WALKER PLAT

SHEET 1 OF 2

BEING A PORTION OF LOTS 1, 2, 3, 4 AND 5, BLOCK 3, LAKE PLACE, RECORDED IN PLAT BOOK 8, PAGE 11, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND BEING A PART OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS. THAT, WALKER III FAMILY PARTNERSHIP OF FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "WALKER PLAT". BEING A PORTION OF LOTS 1, 2, 3, 4 AND 5, BLOCK 3, LAKE PLACE, RECORDED IN PLAT BOOK 8, PAGE 11, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING A PART OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 3, LAKE PLACE, AS RECORDED IN PLAT BOOK 8, PAGE 11, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, WITH THE WESTERLY RIGHT-OF-WAY LINE OF FLAGLER DRIVE AS NOW LAID OUT AND IN USE; THENCE, NORTH 23°43'42" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 151.84 FEET, EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 3, LAKE PLACE; THENCE, NORTH 90°00'00" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 201.87 FEET; THENCE, SOUTH 20°27'34" EAST, A DISTANCE OF 75.56 FEET; THENCE, SOUTH 01°15'58" EAST, A DISTANCE OF 68.22 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 5, BLOCK 3, LAKE PLACE: THENCE, NORTH 90° 00'00" EAST, ALONG SAID SOUTH LINE OF LOT 5 AND ITS EASTERLY EXTENSION, A DISTANCE OF 235.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING: 0.678 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

IN WITNESS WHEREOF, WALKER III FAMILY PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 1972 DAY OF NOVELL, 2003.

MILFORD WALKER. ITS MANAGING MEMBER

MILFORD WALKER, MANAGING MEMBER

David J Schenkelberg PRINTED NAME:

ACKNOWLEDGEMENT:

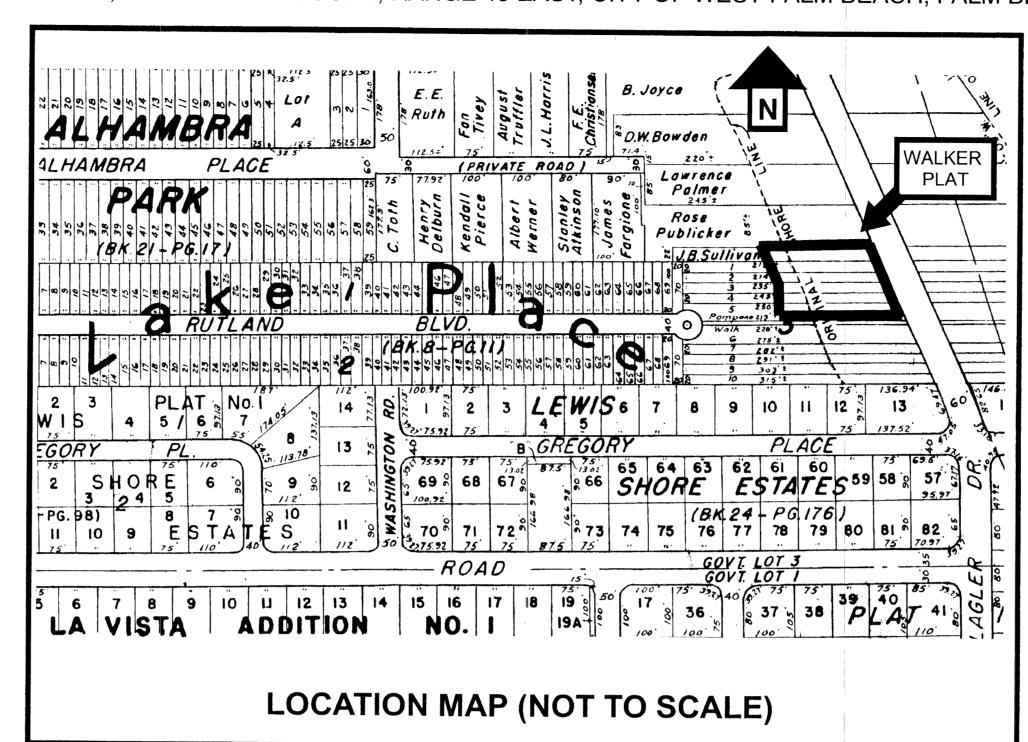
STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MILFORD WALKER WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT RESPECTIVELY) AS IDENTIFICATION, AND (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS MANAGING MEMBER, OF WALKER III FAMILY PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF November MY COMMISSION EXPIRES: 5/14/2007 NOTARY PUBLIC: TWT. May SEAL:

PRINTED NAME: DAVID L. MACHIZ C#: DD212634



MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF BROWARD)

SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 15659 AT PAGE 6032 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, SUNTRUST MORTGAGE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL BIONDO, ITS EXECUTIVE VICE PRESIDENT, AND ATTESTED TO BY FRANCES M. HOLLAND, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF November, 2003.

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED PAUL BIONDO AND FRANCES M. HOLLAND, WHO (ARE) (ARENOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF SUNTRUST MORTGAGE, INC. A VIRGINA 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 18 DAY OF november

MY COMMISSION EXPIRES: 10/2/05 NOTARY PUBLIC:

PRINTED NAME: MARIE F. C#: DD058817

NOTICE:

SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

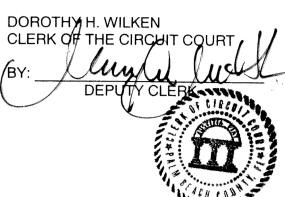
THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404.

STATE OF FLORIDA

COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 3:54 P.M., THIS 1 DAY OF DECEMBEY , 2003, AND DULY RECORDED IN PLAT BOOK 100 ON PAGES 144 THROUGH 145

DOROTHY H. WILKEN



"SEAL" **CLERK OF THE** CIRCUIT COURT

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE
- 2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

I, GARY J. NAGLE, 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 TO WALKER III FAM ILY PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: 11-6-03

CITY APPROVAL:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

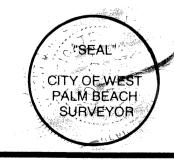
THIS PLAT, AS SHOWN HEREON, IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE ON

CITY OF WEST NPALM BEACH

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

VINCENT J. NOEL, P.S.M



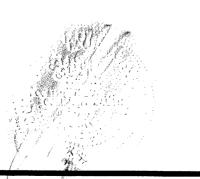


UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION: THAT SAID SURVEY AND PLAT ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW: AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THIS PLAT AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY

Y: Usu R. VAN CAMPEN, P.S.M. 2424)

DATED THIS 36 DAY OF COORER







PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm @ aol.com WEB: http://members.aol.com//bmlsm

RIVIERA BEACH, FLORIDA 33404

WALKER PLAT

DWN: W.V.C.. FILE: 87-1056.2 SCALE: NONE SHEET 1 OF 2