

MOODY / CARVER PROPERTY

LYING IN GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
MAY, 2012

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS THAT JAMES C. MOODY AND EDITH D. MOODY, HUSBAND AND WIFE, WITH RESPECT TO SUCH PORTIONS OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 23706, PAGE 1782, AND MOODY INVESTMENTS, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, WITH RESPECT TO SUCH PORTIONS OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 16335, PAGE 1333, AND THE CARVER FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, WITH RESPECT TO SUCH PORTIONS OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 24072, PAGE 1409, AND DONALD RAY CARVER AND CAROLYN MOODY CARVER, HUSBAND AND WIFE, WITH RESPECT TO SUCH PORTIONS OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4371, PAGE 1061; THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, COLLECTIVELY THE OWNERS OF ALL LAND SHOWN HEREON AS THE MOODY/CARVER PROPERTY, LYING IN GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, BEAR S 89°51'01" W ALONG THE SOUTH LINE OF SAID SECTION 36 (BEARING BASIS), 1517.20 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF WOODSIDE TRAIL (A 30.00 FOOT RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF WOODSIDE ESTATES, AS RECORDED IN PLAT BOOK 25, PAGE 152, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 00°04'59" W ALONG SAID SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE, 33.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 00°04'59" W ALONG SAID EAST RIGHT-OF-WAY LINE OF WOODSIDE TRAIL, 895.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WOODSIDE TRAIL; THENCE N 88°44'29" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.01 FEET; THENCE N 00°04'59" W, 178.93 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER; THENCE N 86°05'24" E ALONG SAID MEAN HIGH WATER LINE, 120.00 FEET; THENCE S 31°43'01" E ALONG SAID MEAN HIGH WATER LINE, 0.51 FEET TO THE INTERSECTION WITH A LINE 100.00 FEET EAST OF AND PARALLEL TO SAID EAST RIGHT-OF-WAY LINE OF WOODSIDE TRAIL; THENCE S 00°04'59" E ALONG SAID PARALLEL LINE 1081.86 FEET TO THE INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE S 89°51'01" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 111,499 SQUARE FEET OR 2.56 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, AND IS THE MAINTENANCE RESPONSIBILITY OF THE FEE SIMPLE OWNER OF THE UNDERLYING PROPERTY.
- THE TURNAROUND EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION OF A VEHICULAR TURNAROUND, AND IS THE MAINTENANCE RESPONSIBILITY OF THE FEE SIMPLE OWNER OF THE UNDERLYING PROPERTY.

IN WITNESS WHEREOF, THE ABOVE NAMED INDIVIDUALS HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 23rd DAY OF May, 2012.

WITNESS: Micah J. Smith BY: James C. Moody
PRINT NAME: Micah J. Smith JAMES C. MOODY
WITNESS: Robert E. Breverton
PRINT NAME: Robert E. Breverton
WITNESS: Micah J. Smith BY: Edith D. Moody
PRINT NAME: Micah J. Smith EDITH D. MOODY
WITNESS: Robert E. Breverton
PRINT NAME: Robert E. Breverton

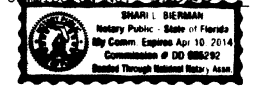
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES C. MOODY AND EDITH D. MOODY WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND 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 23rd DAY OF May, 2012.

MY COMMISSION EXPIRES: 4-10-14 BY: Shari L. Bierman
FLORIDA COMMISSION NO. 965292 NOTARY PUBLIC
PRINT NAME: SHARI L. BIERSMAN



(DEDICATION CONTINUED)

IN WITNESS WHEREOF, THE ABOVE NAMED INDIVIDUALS HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 23rd DAY OF May, 2012.

WITNESS: Micah J. Smith BY: Donald Ray Carver
PRINT NAME: Micah J. Smith DONALD RAY CARVER
WITNESS: Robert E. Breverton
PRINT NAME: Robert E. Breverton
WITNESS: Micah J. Smith BY: Carolyn Moody Carver
PRINT NAME: Micah J. Smith CAROLYN MOODY CARVER
WITNESS: Robert E. Breverton
PRINT NAME: Robert E. Breverton

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DONALD RAY CARVER AND CAROLYN MOODY CARVER WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND 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 23rd DAY OF May, 2012.

MY COMMISSION EXPIRES: 4-10-14 BY: Shari L. Bierman
FLORIDA COMMISSION NO. 965292 NOTARY PUBLIC
PRINT NAME: SHARI L. BIERSMAN



(DEDICATION CONTINUED)

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 23rd DAY OF May, 2012.

