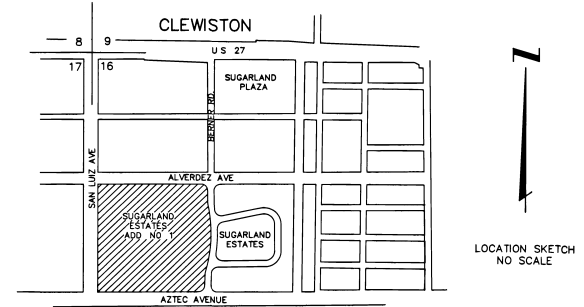


SUGARLAND ESTATES ADDITION NO. 1

SHEET 1 OF 2 SHEETS

*In Affirmance of error B
 Lot 24 Blk C addition #1
 See O.R. Book 130 page 1420
 Recorded 4/26/2002.*

BEING A SUBDIVISION OF PART OF SECTION 16,
 TOWNSHIP 43 SOUTH, RANGE 34 EAST, CITY OF
 CLEWISTON, HENDRY COUNTY, FLORIDA.



DESCRIPTION

Commence at the northwest corner of Section 16, Township 43 South, Range 34 East, City of Clewiston, Hendry County, Florida and run S-0°-02'-30"-W along the west line of said Section 16 for a distance of 1,340.00 feet to the south right-of-way line of Clewiston Drainage District Canal No. 4 as recorded in O R Book 221, Page 172, Hendry County, Florida Public Records, Thence run N-89°-59'-30"-E along the south right-of-way of said Canal No. 4 a distance of 35.00 feet to the east line of San Luiz Avenue for the point-of-beginning of the following described tract of land. From said point beginning thence N-89°-59'-30"-E along the south right-of-way of said Canal No. 4 a distance of 1,262.25 feet to the westerly boundary of Sugarland Estates Subdivision as recorded in Plat Book 4, Page 76, Hendry County, Florida Public Records, Thence proceed S-0°-00'-30"-E along the westerly boundary of said subdivision a distance of 40.00 feet to a curve, Thence run easterly and then southerly along said curve and subdivision boundary a distance of 39.27 feet, said curve being concave to the southwest, having a radius of 25.00 feet and with a long chord that bears S-45°-00'-30"-E and is 35.355 feet long, Thence run S-0°-00'-30"-E along the westerly boundary of said subdivision a distance of 155.00 feet to a curve, Thence run southerly along said curve and subdivision boundary a distance of 146.84 feet, said curve being concave to the east, having a radius of 1,130.00 feet and with a long chord that bears S-3°-43'-51.5"-E and is 146.734 feet long, Thence run S-7°-27'-13"-E along said subdivision boundary a distance of 105.74 feet to a curve, Thence run southerly along said curve and subdivision boundary a distance of 264.59 feet, said curve being concave to the west, having a radius of 820.00 feet and with a long chord that bears S-1°-47'-24.5"-W and is 263.441 feet long, Thence run S-11°-02'-02"-W along said subdivision boundary a distance of 207.91 feet to a curve, Thence run southerly along said curve and subdivision boundary a distance of 217.61 feet, said curve being concave to the east, having a radius of 1,130.00 feet and with a long chord that bears S-5°-31'-01"-W and is 217.277 feet long, to another curve, Thence run southerly and then westerly along said curve and subdivision boundary a distance of 39.27 feet, said curve being concave to the northwest, having a radius of 25.00 feet and with a long chord that bears S-45°-00'-00"-W and is 35.36 feet long, Thence run S-0°-00'-00"-E along said subdivision boundary a distance of 70.00 feet to the southwest corner of said subdivision and to the north right-of-way of the CSX Transportation Railroad, Thence proceed S-90°-00'-00"-W along said railroad right-of-way a distance of 1,217.55 feet to the easterly right-of-way of aforementioned San Luiz Avenue, Thence run N-0°-02'-30"-E along said Avenue right-of-way a distance of 1,249.73 feet to the point-of-beginning. Said parcel of land subject to easements, rights-of-way, and restrictions of record Containing 36.77 acres more or less

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the United States Sugar Corporation, a corporation organized and existing under the Laws of the State of Delaware, is the owner that has caused a survey to be made of these lands and its subdivision platted as shown hereon, that it does hereby dedicate to the incorporated City of Clewiston, Florida its successors or assigns, the streets and parks as shown along with the easements hereinafter described or indicated on this plat for utility purposed for rights of ingress and egress for rendering service to the adjoining property, reserving unto itself, successor or assigns the reversion or reversions of these streets, parks and easements whenever they are abandoned by the City or discontinued by law.

