

901-11

# PLAT NO. 2 WHISPERING TRAILS

IN SE 1/4 OF SEC. 27, TWP. 40 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

GEE & JENSON

ENGINEERS-ARCHITECTS-PLANNERS, INC.

WEST PALM BEACH, FLORIDA

FEBRUARY 1980

106

LOCATION SKETCH

### DESCRIPTION

A parcel of land lying in part of the Southeast Quarter of Section 27, Township 40 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the NE Corner of the SE 1/4 of said Section 27; thence S. 89° 49' 53" W. along the North Line of said SE 1/4, a distance of 481.84 feet to a Permanent Reference Monument marking the SE Corner of Lot 13 of FOX RUN as recorded in Plat Book 32, Pages 76 & 77, Public Records of Palm Beach County, Florida; said Permanent Reference Monument being the NE Corner of PLAT NO. 1 WHISPERING TRAILS as recorded in Plat Book 40, Pages 95 and 96, of said Public Records of Palm Beach County, Florida; thence S. 34° 05' 04" E. along the Northeastly Limits of said PLAT NO. 1, being the South-Westerly Right of Way Line of Lighthouse River Road, a distance of 795.00 feet to the East Corner of Lot 1, Block A, of said PLAT NO. 1 WHISPERING TRAILS and the POINT OF BEGINNING of this DESCRIPTION; thence continue S. 34° 05' 04" E. along said Southwesterly Right of Way Line, a distance of 84.43 feet to the East Line of the SE 1/4 of said Section 27; thence S. 00° 51' 51" E. along said East Line, a distance of 950.54 feet; thence S. 89° 52' 07" W., 2638.13 feet; N. 00° 20' 28" W., 353.90 feet; N. 72° 16' 02" E., 165.35 feet; N. 0° 07' 53" W., 230.00 feet; N. 89° 52' 07" E., 70.00 feet; N. 00° 07' 53" W., 291.55 feet; N. 6° 40' 36" E., 529.38 feet to the NW Corner of Tract C of said PLAT NO. 1; thence meandering the boundary of PLAT NO. 1 by the following courses and distances: S. 07° 20' 20" E., 135.97 feet; S. 4° 50' 46" E., 262.36 feet; S. 30° 19' 34" E., 60.00 feet; N. 59° 40' 26" E., 180.00 feet; S. 2° 19' 34" E., 80.14 feet to the beginning of a curve concave to the south;

of 482.60 feet and a central angle of 09° 37' 58"; thence a curve, a distance of 81.14 feet to the South Corner of Lot 3 a N. 69° 18' 24" E. along a line radial to the last described curve, a distance of 70.04 feet; S. 62° 49' 08" E., 256.08 feet; N. 07° 46" E., 232.00 feet; N. 45° 27' 30" E., 347.86 feet; S. 06° 04" W., 35.00 feet; N. 55° 54' 56" E., 240.00 feet to the A of said PLAT NO. 1 and the POINT OF BEGINNING.

### NOTES

All bearings shown hereon are relative to the North Line of SE 1/4 of Section 27 bearing S. 89° 49' 53" W.

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.

Easements are for Public Utilities, Cable TV, and Electronic Systems, unless otherwise noted.

● denotes Permanent Reference Monument  
○ denotes Permanent Control Point

### LAND USE

Single Family-66 Lots	36.56 Acres±
Tracts	4.57 Acres±
Road R/W	5.95 Acres±
Total 47.08 Acres±	
Density 1.40	Dwelling Units/Acre

### DEDICATION

STATE OF ILLINOIS  
COUNTY OF COOK

KNOW ALL MEN BY THESE PRESENTS that PERCY WILSON MORTGAGE AND FINANCE CORPORATION a Delaware Corporation licensed to do business in Illinois, the name of the same shown herein, being in Section 27, Township 40 South, Range 42 East, Palm Beach County, Florida, shown herein as PLAT NO. 2 WHISPERING TRAILS, being more particularly described as shown herein, do hereby dedicate as follows:

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.

The Limited Access Easement as shown is hereby dedicated to the said BOARD OF COUNTY COMMISSIONERS for the purpose of control and jurisdiction over access to utility and drainage easements as shown and hereby dedicated in perpetuity for the same situation and maintenance of utilities and drainage.

Tracts A-B-C as shown are hereby dedicated to WHISPERING TRAILS HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary, and its Corporate Seal to be affixed hereto by me with the authority of its Board of Directors, this 12th day of February, 1980.

