

42/88

WAVERLY WOODS - PLAT NO. 2

A PLAT OF A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATION

KNOW ALL ME BY THESE PRESENTS THAT JAMES W. WINTERS, AS TRUSTEE OF THE LAND HEREON, BEING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WAVERLY WOODS - PLAT No. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 26, THENCE WITH A BEARING OF NORTH 89°32'37" EAST, ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 45.01 FEET; THENCE WITH A BEARING OF NORTH 0°44'58" EAST, ALONG A LINE LYING 45.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SECTION 26, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH A BEARING OF NORTH 0°44'58" EAST, ALONG A LINE LYING 45.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SECTION 26, A DISTANCE OF 85.02 FEET; THENCE NORTH 89°32'37" EAST, A DISTANCE OF 216.74 FEET; THENCE NORTH 0°43'09" EAST, A DISTANCE OF 208.71 FEET; THENCE SOUTH 89°32'37" WEST, A DISTANCE OF 216.18 FEET; THENCE NORTH 0°44'58" EAST, A DISTANCE OF 352.79 FEET; THENCE SOUTH 89°15'02" EAST, A DISTANCE OF 345.94 FEET; THENCE NORTH 0°44'58" EAST, A DISTANCE OF 15.20 FEET; THENCE SOUTH 89°15'02" EAST, A DISTANCE OF 287.04 FEET; THENCE SOUTH 0°47'18" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°33'19" EAST, A DISTANCE OF 679.59 FEET; THENCE SOUTH 0°47'43" WEST, A DISTANCE OF 645.26 FEET TO A POINT ON A LINE LYING 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 26; THENCE WITH A BEARING OF SOUTH 89°32'37" WEST, ALONG A LINE LYING 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 26, A DISTANCE OF 1312.16 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 18.4235 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND LATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:
 - THE RIGHT-OF-WAY FOR WAVERLY WOOD TERRACE AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
 - 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.
- TRACT 'A', AS SHOWN HEREON IS HEREBY DEDICATED TO THE ABBADARE KENNEL INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO THE AREA SHOWN HEREON AS NOT PART OF THIS PLAT.

IN WITNESS WHEREOF, I JAMES W. WINTERS, AS TRUSTEE, DO HEREUNTO SET MY HAND AND SEAL THIS 10th DAY OF April, 1981.

WITNESS Julianne B. Schmitt James W. Winters
JAMES W. WINTERS, AS TRUSTEE

WITNESS Helene M. Zambian

MICHAEL B. SCHORAH & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
SHEET ONE OF TWO SHEETS

- NOTES:
- THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
 - EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE INDICATED.
 - PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
 - BEARING REFERENCE: THE SOUTH LINE OF SECTION 26 IS ASSUMED TO HAVE A BEARING OF NORTH 89°32'37" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES W. WINTERS, AS TRUSTEE, 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 10th DAY OF April, 1981.

MY COMMISSION EXPIRES: July 10, 1983 Julianne B. Schmitt

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3435, AT PAGES 1367, 1371, 1375, 1379, 1383, 1387, 1391, 1395, 1399, 1403, 1407 AND 1411, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE CUTHBERT S. FURLOW AND MAE HEIL DO HEREUNTO SET OUR HANDS AND SEALS THIS 2ND DAY OF APRIL, 1981.

