

SUMMIT BOULEVARD ANIMAL HOSPITAL

BEING A REPLAT OF LOTS 1 THROUGH 9 AND ALL OF LOTS 18 AND 19, ACCORDING TO THE REPLAT OF BERGANTINO ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 193, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

JANUARY 2005

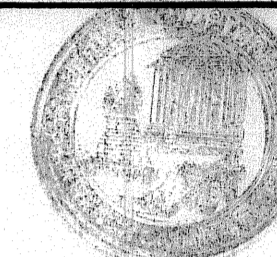
SHEET 1 OF 2 SHEETS

191

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT THE OFFICE OF THE COUNTY CLERK OF PALM BEACH COUNTY, FLORIDA, ON THIS 14th DAY OF APRIL, 2005, A.D., 2005 AND DULY RECORDED IN PLAT BOOK 23, PAGE 193 AND PLAT BOOK 104 ON PAGES 191 AND 192.

SHARON R. BOCK, CLERK & COMPTROLLER
BY: *Sharon R. Bock*



THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463.

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT J.P.B. LEMONTREE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND HEREON, IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUMMIT BOULEVARD ANIMAL HOSPITAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 9 INCLUSIVE, LESS THE WEST 3.0 FEET THEREOF AND ALL OF LOTS 18 AND 19, ACCORDING TO THE REPLAT OF BERGANTINO ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THE FORTY (40) FOOT STRIP CONSTITUTING THE VACATED PORTION OF PARK AVENUE NORTH OF THE ADJOINING SAID LOT NO. ONE (1), WHICH FORTY (40) FOOT STRIP LIES BETWEEN SAID LOT NO. ONE (1) AFORESAID AND THE LAKE WORTH DISTRICT CANAL ADJOINING AND SOUTH OF DILLMAN ROAD, THE ENTIRE PREMISES DESCRIBED IN THIS PARAGRAPH BEING LOCATED ON THE EAST SIDE OF MILITARY TRAIL AND EXTENDING FROM DILLMAN ROAD TO COCOANUT ROAD (EXCEPT OF THE LAKE WORTH DISTRICT CANAL), PALM BEACH COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18 OF SAID REPLAT OF BERGANTINO ESTATES SUBDIVISION; THENCE NORTH 01 DEGREES 28 MINUTES 24 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 18, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 6; SAID SOUTH RIGHT-OF-WAY LINE BEING 53.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE NORTH 88 DEGREES 33 MINUTES 36 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 224.13 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS SHOWN IN ROAD PLAT BOOK 3, PAGES 72 THROUGH 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 809 BEING A CIRCULAR CURVE CONCAVE TO THE EAST AND WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 46 MINUTES 44 SECONDS EAST FROM SAID INTERSECTION AND SAID CURVE HAVING A RADIUS OF 21,432.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 25 SECONDS SUBTENDING AN ARC OF 40.01 FEET ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 809 TO AN INTERSECTION WITH THE NORTH LINE OF LOT 1 OF SAID REPLAT OF BERGANTINO ESTATES SUBDIVISION; THENCE SOUTH 88 DEGREES 33 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 223.27 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND LESSING THEREFROM PARCEL NO. 21 AS DESCRIBED IN THAT LIS PENDING (OFFICIAL RECORD BOOK 4835, PAGE 487) ORDER OF TAKING (OFFICIAL RECORD BOOK 4973, PAGE 574), PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOTS 1-9 INCLUSIVE OF THE REPLAT OF BERGANTINO ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LOTS 1-9 AS BEING DESCRIBED IN OFFICIAL RECORD BOOK 3101, PAGE 1890, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 809 AS SHOWN IN ROAD PLAT BOOK 3, PAGES 72 THROUGH 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY OF PARK AVENUE AS SHOWN ON SAID REPLAT OF BERGANTINO ESTATES AND ABANDONED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY IN DECEMBER OF 1999, SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 809 BEING A CIRCULAR CURVE CONCAVE TO THE EAST AND WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 46 MINUTES 44 SECONDS EAST FROM SAID POINT OF BEGINNING; RUN THENCE SOUTH 88 DEGREES 33 MINUTES 36 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY OF PARK AVENUE, A DISTANCE OF 4.94 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 46 MINUTES 44 SECONDS EAST FROM SAID INTERSECTION; THENCE SOUTH 01 DEGREES 06 MINUTES 25 SECONDS EAST FROM SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.99 FEET TO AN INTERSECTION WITH A NON TANGENT LINE BEARING SOUTH 01 DEGREES 09 MINUTES 49 SECONDS WEST AND SAID RADIUS POINT OF SAID CURVE BEARS NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST FROM SAID INTERSECTION; THENCE SOUTH 01 DEGREES 09 MINUTES 49 SECONDS WEST ALONG SAID NON TANGENT LINE, A DISTANCE OF 99.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COCOANUT ROAD AS SHOWN ON SAID REPLAT OF BERGANTINO ESTATES; THENCE NORTH 88 DEGREES 31 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COCOANUT ROAD, A DISTANCE OF 2.21 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 809, SAID EASTERLY RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE CONCAVE TO THE EAST AND WHOSE RADIUS POINT BEARS NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST FROM SAID INTERSECTION AND SAID CURVE HAVING A RADIUS OF 21,432.94 FEET AND A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 59 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ARC DISTANCE OF 286.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 79,630 SQUARE FEET OR 1.828 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 14th DAY OF APRIL, 2005.

