

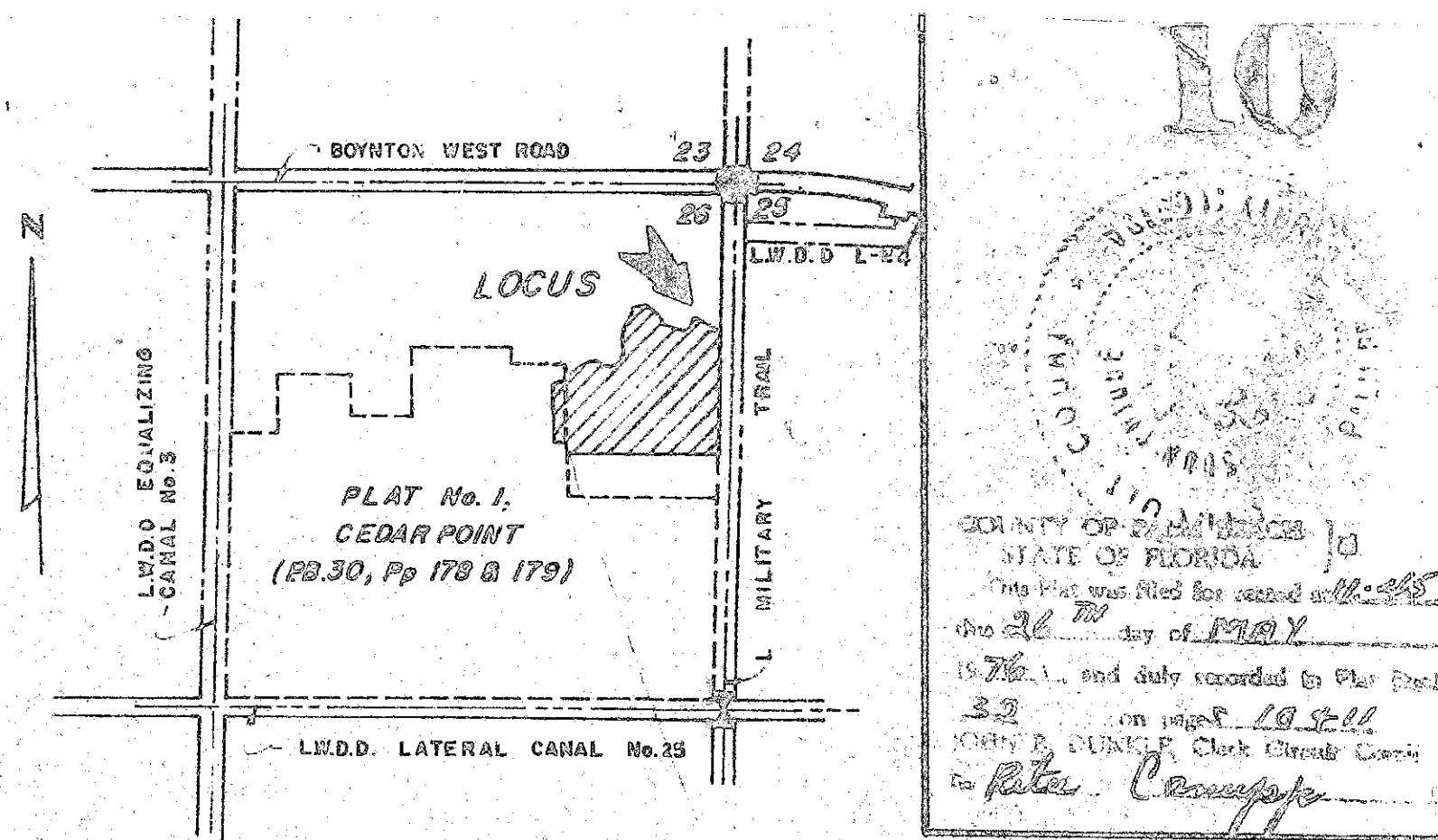
PLAT No. 3, CEDAR POINT

BEING, IN PART, A REPLAT OF A PORTION OF THE SUBDIVISION OF SECTION 26 IN TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND, IN PART, A REPLAT OF A PORTION OF TRACT F, PLAT NO. 1 CEDAR POINT, AS RECORDED IN PLAT BOOK 30 AT PAGES 178 AND 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

