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PLAT NO. 1

CRESTHAVEN OF PALM BEACH

IN SECTIONS 13 & 14, TWP. 44 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

Being a Replat of Part of Tracts 5,6 and 7, Model Land Co. Subdivision of Section 14, Twp.44S., Rge.42 E., recorded in Plat Book 5, Page 78, Public Records of Palm Beach County, Fla., & other lands.

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS, that DAVID YORRA and ALBERT YORRA, as Trustees, the owners of the tract of land lying and being in Sections 13 and 14, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT NO. 1, CRESTHAVEN OF PALM BEACH, and more particularly described as follows, to wit:

From the Quarter Section Corner in the West line of Section 13, Township 44 South, Range 42 East, Palm Beach County, Florida, run S.1°48'19"W. along the West line of said Section 13, a distance of 60 feet to the Point of Beginning of the tract of land hereinafter described; thence S.87°04'51"E. along a line parallel to the East-West Quarter Section line of said Section 13, a distance of 1660.69 feet; thence S.2°05'54"W. a distance of 1014.62 feet to a point in a line parallel to and 100 feet northerly from (measured at right angles to) the South line of the North Three Quarters (N 3/4) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 13; thence S.87°45'02"E. along said parallel line, a distance of 930.93 feet to the beginning of a curve concave to the northwest having a radius of 25 feet and a central angle of 90°09'04"; thence easterly and northerly along the arc of said curve, a distance of 39.34 feet to the end of said curve and a point in the westerly right-of-way line of State Road No.809 (Military Trail), said right-of-way line being 53 feet westerly from (measured at right angles to) the North-South Quarter Section line of said Section 13; thence S.2°05'54"W. along said westerly right-of-way line, a distance of 125.07 feet to said South line of the North Three Quarters (N 3/4) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SW 1/4) of said Section 13; thence N.87°45'02"W. along said South line, a distance of 1283.31 feet to a point in the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 13; thence N.82°50'58"W., a distance of 117.05 feet to the beginning of a curve concave to the south having a radius of 1822.92 feet and a central angle of 20°53'02" and whose tangent at this point makes an angle with the preceding course, measured from east to south to west of 173°09'56"; thence westerly and southwesterly along the arc of said curve, a distance of 993.91 feet to a point of reverse curvature; thence southwesterly and westerly along the arc of a curve concave to the north having a radius of 1734.71 feet and a central angle of 20°41'13", a distance of 626.33 feet to the end of said curve; thence N.87°55'36"W. along the tangent to said curve, a distance of 25 feet to a point in the west line of said Section 13; thence continue N.87°56'51"W., a distance of 120 feet; thence N.1°48'19"E. along a line parallel to said West Section line, a distance of 339.83 feet to the beginning of a curve concave to the east having a radius of 672.34 feet and a central angle of 20°29'18" and whose tangent is the last described course; thence northerly along the arc of said curve, a distance of 240.42 feet to a point of reverse curvature; thence northerly along the arc of a curve concave to the west having a radius of 392.34 feet and a central angle of 20°29'18", a distance of 233.81 feet to the end of said curve, thence S.88°02'41"E. making an angle of this point with the tangent to said curve, measured from south to east, of 89°51'00", a distance of 15 feet to a point in a line parallel to and 25 feet westerly from (measured at right angles to) the West line of said Section 13; thence N.1°48'19"E. along said parallel line, a distance of 0.04 feet; thence S.88°11'41"E., a distance of 25 feet to a point in said West Section line; thence N.1°48'19"E. along the West line of said Section 13, a distance of 277 feet to the Point of Beginning. LESS 20 ft. strip south of L.W.D.D. Canal L-9 marked Not Included.

(Bearings shown hereon are based upon a meridian established by the State Road Department.)

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways and waterways, the Streets and Drainage Ditch Right-of-Way shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities, and/or Drainage Purposes. ALSO, the owners hereby dedicate the Lake shown hereon to the owns of Lots in Cresthaven of Palm Beach Subdivision.

IN WITNESS WHEREOF, they have set their hands and seals this 15th day of August, A.D. 1963.

