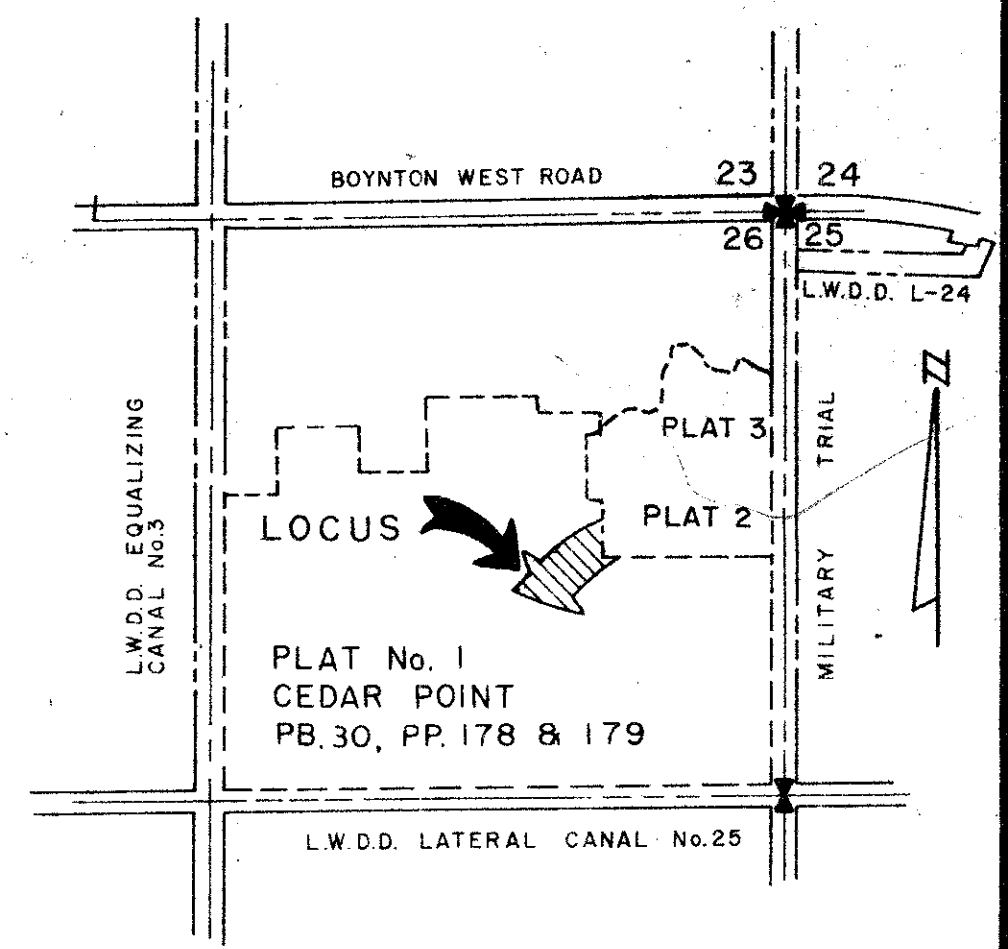


A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL

PLAT No. 4, CEDAR POINT

BEING A REPLAT OF A PART OF THAT CERTAIN TRACT "E", SAID TRACT "E" BEING BOUNDED ON THE EAST BY TRACT "B", ON THE SOUTH BY TRACT "A", ON THE WEST BY TRACT "D", AS ALL ARE SHOWN ON PLAT No. 1, CEDAR POINT (PL. BK. 30 PP. 178 & 179); AND ON THE NORTH BY PLAT NO. 2, CEDAR POINT, (PL. BK. 31 P. 188)

OCTOBER, 1976
SHEET 1 OF 2



18

STATE OF FLORIDA
This Plat was filed for record on 10-23-76
at 2:00 day of JUNE
1976 and duly recorded in Plat Book 33
on page 124-12
Notary Public, State of Florida
Rita Campy

TITLE CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF BROWARD

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 HOWARD A. GELLIS, AS TRUSTEE that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

DATE Apr. 1, 1977 BY James W. Winters
JAMES W. WINTERS, Attorney At Law

"DESCRIPTION"