PERCY WILSON MORTGAGE AND FINANCE CORPORATION a Delaware Corporation  
Attest: George J. Fox Ass't Secretary  
Albert C. Hanna Vice President

### ACKNOWLEDGMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME personally appeared ALBERT C. HANNA and GEORGE J. FOX, whose well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of PERCY WILSON MORTGAGE AND FINANCE CORPORATION, a Delaware Corporation, and personally acknowledged to me that they executed such instrument as such officers of said Corporation and that the seal affixed to the foregoing instrument is the duly and legal seal of said Corporation and that it was affixed to said instrument by me and I am duly qualified to do so and that said instrument is the true and legal act and deed of said Corporation.

WITNESS my hand and official seal, this 12th day of February, 1980.

Donald D. Daniels  
Notary Public

My Commission expires: 03-16-83

### SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Dec. 2, 1980, they completed the survey of lands as shown on the foregoing plat and that said plat is a correct representation of the lands thereon described and plotted, that Permanent Reference Monuments have been placed as required by law, and that Permanent Control Points will be set under the guarantee posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements of Chapter 122, Part I, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

WILLIAM E. WALLACE, INC.  
William E. Wallace  
Professional Land Surveyor  
Florida Registration No. 2337 - Data 12/16/80

### SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Dec. 2, 1980, the herein Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by WILLIAM E. WALLACE, INC.

GEE & JENSON Engineers, Architects, Planners, Inc.  
William E. Wallace  
Professional Land Surveyor  
Florida Registration No. 2293 - Data 02/10/80

### APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 12th day of February, 1980.

By: Dennis P. Koehler  
Dennis P. Koehler, Chairman

Attest: John B. Dunkle Clerk

By: Kathryn S. Miller  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record, this 12th day of February, 1980.

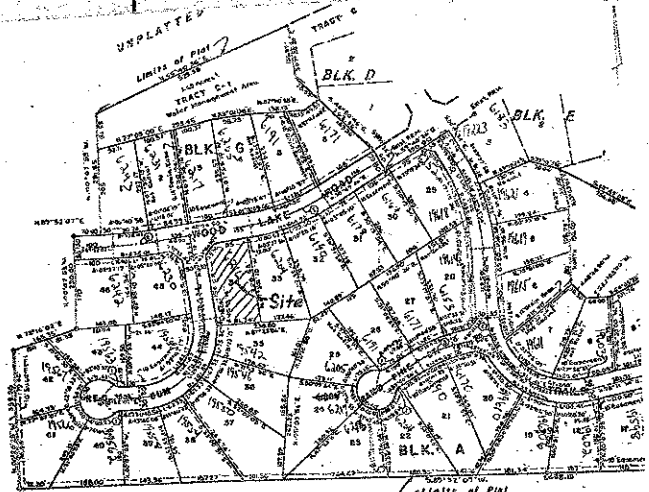
By: H.F. Kahler  
H.F. Kahler - County Engineer

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, PIONEER NATIONAL TITLE INSURANCE COMPANY, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to PERCY WILSON MORTGAGE AND FINANCE CORPORATION, a Delaware Corporation; that the current taxes have been paid; and that we find the property is free of encumbrances.

By: John F. Burgess  
PIONEER NATIONAL TITLE INSURANCE COMPANY



VICINITY MAP

(n.i.s.)

BOUNDARY SURVEY CERTIFIED TO: B and F Builders.

### DESCRIPTION

Lot 34, Block A, according to Plat No. 2, WHISPERING TRAILS, as recorded in Plat Book 41, Page 106, in and for the Public Records of Palm Beach County, Florida.

I HEREBY CERTIFY that this survey meets the minimum technical standards pursuant to Section 472.027 Florida State Statutes, and is accurate to the best of my knowledge and belief.

This instrument was prepared by: Donald D. Daniels, Jr. PROFESSIONAL LAND SURVEYOR  
Field Date: N.A. FLORIDA CERTIFICAT

REF. 41-106  
OFFICE: C. Posey  
DATE: 11/21/85  
Donald D. Daniels, Jr.  
PROFESSIONAL LAND SURVEYORS  
1847 N. Florida Bldg. West Palm Beach, FLA. 33409 (205)

WHISPERING TRAILS  
0332-300130  
THIS INSTRUMENT PREPARED BY WILLIAM E. WALLACE, INC. 201 S. Beach Road, Suite 201 West Palm Beach, Florida