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CYPRESS CREEK GOLF COURSE

IN SECTION 24, TWP. 45 S., RNG. 42 EAST, PALM BEACH COUNTY, FLORIDA

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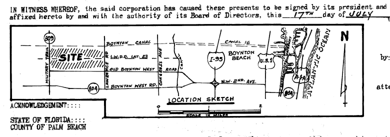
DEDICATION;;;;;;KNOW ALL MEN BY THESE PRESENTS that WEAVER DEVELOPMENT CORPORATION, a FLORIDA corporation, owners of the land shown hereon, being in Section 24, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as CYPRESS CREEK GOLF COURSE, being more particularly described as follows, to wit; FROM the Southwest corner of Section 24, Township 45 South, Range 42 East, Palm Beach County, Florida, run thence Due North (assumed bearing) along the West Line of said Section 24, the same being also the Center-line of Military Trail as now occupied and established, for a distance of 3618.72 ft.; Thence N.89°51'45"E., 60.0 ft. to the East Right-of-Way of aforesaid Military Trail and the POINT OF BEGINNING of this description; Thence continue N.89°51'45"E., 1915.0 ft.; Thence S.12°52'52"E., 116.61 ft. to the Point of Curve of a curve to the left having a radius of 25.0 ft.; Thence along the line of said curve for an arc length of 38.09 ft. and/or a central angle of 87°18'14" to the Point of Tangency thereof; Thence N.79°48'54"E., 90.91 ft.; Thence N.65°57'45"E., 209.39 ft., to the Point of Curve of a curve to the right having a radius of 375.0 ft.; Thence along the line of said curve for an arc length of 156.43 ft. and/or a central angle of 23°54'00" to the Point of Tangency thereof; Thence N.89°51'45"E., 427.63 ft.; Thence S.2°51'15"W., 555.0 ft. to the Point of Curve of a curve to the left having a radius of 220.0 ft.; Thence along the line of said curve for an arc length of 356.80 ft. and/or a central angle of 92°55'20"; Thence S.0°04'05"E., 197.34 ft. to the North line of the Lake Worth Drainage District Lateral Canal No. 23 as now occupied and established; Thence N.89°55'55"E. along said North line, 800.02 ft to a radial intersection with a curve having a radius of 210.01 ft.; Thence Northerly and Northwesterly along the line of said curve for an arc length of 229.99 ft. and/or a central angle of 62°45'00" to the Point of Tangency thereof; Thence N.62°49'05"W., 531.94 ft.; Thence N.50°05'30"W., 491.60 ft.; Thence N.2°51'15"E., 236.04 ft.; Thence N.0°08'15"W., 1.04 ft.; Thence N.89°51'45"E., 300.05 ft.; Thence S.0°08'15"E., 190.0 ft.; Thence S.66°01'54"E., 515.74 ft.; Thence S.53°04'05"E., 327.94 ft. to the Point of Curve of a curve to the left having a radius of 250.0 ft.; Thence along the line of said curve for an arc length of 451.55 ft. and/or a central angle of 103°29'18" to the Point of Tangency thereof; Thence N.23°26'37"E., 544.30 ft; Thence N.89°51'45"E., 360.0 ft.; Thence S.11°08'15"E., 90.0 ft.; Thence S.13°40'54"W., 801.83 ft.; Thence S.32°25'55"W., 536.40 ft.; Thence S.0°41'58"W., 128.60 ft.; Thence S.10°30'00"E., 209.98 ft.; Thence S.0°03'30"E., 260.00 ft.; Thence S.89°56'30"W., 130.0 ft.; Thence N.45°00'00"W., 177.72 ft. to an intersection with a curve having a radius of 140.0 ft. and which the central point thereof bears N.64°15'04"W., 140.0 ft. from said intersection point; Thence Northerly and Westerly along the line of said curve for an arc length of 263.28 ft. and/or a central angle of 107°44'56" to the Point of Tangency thereof; Thence N.82°00'00"W., 243.45 ft.; Thence N.87°30'00"W., 263.45 ft. to the Point of Curve of a curve to the right having a radius of 310.0 ft.; Thence along the line of said curve for an arc length of 156.90 ft. and/or a central angle of 29°00'00" to the Point of Tangency thereof; Thence N.58°30'W., 305.70 ft.; Thence N.81°00'00"W., 160.70 ft. to the Point of Curve of a curve to the left having a radius of 140.0 ft.; Thence along the line of said curve for an arc length of 439.82 ft. and/or a central angle of 180°00'00" to the Point of Tangency thereof; Thence S.81°00'00"E., 105.0 ft.; Thence S.58°30'E., 250.00 ft. to the Point of Curve of a curve to the left having a radius of 590.0 ft.; Thence along the line of said curve for an arc length of 298.62 ft. and/or a central angle of 29°00'00" to the Point of Tangency thereof; Thence S.87°30'00"E., 250.00 ft.; Thence S.82°00'00"E., 230.00 ft.; Thence S.62°00'00"E., 129.84 ft.; Thence N.45°00'00"E., 80.00 ft.; Thence S.45°00'00"E., 118.04 ft.; Thence N.89°56'30"E., 16.52 ft.; Thence S.0°03'30"E., 100.00 ft.; Thence S.89°56'30"W, parallel with the North Right-of-Way line of Old Boynton West Road, as now occupied and established, for a distance of 1060.00 ft.; Thence N.63°20'22"W., 822.95 ft.; Thence N.0°04'05"W., 189.99 ft. to the Point of Curve of a curve to the left having a radius of 240.0 ft.; Thence along the line of said curve for an arc length of 309.27 ft., and/or a central angle of 73°50'00"; Thence N.16°05'55"E., 855.06 ft.; Thence N.57°24'05"W., 96.57 ft.; Thence S.67°55'00"W., 1026.71 ft. to the Point of Curve of a curve to the left having a radius of 108.93 ft.; Thence along the line of said curve for an arc length of 300.36 ft. and/or a central angle of 157°59'05" to the Point of Tangency thereof; And to the North line of aforementioned Lake Worth Drainage District Lateral Canal No. 23; Thence N.89°55'55"E. along said North line, 398.75 ft.; Thence S.0°04'05"E., 56.00 ft. to a point on the South line of said Canal No. 23; Thence S.36°34'05"E., 165.00 ft.; Thence S.62°54'18"E., 208.52 ft. to an intersection with a curve concave North-easterly, having a radius of 160.0 ft.; The central point of said curve bearing N.41°03'14"E., 160.00 ft. from said intersection point; Thence along the line of said curve for an arc length of 69.69 ft. and/or a central angle of 24°57'19" to a Point of Reverse Curve; Thence along the line of a curve to the right having a radius of 200.00 ft. for an arc length of 257.73 ft. and/or a central angle of 73°50'00"; Thence S.89°55'55"W., 860.00 ft.; Thence N.52°47'55"W., 586.93 ft.; Thence N.71°04'05"W., 299.93 ft. to the aforementioned South line of the Lake Worth Drainage District Canal No. 23; Thence S.89°55'55"W. along said South line, 343.43 ft.; Thence Due North, 56.00 ft. to the North line of said Canal No. 23; Thence N.38°23'54"W., 445.76 ft.; Thence S.89°51'45"W., 240.00 ft. to the aforementioned East line of Military Trail; Thence Due North along said East line, 630.00 ft. to the Point of Beginning. Excepting therefrom that portion thereof previously established as the 56.00 ft. Right-of-Way of Lake Worth Drainage District Lateral Canal No. 23. That certain 10.0 ft. wide parcel lying between the Western most line of the aforedescribed property and the East Right-of-Way of Military Trail as delineated hereon being hereby dedicated to Palm Beach County Commission for road Right-of-Way purposes.