A certain parcel of land lying in Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, being a part of Tract "E", as said Tract "E" is shown on PLAT, NO. 1, CEDAR POINT, as same is recorded in Plat Book 30, at Pages 178 and 179, Public Records of Palm Beach County, Florida, said Tract "E" being that certain Tract "E" of said PLAT NO. 1, CEDAR POINT which is bounded on the North by PLAT NO. 2, CEDAR POINT as same is recorded in Plat Book 31, at Page 188, Public Records of Palm Beach County, Florida, said parcel of land being more particularly described as follows:

BEGINNING at the point of intersection of the Easterly line of that certain 85 foot wide Lake Worth Drainage District easement, shown as Tract "D-1" with the northerly right-of-way line of Cedar Point Boulevard (Tract "A") as said point of intersection is shown on said PLAT NO. 1, CEDAR POINT and from said POINT OF BEGINNING run, by the following numbered courses (bearings cited herein are in the meridian of said PLAT NO. 1, CEDAR POINT):

1. North 27°-53'-50" East, running along the said East line of Tract "D-1", a distance of 115.04 feet; thence...
2. North 45°-0'-0" West, continuing along the said East line of Tract "D-1", a distance of 19.58 feet; thence...
3. North 76°-45'-34" East, continuing along the said East line of Tract "D-1", a distance of 10.10 feet; thence...
4. North 50°-27'-27" East, along a line parallel with the said East line of Tract "D-1", a distance of 321.43 feet; thence...
5. North 90°-0'-0" East, and again along the said East line of Tract "D-1", a distance of 54.14 feet, more or less, to a point in the West line of said PLAT NO. 2, CEDAR POINT; thence...
6. South 0°-0'-0" East, running along the said West line of PLAT NO. 2, CEDAR POINT, a distance of 135.00 feet, more or less, to the southwesterly corner of said PLAT NO. 2, CEDAR POINT; thence...
7. North 90°-0'-0" East, running along the south line of said PLAT NO. 2, CEDAR POINT, a distance of 2.28 feet, more or less, to a point in the southerly right-of-way line of Rose Hill Drive (Tract "S") as same is shown on PLAT NO. 2, CEDAR POINT; thence...
8. Southwesterly, running along the arc of a 25 foot radius curve, concave southeasterly having a central angle of 2°-40'-21", said curve being the southwesterly extension of the said southerly right-of-way line of Rose Hill Drive, a distance of 1.17 feet to the end of said curve; thence...
9. South 50°-27'-27" West, a distance of 197.15 feet; thence...
10. Southwesterly running along the arc of a 119.32 foot radius curve, concave southeasterly, having a central angle of 22°-33'-37" and whose long chord bears South 39°-10'-38" West, a distance of 46.98 feet to the end of said curve; thence...
11. South 27°-53'-50" West, a distance of 37.44 feet; thence...
12. South 27°-44'-16" East, a distance of 41.27 feet, more or less, to a point in the above described northerly right-of-way line of Cedar Point Boulevard; thence...
13. Northwesterly, running along the said northerly right-of-way line of Cedar Point Boulevard and along the arc of a 660.00 foot radius curve, concave northerly, having a central angle of 15°-35'-12" and a long chord which bears North 75°-34'-46" West, a distance of 179.55 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 1.3049 acres.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOWARD A. GELLIS, as

Trustee under that certain unrecorded Declaration of Trust dated November 12, 1976 owner of lands shown hereon being in the Northeast Quarter of Section 26, Township 45 South, Range 42 East, Palm County, Florida, shown hereon as PLAT NO. 4, CEDAR POINT and as described hereon has caused the same to be surveyed and plotted as shown hereon and does hereby dedicate as follows:

1. STREETS
The street as shown hereon as Rose Hill Drive, is hereby dedicated to the CEDAR POINT ASSOCIATION, INC., for private roadway purposes and is the perpetual maintenance obligation of said Association.
2. Easements
The utility easements and Rose Hill Drive, as shown hereon are hereby dedicated in perpetuity for the construction, maintenance and operation of utilities and their facilities.