WITNESS John A. McElroy Cuthbert S. Furlow
CUTHBERT S. FURLOW

WITNESS Michael B. Schorah

WITNESS John A. McElroy Mae Heil
MAE HEIL

WITNESS Michael B. Schorah

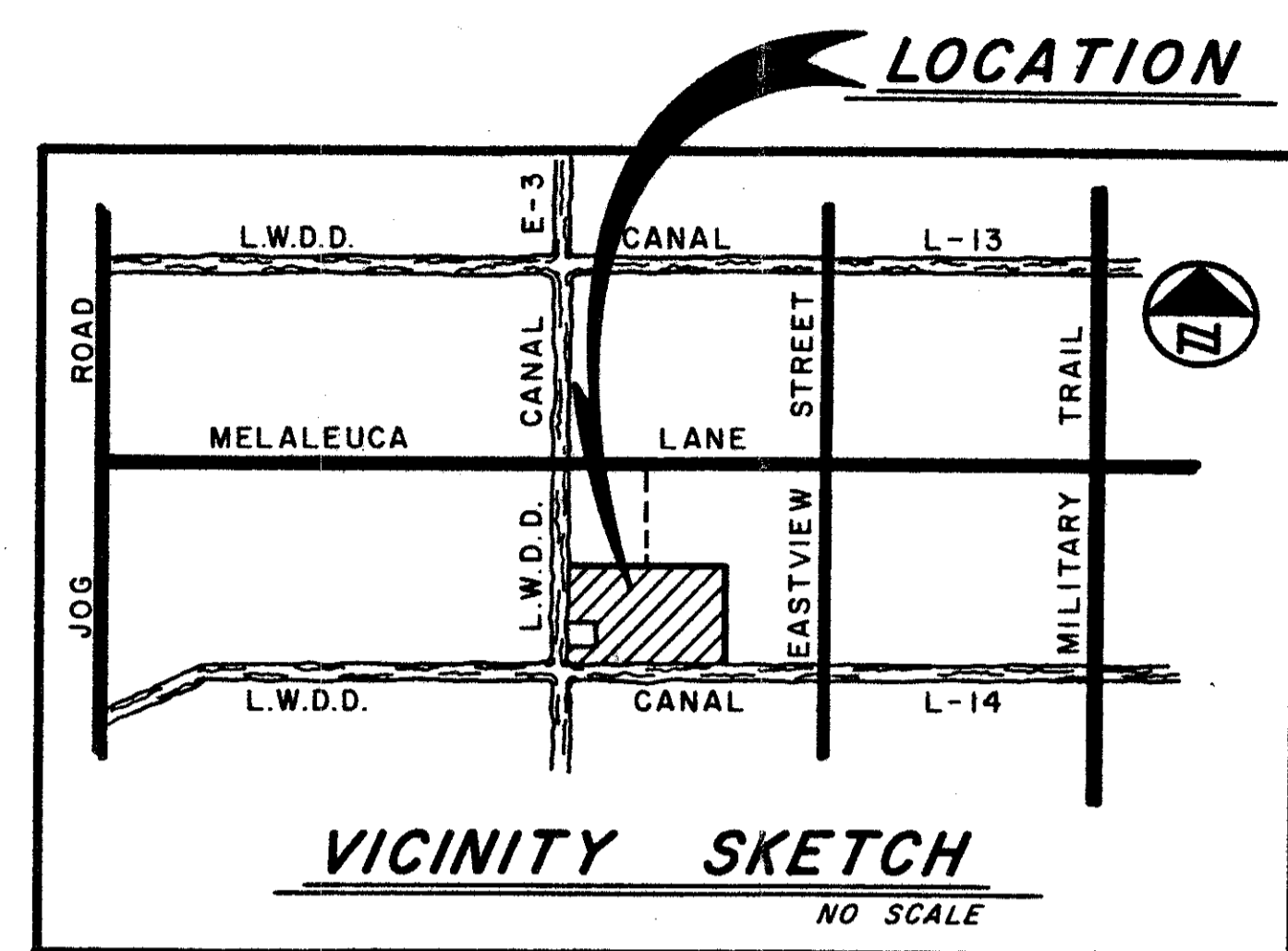
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CUTHBERT S. FURLOW & MAE HEIL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF APRIL, 1981.

MY COMMISSION EXPIRES: July 27, 1984 Janet S. Weber
NOTARY PUBLIC



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:05 P.M. this 30th day of April, 1981, and duly recorded in Plat Book No. 12 on Page 88 & 89.
John B. Dunkle, Clerk Circuit Court
By Dyle Shreffo D.C.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF April, 1981.

BY: Frank H. Foster, Jr.
FRANK H. FOSTER, JR., CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF April, 1981.