WITNESS: *Shelia Latta*
J.P.B. LEMONTREE, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Arjun Yamhillai*
DR. ARJUN IYAMPILLAI
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DR. ARUN IYAMPILLAI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA DL AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF APRIL, 2005

MY COMMISSION EXPIRES: 10-12-2006
COMM. NO. 156632

Selma K. Patrick SELMA K. PATRICK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 12297

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19840 AT PAGE 1237, AS MODIFIED IN OFFICIAL RECORD BOOK 18832 AT PAGE 1437 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, RIVERSIDE NATIONAL BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY VANCE G. TALMA, PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF APRIL, 2005.

WITNESS: *Vance G. Talma*
RIVERSIDE NATIONAL BANK OF FLORIDA
BY: *Vance G. Talma*
PRINT NAME: Vance G. Talma

ACKNOWLEDGMENT

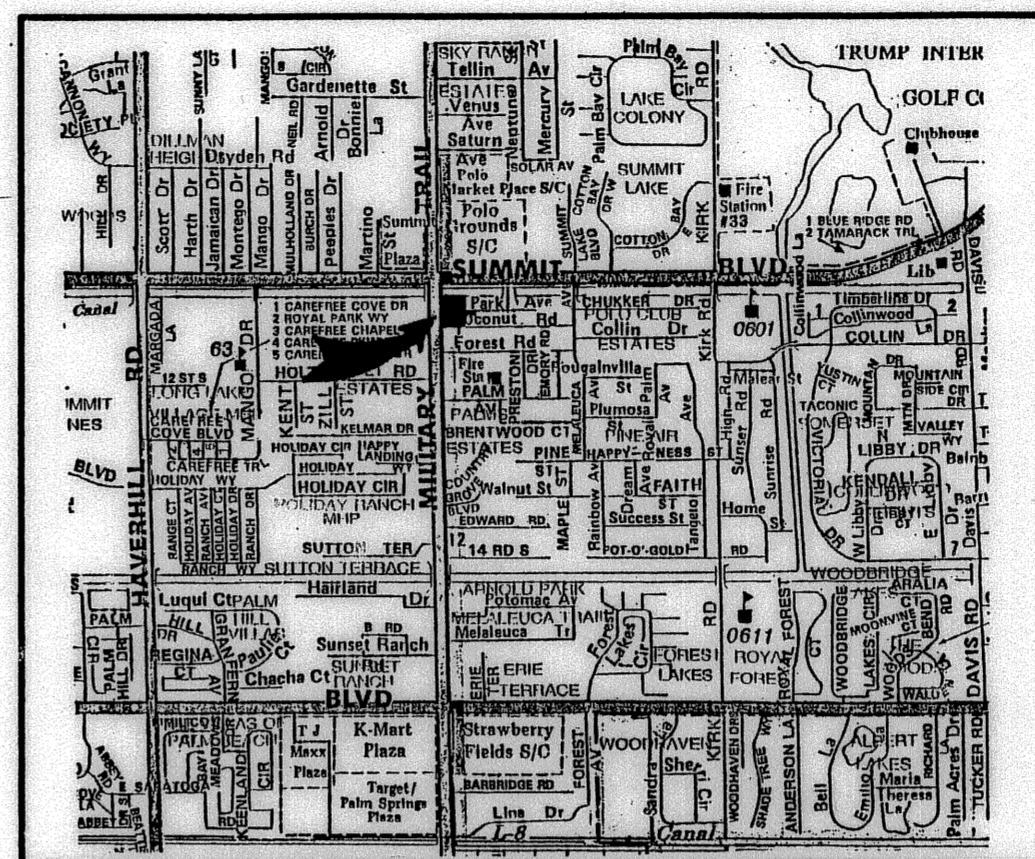
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VANCE TALMA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA DL AS IDENTIFICATION, WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RIVERSIDE NATIONAL BANK OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 THE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF APRIL, 2005