I, JERRY A. GROSS, 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 CEDAR POINT, INC., a Florida corporation; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

RICHARD & GROSS, ATTORNEYS AT LAW

By Jerry A. Gross
JERRY A. GROSS, ESQUIRE



10
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record with the
County Clerk on the 15th day of JULY
1976, and duly recorded in Plat Book
30 on page 205-211
JOHN B. DUNKLE, Clerk Circuit Court
Palm Beach, Florida

LOCATION MAP
NOT TO SCALE

NOTES

1. Building Setback lines shall be as required by Palm Beach County Zoning Regulations.
2. There shall be no building or any kind of construction or trees or shrubs placed on Easements.
3. Easements are for Public Utilities unless otherwise noted.
4. Permanent Reference Monument shown thus: P.R.M.
5. Permanent Control Points shown thus: P.C.P.
6. Meridian of PLAT NO. 1, CEDAR POINT and assumed coordinates.

COUNTY APPROVAL

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County laws and ordinances.
By: Richard Blinger
County Engineer

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 25th day of May, 1976.
By: William M. Medlin
Chairman

ATTEST:
JOHN B. DUNKLE, Clerk
By: Margaret Steele Medlin
Deputy Clerk

SURVEYOR'S CERTIFICATE
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 and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with 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.
Date: August 15, 1976
Caris M. White
Registered Surveyor No. 2201
State of Florida
This instrument was prepared by DAVID M. WHITE, in the office of ROBERT E. OWEN and ASSOC., INC., Forum III Building, West Palm Beach, Florida.

PUD DATA

Area	8.059 Acres
Density	9.43 D.U. Per Acre
38	Duplex Lots
76	Duplex Units

NOTE: A Duplex or single family home is to be built on each lot.
Tract P Area: 0.25 Acres
Tract S-I Area: 0.25 Acres

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that CEDAR POINT, INC., a Florida Corporation, owners of the land shown hereon, being a portion of the Northeast one quarter (NE 1/4) of the Subdivision of Section 26, Township 45 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 6, Page 26, Palm Beach County, Florida, Public Records, being also a replat of part of PLAT NO. 1, CEDAR POINT, as same is recorded in Plat Book 30 at Pages 178 and 179 of said Public Records, said land shown hereon as PLAT NO. 3, CEDAR POINT, and being more particularly described as follows:

Commencing at the Northeast corner of PLAT NO. 1, CEDAR POINT, said corner being also the Point of Beginning of the aforementioned PLAT NO. 1, CEDAR POINT, run (Bearings cited herein are in the meridian of the previously mentioned PLAT NO. 1, CEDAR POINT) North 2°-16'-26" East, along the West line of that certain 66.00 foot wide Right-of-Way of Military Trail (S.R. 809), 230.18 feet to the POINT OF BEGINNING; and from said point run by the following numbered courses:

1. West, a distance of 780.33 feet to the intersection with the East boundary line of Tract C, as same is shown and recorded in the above mentioned PLAT NO. 1, CEDAR POINT; thence ...
2. North, along said East boundary line of Tract C, 10.00 feet, more or less, to the south boundary line of Tract F as same is shown and recorded in the aforementioned PLAT NO. 1, CEDAR POINT; thence ...
3. West, along the South boundary line of said Tract F, 51.02 feet to the West boundary line of said Tract F; thence ...
4. North, along the just mentioned West boundary line of Tract F, 203.92 feet to a point in a 30 foot radius curve, concave northerly, whose local tangent passing through said point bears South 75°-16'-52" East and subtending a central angle of 66°-58'-47"; thence ...
5. Northeasterly along the arc of the just described curve, 35.07 feet to a Point of Reverse Curvature and the beginning of a 130 foot radius curve, concave southerly, having a central angle of 73°-00'-00"; thence ...
6. Northeasterly, along the arc of the just described curve, 165.63 feet to a Point of Reverse Curvature and the beginning of a 40 foot radius curve, concave northerly, having a central angle of 68°-44'-02"; thence ...
7. Northeasterly, along the arc of the just described curve, 71.98 feet to a Point of Compound Curvature and the beginning of a 30 foot radius curve, concave westerly, having a central angle of 45°-02'-30"; thence ...
8. Northerly, along the arc of the just described curve 23.58 feet to a Point of Reverse Curvature and the beginning of a 375 foot radius curve, concave easterly, having a central angle of 37°-15'-00"; thence ...
9. Continuing Northerly, along the arc of the just described curve, 243.80 feet to a Point of Reverse Curvature and the beginning of a 30 foot radius curve, concave westerly, having a central angle of 45°-02'-30"; thence ...
10. Northerly, along the arc of the just described curve, 2555 feet; thence ...
11. North 79°-12'-49" East, 40.00 feet; thence ...
12. South 61°-46'-43" East, 76.66 feet; thence ...
13. South 43°-30'-00" East, 50.00 feet; thence ...

