

WOODED ACRES

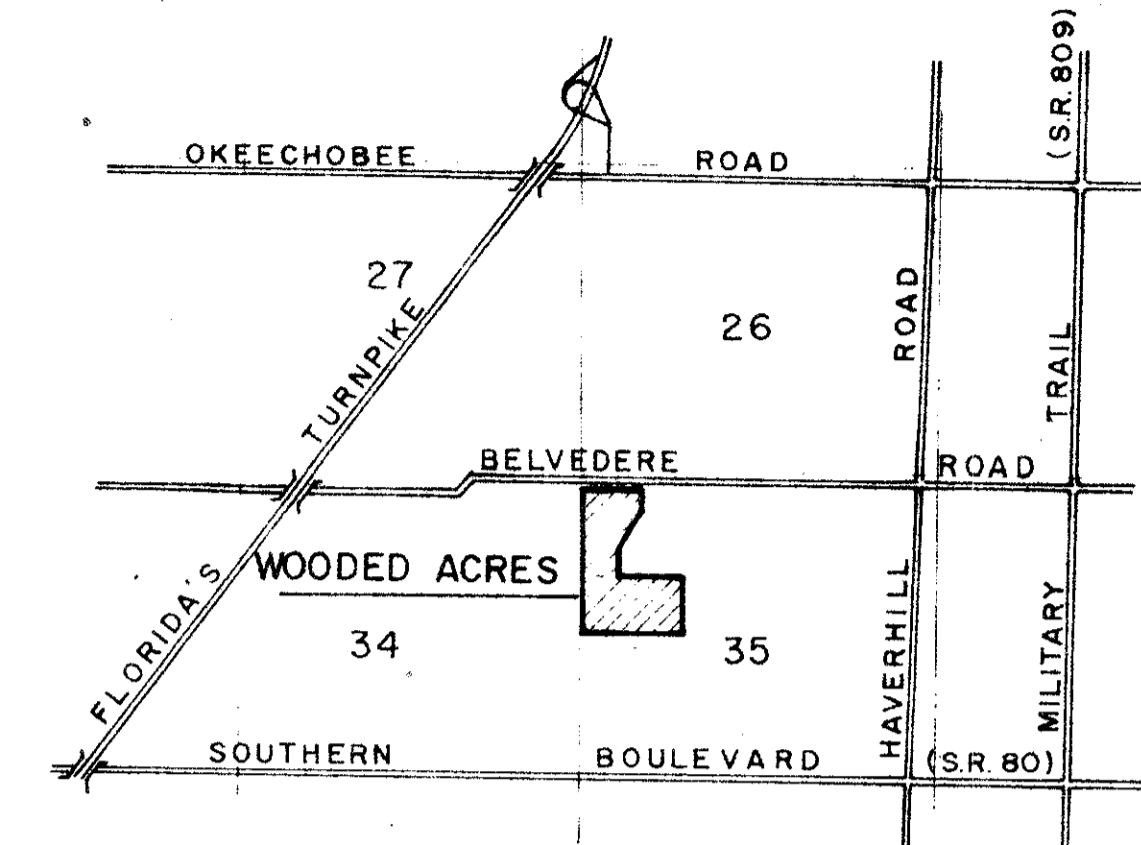
A SUBDIVISION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, T 43 S, R 42 E, PALM BEACH COUNTY, FLORIDA.
BEING A REPLAT OF TRACTS 41, 42, 43 AND THE SOUTH 1/2 OF TRACT 44, LESS THE NORTH 100 FEET THEREOF AND PART OF TRACTS 44 THRU 48, ALL IN MODEL LAND COMPANY SUBDIVISION. (PLAT BOOK 5, PAGE 77.)

IN 2 SHEETS
SHEET 1 OF 2

79-0232.11

139

9142A
8 February
79 36 139+140
Jyle Shiff



LOCATION MAP

DESCRIPTION

From the West One Quarter (W 1/4) corner of Section 35 Township 43 South, Range 42 East, Palm Beach County, Florida.
Run North 89°27'14" East, 20.00 feet; thence North 15.00 feet, to the Point of Beginning; thence run North 89°27'14" East, 1300.01 feet along the North right-of-way of Canal L-4; thence North 00°02'51" East, 1042.24 feet along the West boundary of Lake Belvedere Estates as recorded in Plat Book 26, Page 139 and Plat Book 27, Page 9, of the Public Records; thence South 89°17'47" West, 1040.39 feet; thence North 375.00 feet; thence North 23°35'53" East, 603.47 feet; thence North 00°02'51" East, 587.02 feet to a point on the South right-of-way of Canal L-3; thence South 89°05'40" West, 821.13 feet along the South right-of-way of Canal L-3; thence South 2543.70 feet along a line 20 feet East of the West line of the said Section 35 to the Point of Beginning.
CONTAINING 46.41 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that F.S.C., INC., a FLORIDA CORPORATION owner of the lands shown and described hereon and shown hereon as WOODED ACRES has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets:

The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for 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 dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

3. Water Management Tract:

The water management tract as shown hereon is hereby dedicated to the Wooded Acres Property Owners Association, for proper purposes and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its PRESIDENT and attested to by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of JANUARY A.D. 19 79

Attest: James A. Elhilow By: Jos. B. Shearouse, Jr.
SECRETARY PRESIDENT
F.S.C., INC. a corporation of the STATE OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared JOS. B. SHEAROUSE, JR. AND VINCE A. ELHILOW to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of F.S.C., INC. a corporation, and they 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.

WITNESS my hand and official seal, this 10th day of JANUARY A.D. 1979

By: James W. Winters
Notary Public

My Commission Expires: Nov 1, 1979

NOTES

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.

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 of intersection.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 F.S.C., INC. that the current taxes have been paid; and that I find that the property has no encumbrances.

Date: JAN. 12th 1979 By: James W. Winters
JAMES W. WINTERS
ATTORNEY AT LAW

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 6 day of FEBRUARY A.D. 1979.

By: Herbert F. Kahlert
HERBERT F. KAHLERT Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 6 day of February A.D. 1979.

By: Bill Bailey
BILL BAILEY Chairman
Board of County Commissioners

ATTEST: JOHN B. DUNKLE CLERK
BOARD OF COUNTY COMMISSIONERS

By: Margie B. Jennings
Deputy Clerk

SURVEYOR'S CERTIFICATION

I hereby 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 (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with THE BOARD OF COUNTY COMMISSIONERS for the required improvements; and further that the survey data complies with all the requirements of Chapter 17, Florida Statutes, as amended and ordinances of PALM BEACH COUNTY, FLORIDA.

Date: JANUARY 22, 1979 By: Lawrence A. Matthes
LAWRENCE A. MATTHES, P.L.S.
Florida Cert. No. 2204

SIDEWALK REQUIRED
TURNOUT REQUIRED
Flood zone ND

Field Book No. _____	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA	WOODED ACRES PALM BEACH COUNTY, FLORIDA	Job No. 78-1055
Design _____			Scale _____
Drawn J. NELSON			Date JUNE, 1978
Checked _____			Sheet of 2
		36/139	File No. BF 2278

Wooded Acres

(35/43/42)

1000-090
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