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

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Kathryn S. Miller
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM H. SNED, 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 TO JAMES W. WINTERS, AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

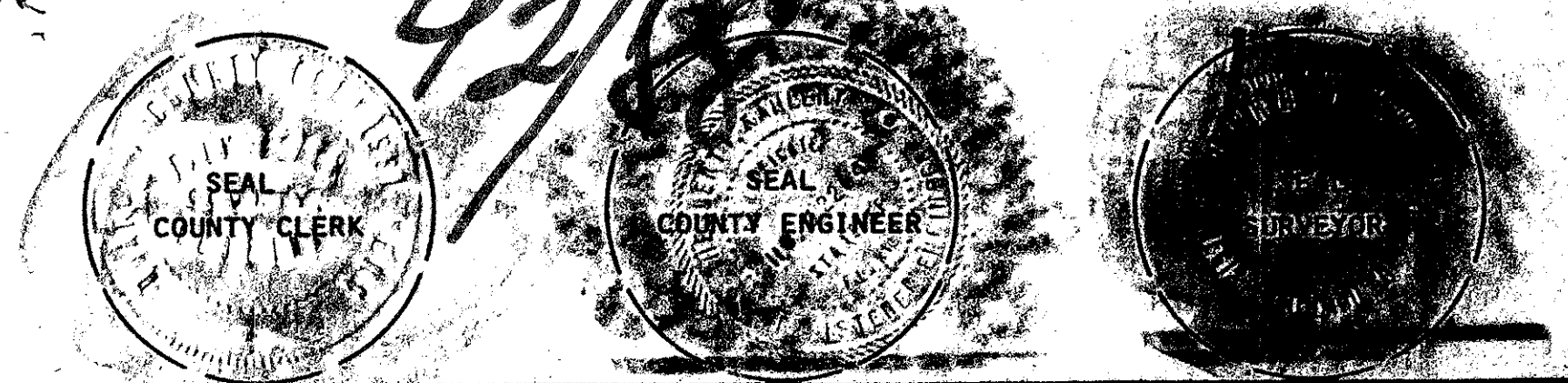
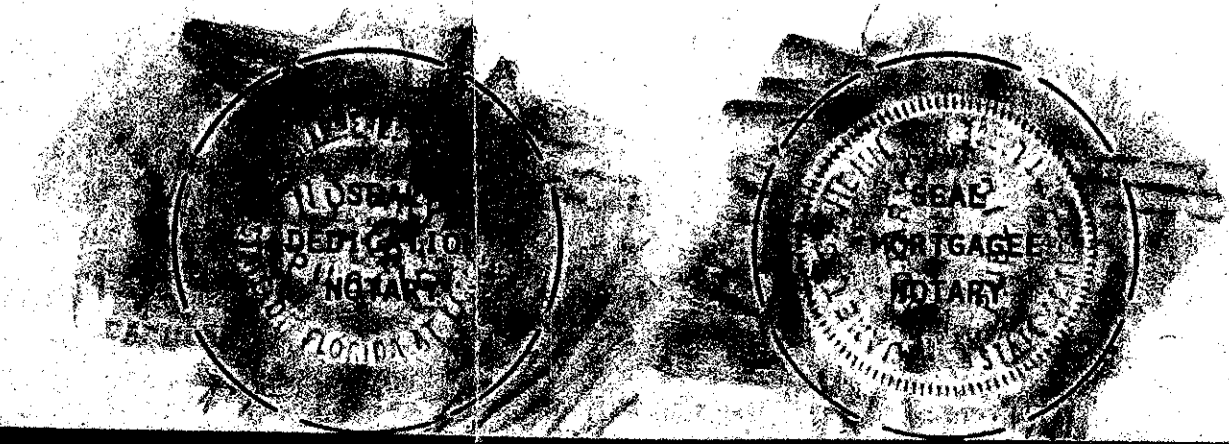
DATE April 10, 1981 W. H. Sned
WILLIAM H. SNED
ATTORNEY AT LAW

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.

TURNOUT REQUIRED
1000-022
Joseph M. Tucker
JOSEPH M. TUCKER
REGISTERED SURVEYOR No. 3285
STATE OF FLORIDA

Waverly Woods #2
42/88



MB SA
MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS
PLANNERS
DEVELOPMENT CONSULTANTS
1850 FOREST HILL BLVD.
SUITE 205
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FLORIDA 33406
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