Witness: M. Kirk Hoff — By: David Yorra, As Trustee

Witness: Lucille R. Foley — By: Albert Yorra, As Trustee

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK SS

AS OWNERS AND HOLDERS of that certain mortgage dated March 16, 1963 and recorded in Official Record Book 897, Page 376, Public Records of Palm Beach County, Florida, GENE MOORE and his wife, VIRGINIA MOORE, hereby consents to and joins in the making and filing for record of this plat and to the dedication of the Streets, Lake, Ditch and Easements shown hereon.

By: Gene Moore
GENE MOORE

By: Virginia Moore
VIRGINIA MOORE

Witness: Mildred A. Hagberg

Witness: John J. Glover

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK SS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GENE MOORE and his wife, VIRGINIA MOORE, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Boston, County of Suffolk and State of Massachusetts, this 29th day of August, A.D. 1963.

Notary Public

My Commission expires: Apr. 24, 1965

NOTE

All Block Corners are rounded with a 25 ft. radius curve, unless otherwise shown.

Easements are for Public Utilities, unless otherwise noted.

6'x 18' Anchor Easement (A.E.)

Parcel "A" is not to be used for Recreational Site, unless Replatted.

NOTE

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.

The Lake shown hereon is not a part of L.W.D.D. Canal System and will not be maintained by L.W.D.D.

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, DAVID YORRA and ALBERT YORRA, as Trustees, to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Pompano Beach, County of Broward and State of Florida, this 15th day of Aug., A.D. 1963.

Notary Public

My Commission expires: May 20, 1965

STATE OF NEW YORK
COUNTY OF NASSAU SS

AS OWNER AND HOLDER, of that certain mortgage dated April 26, 1963 and recorded in Official Record Book 885 Page 128, Public Records of Palm Beach County, Florida, the undersigned PAUL R. SILVERSTEIN, as Trustee, hereby consents to and joins in the making and filing for record of this plat and to the dedication of the Streets, Lake, Ditch and Easements shown hereon.

Witness — By: Paul R. Silverstein, As Trustee

Witness

STATE OF NEW YORK
COUNTY OF NASSAU SS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PAUL R. SILVERSTEIN, as Trustee, to me well known and known to me to be the individual described in, and who executed the foregoing dedication, and he acknowledged before me that he executed the same as such officer of said Trustee.

WITNESS my hand and official seal at New Hyde Park, County of Nassau and State of New York, this 29th day of July, A.D. 1963.

Notary Public

My Commission Expires March 31, 1965

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

Robert E. Lodgen
Registered Land Surveyor
Florida Certificate No. 1479

STATE OF NEW YORK
COUNTY OF KINGS SS

AS OWNER AND HOLDER, of that certain mortgage dated October 23, 1959 and recorded in Official Record Book 450 Page 460, Public Records of Palm Beach County, Florida, the undersigned L.D. COHEN, as Trustee, hereby consents to and joins in the making and filing for record of this plat and to the dedication of the Streets, Lake, Ditch and Easements shown hereon.

Witness — By: L.D. Cohen, As Trustee

Witness

STATE OF NEW YORK
COUNTY OF KINGS SS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, L.D. COHEN, as Trustee, to me well known and known to me to be the individual described in, and who executed the foregoing dedication, and he acknowledged before me that he executed the same as such officer of said Trustee.

WITNESS my hand and official seal at Brooklyn, County of Kings and State of New York, this 25th day of July, A.D. 1963.

Notary Public

My Commission Expires March 31, 1964

Approved: October 7th, A.D. 1963
Board of County Commissioners

By: [illegible] Chairman

[illegible] County Engineer

BROCKWAY, WEBER & BROCKWAY
ENGINEERS, INCORPORATED
WEST PALM BEACH, FLORIDA

PLAT NO. 1
CRESTHAVEN OF PALM BEACH
IN 2 SHEETS SHEET NO. 1

DRAWN: R.E.R. | SCALE: 1" = 100' | Dwg. No.
CHECKED: M.S.B. | DATE: JULY 1963 | Job No. 63-455
SHEET: C-65 - P-45