

SECTION 8
 FND. 1-1/2" I.P.
 N.W. CORNER OF SECTION 9,
 T. 43 S., R. 40 E., TALLAHASSEE
 MERIDIAN, PALM BEACH COUNTY,
 STATE OF FLORIDA.

INGRESS-EGRESS, MAINTENANCE,
 IRRIGATION & DRAINAGE EASE.
 O.R.B. 1428, P. 581, PUBLIC
 RECORDS, PALM BEACH COUNTY,
 FLORIDA.

O.R.B. 2691, P. 884,
 NON-DEDICATED ROAD EASEMENT
 S. 86°39'08"E.

O.R.B. 2675, P. 1346
 NON-DEDICATED ROAD EASEMENT
 S. 86°39'08"E.

O.R.B. 2674, P. 1687, PUBLIC
 RECORDS, PALM BEACH COUNTY,
 FLORIDA.

O.R.B. 1428, P. 581, PUBLIC
 RECORDS, PALM BEACH COUNTY,
 FLORIDA.

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 RECORDS, PALM BEACH COUNTY,
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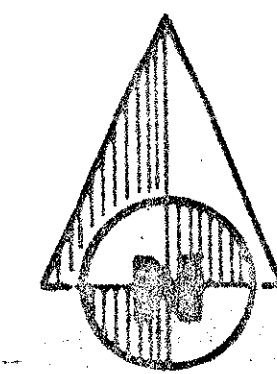
S. 86°39'08"E

4967.04'

NORTH LINE OF SECTION 9, TWP. 43 SOUTH, RANGE 40 EAST

FND. 4"x4" C.M.
 N.E. CORNER OF SECTION 9,
 T. 43 S., R. 40 E., TALLAHASSEE
 MERIDIAN, PALM BEACH COUNTY,
 STATE OF FLORIDA.

NOTE: SUNNY TR
 AKA KIRKER ST



NOTE: WINDMILL POINT LN
 AKA 196 TER N
 AKA WINDMILL RD

LEGAL DESCRIPTION

ALL THAT PART OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTHWESTERLY OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT L-8 SPUR CANAL (TIE BACK LEVEE) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE, SOUTH 86°39'08" EAST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 4967.04 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SPUR CANAL; THENCE, SOUTH 45°06'50" WEST, ALONG SAID LINE, A DISTANCE OF 1820.55 FEET; THENCE, SOUTH 51°47'28" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 4808.56 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL L-8; THENCE, NORTH 38°1'32" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 69.95 FEET TO THE WEST LINE OF SAID SECTION 9; THENCE, NORTH 01°56'58" EAST, ALONG SAID WEST LINE, A DISTANCE OF 4496.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9 AND THE POINT OF BEGINNING.

CONTAINING: 273.29 ACRES
 SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, AND SUBJECT TO EASEMENTS AS SHOWN ON THIS PLAT.

MUTUAL EASEMENT AGREEMENT

"FILED SEPTEMBER 22, 1964, RECORD BOOK 1428, PAGES 501 THROUGH 504" THE PARTIES HERETO MUTUALLY ESTABLISH AND ACKNOWLEDGE A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS, EGRESS, MAINTENANCE, IRRIGATION AND DRAINAGE EXTENDING OVER THE LANDS AND ANY INTEREST THEREIN OF THE RESPECTIVE PARTIES HERETO FOR THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, TRANSFEREES AND LICENSEES AND FOR THE BENEFIT OF THE OWNERS AND HOLDERS OF ANY INTEREST THEREIN AS FOLLOWS:

ON THE LANDS IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, THE SOUTH 50 FEET OF SECTION 4, THE EAST 50 FEET OF SECTION 5, THE NORTH 50 FEET AND THE EAST 50 FEET OF THAT PORTION OF SECTION 8 LYING EAST OF THE EASTERLY RIGHT OF WAY OF L-8 CANAL AND NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF L-3 TIE BACK CANAL, THE NORTH 50 FEET OF THAT PORTION OF SECTION 9 LYING NORTH OF THE WESTERLY LINE OF SECTION 9; THE WESTERLY 50 FEET OF THAT PORTION OF SECTION 9 LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF L-8 TIE BACK CANAL, A STRIP OF LAND 50 FEET IN WIDTH ADJACENT AND PARALLEL WITH THE EASTERLY RIGHT OF WAY OF L-8 CANAL AND THE WESTERLY RIGHT OF WAY OF L-8 TIE BACK CANAL. THIS IS ONLY A PART OF THE AGREEMENT CONCERNING THE LAND BEING PLATTED.

NOTE: IN SPECIAL WARRANTY DEED, FILED IN RECORD BOOK 2372 PAGE 1957 THE GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 100 FEET IN WIDTH ACROSS THE NORTHERLY BOUNDARY OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 40 EAST.

I HEREBY CERTIFY THAT THE PLAT OF SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY DESCRIPTION AS FURNISHED, SAID SURVEY, MADE UNDER MY DIRECTION, IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONTAINS NO VISIBLE ENCROACHMENTS, UNLESS SHOWN.

Wm. R. ...
 FLORIDA PROFESSIONAL LAND SURVEYOR NO. 14144
 1/11/78 DATE
 NOTE: THIS SURVEY IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

NOTE: FOR PURPOSES OF THIS SURVEY, A BEARING OF NORTH 01°56'58" EAST, WAS ASSUMED FOR THE WEST LINE OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 40 EAST. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

SUNNY URBAN MEADOWS
 LYING IN SECTION 9, TWP. 43 SO. RGE. 40 E.
 PALM BEACH CO., FLORIDA

SEC. 9

filed Palm Beach official Record Book
 number 2825, pages 1159, 1160, 1161.

ur0169.igr
 SUNNY URBAN MEADOWS SEC 9
 January 4, 1978

OWN	DATE	BY	REVISIONS
1-4-78			
CKO	DATE	BY	REVISIONS
1-200			
SCALE	1"=200'		
SIZE	L		
FB	P		

SCOPE: PLAT OF SURVEY

FOR: UNRECORDED SUBDIVISION OF SUNNY URBAN MEADOWS

BENCH MARK
 land surveying and mapping, inc.
 2300 PALM BEACH LAKES BLVD., SUITE # 105, WEST PALM BEACH, FLORIDA 33409

WD. NO. 78-002

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