THE FOREGOING DESCRIBED PARCEL CONTAINING 130.3 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its president and attested to by its secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 17TH day of JULY, A.D., 1978.



WEAVER DEVELOPMENT CORPORATION

by: *Melvin E. Weaver*
President

attest: *C. Stanley Weaver*
Secretary

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at ___ M this ___ day of *September* 1978 and duly recorded in Plat Book No 35 on page 106
JOHN B. DUNKLE, Clerk Circuit Court
by ___ D.C.

SCALE IN FEET (0, 50, 100, 200, 300, 400)

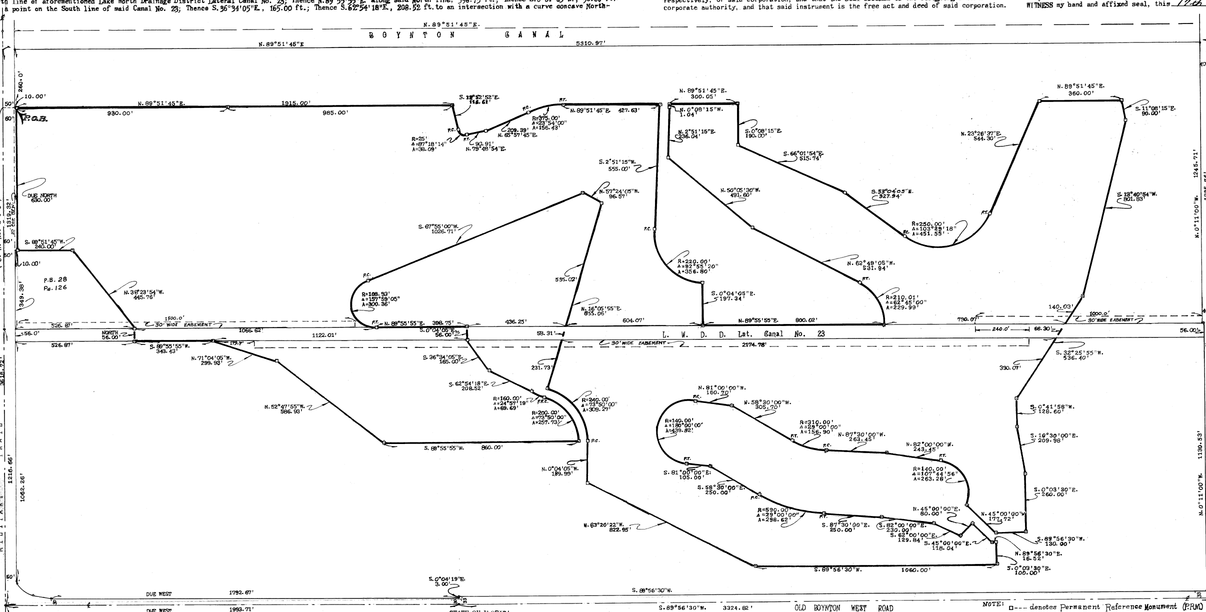
ACKNOWLEDGEMENT::::