The drainage easements and Rose Hill Drive, as shown hereon are hereby dedicated to the Cedar Point Association, Inc. for the construction, operation and maintenance of drainage facilities.

IN WITNESS WHEREOF, I HOWARD A. GELLIS as trustee do hereunto set my hand and seal this 7 day of December A.D., 1976

James E. Lick
Witness: *Howard A. Gellis*
Howard A. Gellis, as trustee

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME personally appeared HOWARD A. GELLIS, as Trustee, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Trustee under that certain unrecorded Declaration of Trust dated November 12, 1976, and he acknowledged to and before me that he executed such instrument as such Trustee for the purposes therein expressed.

WITNESS my hand and official seal this 9th day of December, 1976.

Joseph J. Bufalante
NOTARY PUBLIC

My Commission Expires: March 31, 1977

MORTGAGEES CONSENT

STATE OF NEW YORK SS
COUNTY OF NEW YORK

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 2183, Page 818 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said Trust has caused these presents to be signed by its President and Trustee, Howard A. Gellis and its seal to be affixed hereon by and with the authority of the trustees, this 9th day of December A.D. 1976.

Institutional Investors Trust
Massachusetts Business Trust.
DATE: December 9th 1976 BY: *Howard A. Gellis*
President and Trustee

Attest: *James E. Lick*

ACKNOWLEDGEMENT

STATE OF NEW YORK SS
COUNTY OF NEW YORK

BEFORE ME personally appeared HOWARD A. GELLIS, to me well known, and known to me to be the individual described in, and who executed the foregoing instrument as President and Trustee of INSTITUTIONAL INVESTORS TRUST, a business trust organized under the laws of the Commonwealth of Massachusetts, and he acknowledged to and before me that he executed such instrument as President and Trustee of said Trust, and that the seal affixed to the foregoing instrument is the seal of said Trust, and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Trust.

Witness my hand and official seal this 9th day of December A.D., 1976.

Joseph J. Bufalante
NOTARY PUBLIC

My Commission Expires: March 31, 1977

P.U.D. TABULATION

TOTAL PLAT AREA	1.3049 ACRES
MAXIMUM NUMBER OF DWELLING UNITS BY DESIGN *	12
PLAT DENSITY	9.20 DU/ACRE
TOTAL LOT AREA	0.8833 ACRES
TOTAL STREET AREA	0.4216 ACRES
* LOTS DESIGNED FOR DUPLEX TOWNHOUSES, OR SINGLE FAMILY USE	

LOCATION MAP
NOT TO SCALE

NOTES

1. Building Setback lines shall be as required by Palm Beach County Zoning Regulations.
2. There shall be no building or any kind of construction or trees or shrubs placed on Easements.
3. Easements are for Public Utilities unless otherwise noted.
4. Permanent Reference Monuments shown thus: □
5. Permanent Control Points are shown thus: ○
6. Meridian of PLAT NO. 1, CEDAR POINT.
7. DE Designates Drainage Easement. UE Designates Utility Easement.

COUNTY APPROVAL

COUNTY ENGINEER

This plat is hereby approved for record this 24 day of July, 1977.

BY: *[Signature]*
County Engineer

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 3 day of July, 1977.

BY: *Lake Lytal*
Chairman

ATTEST:

JOHN B. DUNKLE, Clerk

BY: *[Signature]*
Deputy Clerk

SURVEYOR'S CERTIFICATE

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 and that (P.R.M.'s) Permanent Reference Monuments and (C.P.'s) Permanent Control Points have been placed as required by law and further that the survey data complies with all the requirements of Chapter 77 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

DATE: April 10, 1977

Carl M. White
Registered Land Surveyor No. 2201
State of Florida

PLAT # 4 OF
CEDAR POINT

26 P 226-300
145/42

33
18

Field Book
No. C-166 Pg. 3
Design
THOMAS
Drawn
THOMAS
Checked
D.M. WHITE
Field
R. FRALICK

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
WEST PALM BEACH
FLORIDA

PLAT No. 4

CEDAR POINT

IN 2 SHEETS, SHEET 1 OF 2

Sheet
of 2
1
File No. BF-2227-D