14. South 69°-30'-00" East, 89.01 feet; thence ...
15. North 46°-30'-00" East, 110.00 feet; thence ...
16. South 53°-19'-26" East, 273.13 feet, more or less, to the intersection with the westerly line of that previously mentioned 66.00 foot wide Right-of-Way of Military Trail (SR 809); thence ...
17. South 2°-16'-26" West, along the just mentioned westerly line of that 66.00 foot Right-of-Way, 374.07 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 8.059 acres.
has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate as follows:

1. Streets:
TRACT S is hereby dedicated to the Cedar Point Association Inc. for the perpetual use of said Association for proper purposes and TRACT S-I is hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
Tract A is hereby dedicated to the Cedar Point Association, Inc. for street, utility, drainage and ingress and egress purposes.
Tract B is hereby dedicated to the Cedar Point Association, Inc. for street, utility, drainage and ingress and egress purposes.
Tract P is hereby dedicated to the Cedar Point Association Inc. for landscaping purposes.
2. EASEMENTS
a. The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
b. The drainage easements as shown hereon are hereby dedicated to the Cedar Point Association Inc. for the construction and maintenance of drainage facilities.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 2 day of MAY, A.D., 1976.

CEDAR POINT, INC., A CORPORATION OF THE STATE OF FLORIDA
ATTEST: Jerry A. Gross Secretary
By: Jerry A. Gross President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared JERRY GROSS and LAURANCE HENDERSON, 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 Cedar Point, Inc., a corporation, and 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 the and regular corporate authority, and that said instrument is the free act and deed of said corporation.
WITNESS my hand and official seal this 2 day of MAY, 1976.
Margaret Steele Medlin Notary Public

MORTGAGEE'S CONSENT

STATE OF NEW YORK ss
COUNTY OF NEW YORK
The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 2183, Page 818 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
In witness whereof, the said Trust has caused these presents to be signed by its Secretary Trustee, Merrill Taub and its seal to be affixed hereon by and with the authority of the trustees, this 30th day of April, A.D. 1976.
Institutional Investors Trust
Massachusetts Business Trust
Date: 4/30/76 By: Merrill Taub
Secretary Trustee
Attest: George E. Hook

ACKNOWLEDGEMENT

STATE OF NEW YORK ss
COUNTY OF NEW YORK
Before me personally appeared Merrill Taub, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Secretary Trustee of Institutional Investors Trust, A Massachusetts Business Trust, and he acknowledged to and before me that he executed such instrument as such trustee of said trust, and that the seal affixed to the foregoing instrument is the seal of said trust and that it was affixed to said instrument by due and regular authority; and that said instrument is the free act and deed of said Trust.
Witness my hand and official seal this 30th day of April, A.D. 1976.
Margaret Steele Medlin Notary Public
My Commission Expires: March 30, 1978

Field Book No. <u>26/45</u>	Page <u>17</u>	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	Date JULY 1976	
Design J. THOMAS	Checked D.W. WHITE, R.L.S.		Scale 1" = 50'	
Drawn J.C. YESTE	Approved		Sheet 1	
Checked D.W. WHITE, R.L.S.			of 2	
Field Book No. <u>26/45</u>	Page <u>17</u>			
Design J. THOMAS	Checked D.W. WHITE, R.L.S.			

PLAT No. 3
CEDAR POINT

0226-003
26/45