STATE OF FLORIDA::::
COUNTY OF PALM BEACH

Before me, personally appeared Melvin E. Weaver and C. Stanley Weaver, 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 the above named Weaver Development Corporation, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, 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 due and regular corporate authority, and that said instrument is the free act and deed of said corporation. WITNESS my hand and affixed seal, this *17th* day of *July*, A.D., 1978.

Martha Teresa Clymer
Notary Public

My commission expires ___



NOTE: □--- denotes Permanent Reference Monument (P.R.M.)

TITLE CERTIFICATION::::
STATE OF FLORIDA::::
COUNTY OF PALM BEACH

We (I) *F.W. Weathers* do hereby certify that we (I) have examined the title to the hereon described property; That we (I) find the title to the property is vested to *Weaver Development Corporation*; that current taxes have been paid; and that we (I) find that the property is encumbered by the mortgage shown hereon; and that we (I) find that all mortgages are as shown and are true and correct.

Weathers

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 to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.) and Permanent Control Points (P.C.P.) have been placed as required by Law and further that the survey complies with all the requirements of chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

[signature] 7/21/78
Paul N. Holley
Registered Surveyor No. 1261
State of Florida

APPROVALS::::
Board of County Commissioners of Palm Beach County, Florida......This plat is hereby approved for record this *5th* day of *SEPT.*, A.D., 1978.

by: *[signature]*

ATTEST:::::....John B. Dunkle, CLERK.

by: *[signature]*
Deputy Clerk

COUNTY ENGINEER::::
This plat is hereby approved for record this *5* day of *SEPT*, A.D., 1978.

by: *[signature]*
County Engineer

MORTGAGEES ACKNOWLEDGEMENT:::STATE OF FLORIDA::: COUNTY OF PALM BEACH

Before me, personally appeared C. Harrison Newman and Corinne Brook, 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 the named FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BCH. a U.S.A. corporation, and severally acknowledged to and before me that they executed such instrument as President and Secretary, respectively, 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 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 *26* day of *July*, A.D., 1978.

Cordie L. Nelson
Notary
Notary Public, State of Florida at Large
My commission expires My Commission Expires February 20, 1982

JOINDER IN DEDICATION::::
I, the undersigned, C. STANLEY WEAVER, as Trustee for C. Stanley Weaver, Marcus L. Weaver, Curtis A. Weaver, Melvin E. Weaver, and Marion W. Clark, the former Directors and Shareholders of WEAVER DAIRIES, INC., a dissolved Florida corporation, per Trust Agreement recorded February 23, 1978, in Official Record Book 2816, Page 141, Public Records of Palm Beach County, Florida, do hereby join in and consent to the dedication of the lands in the dedication hereto by the owner thereof.

by: *C. Stanley Weaver*
C. Stanley Weaver, Trustee

JOINDER ACKNOWLEDGEMENT::: STATE OF FLORIDA::: COUNTY OF PALM BEACH

Before me, personally appeared C. Stanley Weaver, to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed such instrument and that said instrument is the free act and deed of his.
WITNESS my hand and official seal, this *17th* day of *July*, A.D., 1978.

Martha Teresa Clymer
Notary

My commission expires ___

MORTGAGEE'S CONSENT
STATE OF FLORIDA::::
COUNTY OF PALM BEACH

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 in the dedication hereto, by the owner thereof and agrees that its mortgage is recorded in Official Records Book *1959*, Page *649*, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, FLORIDA.......In witness whereof, the said corporation has caused these presents to be signed by its President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this *26* day of *JULY*, A.D., 1978.

ATTEST: *Corinne Brooks*
Corinne Brooks, secretary

by: *[signature]*
C. Harrison Newman, president

THIS INSTRUMENT PREPARED BY PAUL N. HOLLEY
P.O. BOX 1318, TITUSVILLE, FLA. - PH. (305) 267-6113

This is not a certified copy