MOODY INVESTMENTS, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY FLORIDA-COLORADO, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER,
WITNESS: Micah J. Smith BY: James C. Moody
PRINT NAME: Micah J. Smith JAMES C. MOODY, ITS PRESIDENT
WITNESS: Robert E. Breverton
PRINT NAME: Robert E. Breverton

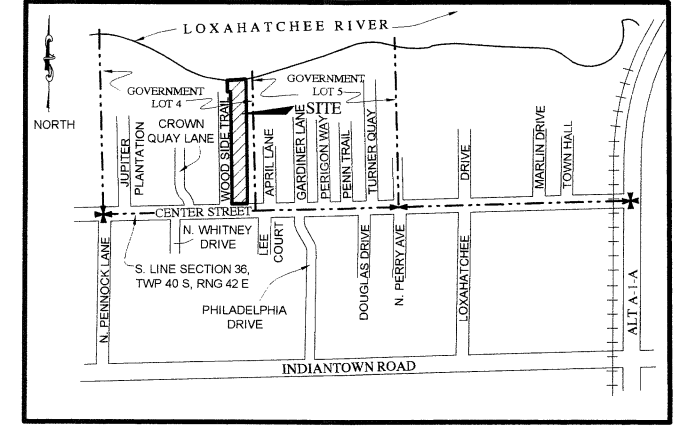
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES C. MOODY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLORIDA-COLORADO, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF MOODY INVESTMENTS, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SUCH CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID SEAL 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 23rd DAY OF May, 2012.

MY COMMISSION EXPIRES: 4-10-14 BY: Shari L. Bierman
FLORIDA COMMISSION NO. 965292 NOTARY PUBLIC
PRINT NAME: SHARI L. BIERSMAN



(NOT TO SCALE)
VICINITY SKETCH

(DEDICATION CONTINUED)

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 23rd DAY OF May, 2012.

CARVER FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY CARVER FAMILY INVESTMENTS, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER
WITNESS: Micah J. Smith BY: Donald Ray Carver
PRINT NAME: Micah J. Smith DONALD RAY CARVER, ITS PRESIDENT
WITNESS: Robert E. Breverton
PRINT NAME: Robert E. Breverton

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DONALD RAY CARVER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CARVER FAMILY INVESTMENTS, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF CARVER FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID SEAL 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 23rd DAY OF May, 2012.

MY COMMISSION EXPIRES: 4-10-14 BY: Shari L. Bierman
FLORIDA COMMISSION NO. 965292 NOTARY PUBLIC
PRINT NAME: SHARI L. BIERSMAN



MORTGAGEE'S CONSENT

J.P. MORGAN CHASE BANK, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED UNDER O.R. BOOK 24829, PAGE 1307, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF AUGUST, 2012

WITNESS: Rhonda A. Thompson BY: Nicole Schuffield
PRINT NAME: RHONDA A. THOMPSON NICOLE SCHUFFIELD
WITNESS: [Signature] PRINT NAME AND TITLE
PRINT NAME: PAM CORBERT TRAVARIN/WATER

ACKNOWLEDGEMENT

STATE OF LOUISIANA
COUNTY OF OUACHITA

BEFORE ME PERSONALLY APPEARED NICOLE SCHUFFIELD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED SELF AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF J.P. MORGAN CHASE BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT SAID SEAL WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF AUGUST, 2012.

MY COMMISSION EXPIRES: LIFETIME BY: Cynthia R. Wilmore
MY LOUISIANA COMMISSION NO. 246575 NOTARY PUBLIC
PRINT NAME: CYNTHIA R. WILMORE



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOSEPH D. GROSSO, JR., 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 JAMES C. MOODY AND EDITH D. MOODY, HUSBAND AND WIFE, WITH RESPECT TO SUCH PORTIONS OF THE PROPERTY DESCRIBED IN OFFICIAL BOOK 23706, PAGE 1782, AND MOODY INVESTMENTS, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, WITH RESPECT TO SUCH PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 16335, PAGE 1333, AND THE CARVER FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, WITH RESPECT TO SUCH PORTIONS OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 24072, PAGE 1409, AND DONALD RAY CARVER AND CAROLYN MOODY CARVER, HUSBAND AND WIFE, WITH RESPECT TO SUCH PORTIONS OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4371, PAGE 1061; THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATIFIED AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 20, 2012 BY: Joseph D. Grosso, Jr.
SEP. 24, 2012 JOSEPH D. GROSSO, JR., ESQUIRE
FLORIDA BAR NO. 026107

SURVEYOR'S 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") AND MONUMENTS ACCORDING TO SECTION 177.09(9)F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAN W. DAILEY, P.S.M.
LICENSE NO. 2439
STATE OF FLORIDA

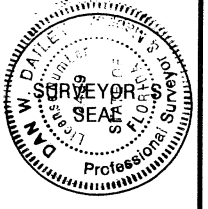
PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 5th DAY OF October, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.



George T. Webb, P.E.
COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 1:33 P.M.
this 9 day of October, 2012.
and duly recorded in the Books
on Page(s) 24-28 116
Sharon R. Book, Clerk & Comptroller
B.C.



SHEET 1 OF 2
DAILEY AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 2799