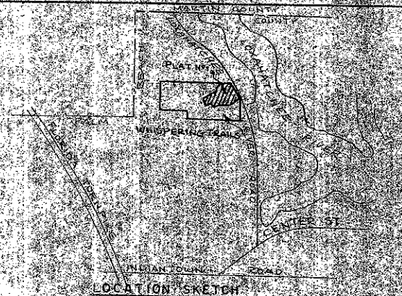
40-95

PLAT NO. 1
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
AUGUST, 1979



LOCATION SKETCH

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This Plat was filed for record at 11:15 A.M. this 17 day of January A.D. 1980 and duly recorded in Plat Book No. 41 on page 95
JOHN B. DUNKLE, Clerk Circuit Court
By _____ D.C.

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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 Northeast Corner of the Southeast Quarter of said Section 27; thence S.89°49'-53"W. along the North Line of said Southeast Quarter, a distance of 481.84 feet to a Permanent Reference Monument marking the Southeast Corner of Lot 13 of FOX RUN as recorded in Plat Book 32, Pages 76 and 77, Public Records of Palm Beach County, Florida, said P.R.M. being on the Southwesterly Right of Way Line of Loxahatchee River Road as now laid out and in use and is the POINT OF BEGINNING OF PLAT NO. 1 - WHISPERING TRAILS; thence S.34°05'04"E. along said Southwesterly Right of Way Line, a distance of 795.00 feet; thence S.55°54'56"W., a distance of 240.00 feet; thence S.34°05'04"E., a distance of 35.00 feet; thence S.55°54'56"W., a distance of 60.00 feet; thence S.45°27'30"W., a distance of 347.86 feet; thence S.88°07'46"W., a distance of 232.00 feet; thence N.75°25'20"W., a distance of 260.00 feet; thence N.62°49'08"W., a distance of 258.08 feet; thence N.79°52'38"W., a distance of 70.04 feet; thence S.69°18'24"W. along a line radial to a curve to be described, a distance of 139.71 feet to a point on a curve concave to the southwest having a radius of 482.60 feet and a central angle of 09°37'58"; thence northwesterly along the arc of said curve, a distance of 81.14 feet; thence N.30°19'34"W along the tangent to said curve, a distance of 80.14 feet; thence S.59°40'26"W., a distance of 190.00 feet; thence N.30°19'34"W., a distance of 60.00 feet; thence N.46°50'46"W., a distance of 262.36 feet; thence N.07°20'20"W., a distance of 135.97 feet; thence N.66°40'36"E., a distance of 360.08 feet; thence N.79°04'10"E., a distance of 234.76 feet; thence N.57°09'13"E., a distance of 167.86 feet; thence N.09°30'51"E., a distance of 181.50 feet; thence N.47°06'00"E., a distance of 132.83 feet to the Southeast Corner of Lot 12 of said FOX RUN; thence N.89°49'53"E. along the North Line said Southeast Quarter of said Section 27, a distance of 591.15 feet to the Southeast Corner of Lot 13 of FOX RUN 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 T.V. and Electronic systems, unless otherwise noted.

● denotes Permanent Reference Monument

○ denotes Permanent Control Point

LAND USE

34 Lots		18.14 Acres
Tracts		7.38 Acres
Road R/W		4.20 Acres
	Total	29.72 Acres
Density	1.14 Dwelling Units/Acre	

DEDICATION

STATE OF ILLINOIS
COUNTY OF COOK ss

KNOW ALL MEN BY THESE PRESENTS, that PERCY WILSON MORTGAGE AND FINANCE CORPORATION, a Delaware Corporation licensed to do business in Florida, the owner of the land shown hereon, being in Section 27, Township 40 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT NO. 1, WHISPERING TRAILS, being more particularly described to the left under Description, have caused the same to be surveyed and platted as shown hereon and 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 purposes of control and jurisdiction over access rights.

Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

Tracts A, B and 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 and with the authority of its Board of Directors, this 17th day of January, 1980.

PERCY WILSON MORTGAGE AND FINANCE CORPORATION, a Delaware Corporation

Attest: Bonnie K. Collins — By: Albert C. Hanna
Bonnie K. Collins, Asst. Secretary — Albert C. Hanna, Vice President

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF COOK ss

BEFORE ME personally appeared ALBERT C. HANNA and BONNIE K. COLLINS to me 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 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 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 17th day of January, 1980.

Kenneth J. McClure
Notary Public

My Commission expires 03-12-83

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 11 January 1980, they completed the survey of lands as shown on the foregoing plat, that said plat is a correct representation of the lands therein described and platted; 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 177 Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

WILLIAM G. WALLACE, INC.

William G. Wallace, Sr., Professional Land Surveyor
Florida Registration No. 3383 Date 11 January 1980

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

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 _____
PIONEER NATIONAL TITLE INSURANCE COMPANY

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 1st day of _____, 1980

By _____
Dennis P. Koehler, Chairman

Attest: JOHN B. DUNKLE, Clerk

By _____
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 24 day of _____, 1980

By _____
H. F. Kahler, County Engineer

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2015 Okeechobee Boulevard West Palm Beach, Florida

WHISPERING TRAILS #1 40/95

0338-000