

# CYPRESS HARBOR

## 1ST SECTION

IN THE S.W. 1/4 OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST

ACREAGE  
ARNOLD J. WALDSMITH — LAND SURVEYOR — FORT LAUDERDALE, FLORIDA

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Nellie L. Cowan Bostwick, a widow, and Cypress Harbor, Inc., a Florida Corporation, and Little Big Cypress, Inc., a Florida Corporation, owners of the lands described hereon, have caused said lands to be surveyed, subdivided and platted as shown on the attached plat to be known as, "CYPRESS HARBOR 1ST SECTION". The Streets, Avenues, Court, Terrace and Roads, Cypress Creek and Waterway, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, together with the easements shown hereon for the purposes indicated.

In witness whereof the above named Nellie L. Cowan Bostwick, has set her hand and seal, and Cypress Harbor, Inc., and Little Big Cypress, Inc., have caused these presents to be signed by their respective Presidents and attested by their Secretaries, and their Corporate Seals to be affixed hereto by and with the authority of their respective Board of Directors, this 6th day of DECEMBER, A.D. 1957.

Witness: Madeline M. Earle } Nellie L. Cowan Bostwick (SEAL)  
Nellie L. Cowan Bostwick, a Widow  
DATE December 10th 1957  
CYPRESS HARBOR, INC.  
Witness: William L. Bostwick } President Arvilla F. Hale  
Arvilla F. Hale  
LITTLE BIG CYPRESS, INC.  
Witness: Madeline M. Earle } Secretary Arvilla F. Hale  
Arvilla F. Hale  
Witness: Julian L. Williams } President Arvilla F. Hale  
Arvilla F. Hale  
Witness: Madeline M. Earle } Secretary Arvilla F. Hale  
Arvilla F. Hale

### ACKNOWLEDGEMENT

State of Florida ss I hereby certify that on this day personally appeared before me, County of Duval an officer duly authorized by law to administer oaths and take acknowledgements, Nellie L. Cowan Bostwick, a widow, to me well known and she acknowledged to me the execution of the foregoing instrument for the purposes therein expressed.

In witness whereof: I have hereunto set my hand and seal this 10th day of DECEMBER, A.D. 1957.  
My commission expires: JUNE 21, 1964  
Madeline M. Earle  
Notary Public  
State of Florida

### ACKNOWLEDGEMENT

State of Florida ss I hereby certify that on this day personally appeared before me, County of Broward an officer duly authorized by law to administer oaths and take acknowledgements, C. L. Hale and Arvilla F. Hale, to me well known to be President and Secretary, respectively of both the Cypress Harbor, Inc., and Little Big Cypress, Inc., and they acknowledged to me the execution of the foregoing instrument for the purposes therein expressed, as such officers of said corporations.

In witness whereof: I have hereunto set my hand and seal this 6th day of DECEMBER, A.D. 1957.  
My commission expires: JULY 21, 1958  
Julian L. Williams  
Notary Public  
State of Florida

### SURVEYOR'S CERTIFICATE

This is to certify that I, Arnold J. Waldsmith, a land surveyor duly registered in the State of Florida, have surveyed the land described and shown hereon and have set Permanent Reference Monuments (P.R.M.) as shown and that the survey and plat are correct to the best of my knowledge and belief.

Arnold J. Waldsmith  
Registered Land Surveyor, No. 671, State of Florida

### COUNTY ENGINEER

This plat is hereby approved for record.

William D. Rawls  
County Engineer

### COUNTY ZONING

Approved by the Broward County Zoning Department.

William D. Rawls  
W. D. Rawls, Director

### COUNTY CLERK'S CERTIFICATE

This is to certify that this plat complies with the provisions of chapter 10275 (No. 253) Laws of Florida, and was accepted for record by the Board of Commissioners of Broward County, Florida.

