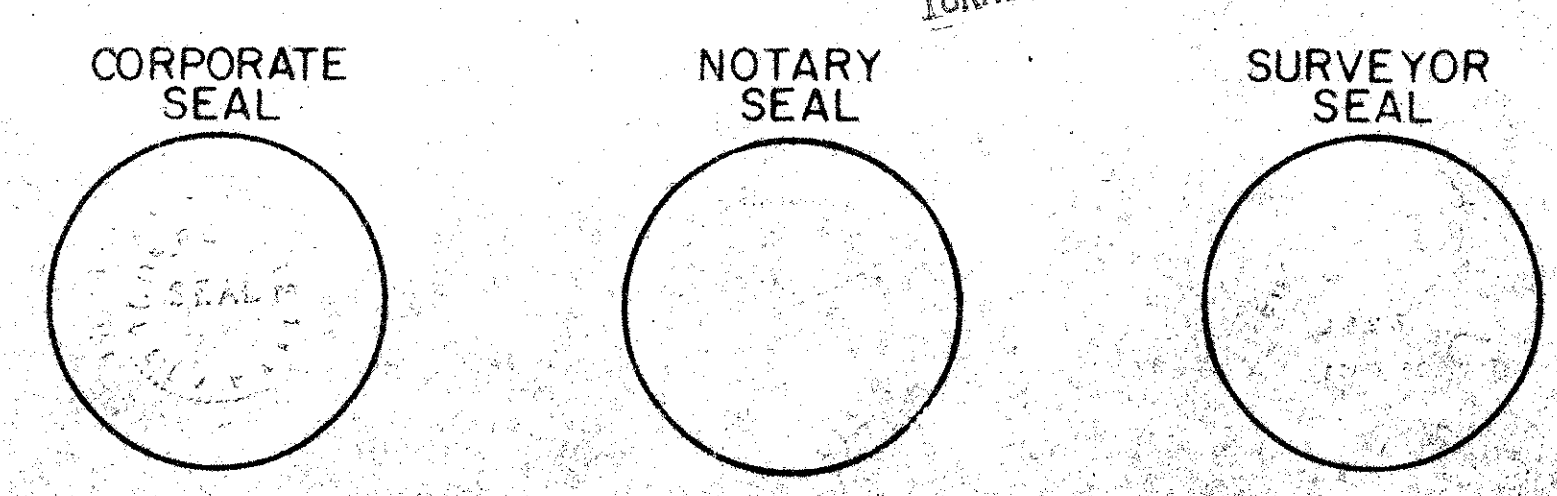
ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
 COUNTY OF ALLEGHENY
 BEFORE ME personally appeared A.P. MEYER and J.A. BYERLY to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President & General Manager and Assistant Secretary of UNITED STATES STEEL CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation, 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.
 My Commission expires: 7-16-87
[Signature]
 Notary Public State of Pennsylvania at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 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 and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with The Board of County Commissioners of Palm Beach County, Florida for the Required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida as per Chapter 21 HH-6 of the Florida Administrative Code and Ordinances of Palm Beach County, Florida.
 THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
 2090 Palm Beach Lakes Boulevard
 West Palm Beach, Florida
 GEE & JENSON - Engineers, Architects, Planners, Inc.
[Signature]
 Stuart H. Cunningham, Professional Land Surveyor
 Florida Registration No. 3896 Date: 2-28-86

Plat 3 WHISPERING TRAILS



53/26

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