MY COMMISSION EXPIRES: 10-12-2006
COMM. NO. 156632

Selma K. Patrick SELMA K. PATRICK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 12297



LOCATION MAP
NOT TO SCALE

NOTES:

THE NORTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST IS ASSUMED TO BE SOUTH 88 DEGREES 33 MINUTES 36 SECONDS EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

■ = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
P.L.S # 2297 UNLESS OTHERWISE NOTED

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE 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.

NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.

INES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG.(S) = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- O.R.B. = OFFICIAL RECORD BOOK
- R.P.B. = ROAD PLAT BOOK
- CL = CENTERLINE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- ★ = PALM BEACH COUNTY SURVEY DEPARTMENT BRASS
- D = DISK IN CONCRETE
- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A = LENGTH OF ARC

NOTES:
COORDINATES, BEARINGS, & DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.0000381

GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

BEARING ROTATION PLAT TO GRID
00°25'17" COUNTER-CLOCKWISE

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 10th DAY OF MAY, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEVEN M. AUERBACHER, 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 IN J.P.B. LEMONTREE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

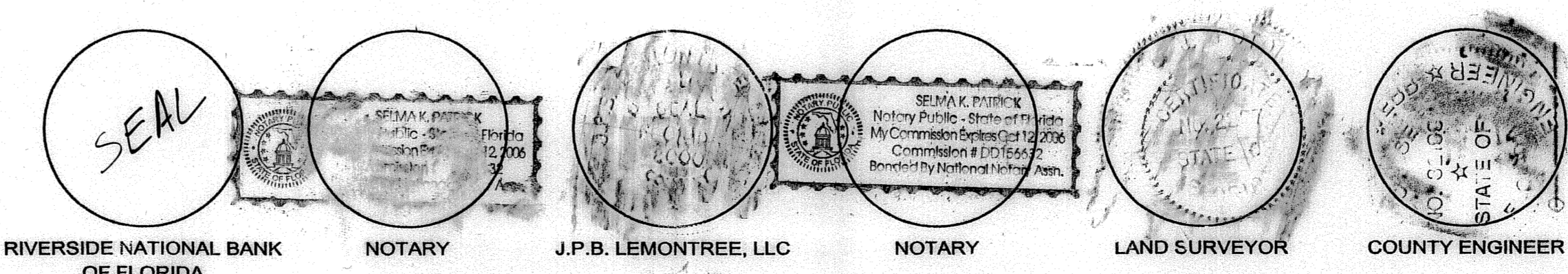
DATED: 4/13/05

BY: *Steven M. Auerbacher*
STEVEN M. AUERBACHER, ESQ.
STEVEN M. AUERBACHER, P.A.

SURVEYOR & MAPPER'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; THAT SAID SURVEY IS 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *Paul J. Fotorny*
PAUL J. FOTORNY, P.S.M.
DAILEY-FOTORNY INC., L.B.No.1378
LICENSE No.2297
STATE OF FLORIDA



SUBDIVISION SUMMIT BOULEVARD ANIMAL HOSPITAL
BOOK 104
PAGE 191
FLOOD ZONE B
ZONING 06
QUAD # 32
SE
TAZ 015
ZIP CODE 33406
PUB NAME BERGANTINO ESTATES

Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite A - Lake Worth FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8963