Attest FRANK H. MARKS, Clerk of Circuit Court by Frank H. Marks Deputy Clerk  
This instrument was filed for record this 3rd day of January, A.D. 1958, and recorded in Plat Book 45, at Page 40, Record Verified.  
FRANK H. MARKS, Clerk of Circuit Court by Madeline M. Earle Deputy Clerk

**DRC**

### DESCRIPTION

Beginning on the West line of Section 1, Township 49 South, Range 42 East at a point 335.11 feet North of the S.W. Corner of said Section 1; Thence run East 235.08 feet parallel to the South line of said Section 1; Thence run South 100.03 feet parallel to said West line of Section 1 to a point 235 feet North of the South line of said Section 1; Thence run East 500.36 feet, parallel to the said South line of Section 1 to the East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 1; thence run North 14.93 feet along said East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 1; thence run East at right angles to said East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Cypress Creek; thence run Northeasterly along Cypress Creek to an intersection with the East line of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 1; thence run North to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence run West along the North line of the South 1/2 of the Southwest 1/4 of said Section 1 for a distance of 133.74 feet, to the Southeast corner of the North west 1/4 of the Southwest 1/4 of said Section 1; thence run North 29.46 feet along the East line of said Northwest 1/4 of the Southwest 1/4; thence run West 1467.34 feet along a line parallel to and 305.0 feet South of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 1 to the West line of said Section 1, to a point 33.52 feet North of the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 1; thence run South 1052.56 feet along the West line of said Section 1 to the point of beginning. Excepting therefrom that part lying within the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 1.

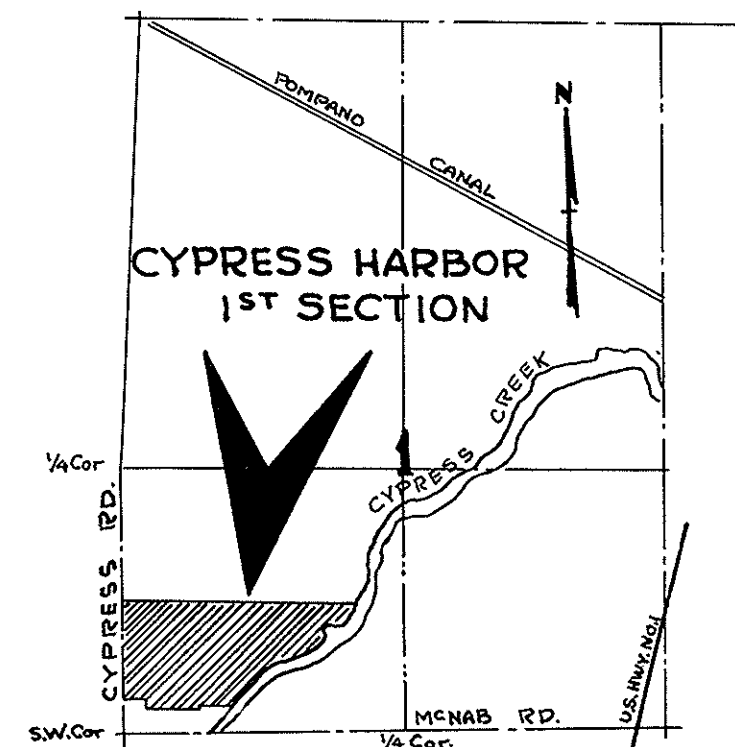
### MORTGAGEE APPROVAL

This plat is hereby approved by the following holder of a mortgage on the property described hereon.

Nellie L. Cowan Bostwick  
Nellie L. Cowan Bostwick - a Widow  
Witness: Madeline M. Earle  
William L. Bostwick  
Date December 10th 1957

LOCATION MAP  
Section 1 Twp. 49 S., Rge. 42 E.

Notes: Block corner radii are 25 feet unless otherwise noted.  
Corner lot dimensions are to intersection of block lines extended unless otherwise shown.  
A.E. Indicates -6'x18' Anchor Easement.



WESTFIELD - SECTION-B + PB.41-P.33  
CYPRESS ROAD  
LYONS PARK 1ST ADDITION PB.40-P.2