1) Easements are, unless otherwise indicated a five (5) foot strip along the side of each lot and a seven and one-half (7.5) foot strip along the rear of each lot except when more than one lot or part thereof is intended for a building site, only the outside boundary of the building site shall carry the outside easements.

FURTHERMORE United States Sugar Corporation does hereby dedicate to the Clewiston Drainage District, its successors or assigns, the lakes, canals, and drainage easements as shown for public water management, with rights of ingress and egress for the purpose of rendering water control to all lots within this subdivision, reserving unto itself, successor or assigns the reversion or reversions of these lakes, canals and drainage easements whenever they are abandoned or discontinued by law.

IN WITNESS WHEREOF, United States Sugar Corporation has caused this dedication to be signed in its corporate name and the corporate seal to be hereto affixed by its duly authorized officer this 12th day of July 1989 A D

UNITED STATES SUGAR CORPORATION

Attest C. D. Lewis
 C. D. Lewis
 Secretary

By J. Nelson Fairbanks
 J. Nelson Fairbanks
 President

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
 COUNTY OF HENDRY)

Before me, the undersigned authority, this day personally appeared J. Nelson Fairbanks and C. D. Lewis, to me known to be the persons described in and who executed the dedication as shown hereon and said persons acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed

WITNESS MY HAND and official seal, this 12th day of July, 1989 A D

Mary J. Stiles
 Notary Public, State of Florida at large
 My commission expires June 5, 1993

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that this plat is a true representation of the lands described and shown, to the best of my knowledge and belief, and that Permanent Reference monuments have been placed and furthermore, Permanent Control Points shall be placed as required by the Subdivision Regulations and the Statutes of the State of Florida thereunto appertaining

Orvell Howard
 Orvell Howard, P L S
 Florida Certificate No 2867
 United States Sugar Corporation
 P O Drawer 1207
 211 Ponce De Leon Avenue
 Clewiston, Florida 33440

This instrument was prepared by
 U S SUGAR CORPORATION
 211 Ponce De Leon Avenue
 Clewiston, Florida 33440

APPROVAL CLEWISTON DRAINAGE DISTRICT

This certifies that this plat was presented to the Board of Directors for the Clewiston Drainage District, Hendry County, Florida, and approved by the said Directors for record, and the Lake, canals, and the drainage easements accepted for the management purposes of said District on this 12th day of July, 1989 A D, provided that this plat is recorded in the Office of Circuit Court of Hendry County, Florida, within 90 days from the date of approval by the said District

CLEWISTON DRAINAGE DISTRICT

Attest B. Williams By D. R. Brown
 Secretary/Treasurer Chairman

APPROVAL CITY OF CLEWISTON

This certifies that the plat was presented to the City Commission of the City of Clewiston, Hendry County, Florida, and approved by the said City Commission for record, and the dedication of the streets and public places accepted for municipal purposes of said City on this 21st day of August 1989 A D, provided that this plat is recorded on the Office of the Clerk of Circuit Court of Hendry County, Florida, within 90 days from the date of approval by said commission

CITY OF CLEWISTON, FLORIDA

Attest Wendell R. ... By ... Commissioner
 City Clerk Mayor-Commissioner

CLERK'S CERTIFICATE

STATE OF FLORIDA) SS
 COUNTY OF HENDRY)

I, Christine Pratt, County Clerk of Hendry County, Florida hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 6 pages 124 and 125, Public Records of Hendry County, Florida, this 29th day of August 1989 A D

Clerk, Hendry County, Florida

By Mona Kellan
 Deputy Clerk

REGISTERED LAND SURVEYOR	UNITED STATES SUGAR CORPORATION	NOTARY PUBLIC	CITY OF CLEWISTON	COUNTY CLERK	CLEWISTON DRAINAGE DISTRICT