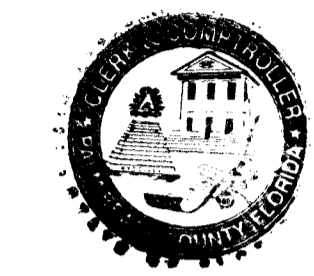


SOUTH LAKESIDE
BEING A REPLAT OF BRIDGEVIEW ESTATES ON THE INTRACOASTAL
AS RECORDED IN PLAT BOOK 78, PAGE 24
PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA.
SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST
LYING IN THE CITY OF LAKE WORTH,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 3:24 P.M.
THIS 6 DAY OF
October, 2017
AND DULY RECORDED IN PLAT
BOOK 124
ON PAGE 148-149
SHARON R. BOCK,
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY:



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JENNIFER SPITZNAGEL AND DENNIS F. RATNER, AS TRUSTEE OF THE DENNIS F. RATNER REVOCABLE TRUST UTD MAY 4, 2000, OWNER (S) OF THE LAND SHOWN HEREON AS SOUTH LAKESIDE, BEING A REPLAT OF LOTS 1, 2, 3 AND 4, BRIDGEVIEW ESTATES ON THE INTRACOASTAL, AS RECORDED IN PLAT BOOK 73, PAGE 24, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN LAKE WORTH, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, JENNIFER SPITZNAGEL, DO HEREUNTO SET MY HAND AND SEAL THIS 5 DAY OF SEPTEMBER 2017.

WITNESS: BY:
PRINT NAME: STEVEN DANIELS PRINT NAME: JENNIFER SPITZNAGEL
WITNESS:
PRINT NAME: DANA S. WALKER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JENNIFER SPITZNAGEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE LANDS DESCRIBED AND DEDICATED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF September 2017
GG087995
MY COMMISSION NO.:
SIGNATURE OF NOTARY PUBLIC
May 8, 2021
MY COMMISSION EXPIRES: STEVEN DANIELS
PRINTED NAME OF NOTARY PUBLIC

IN WITNESS WHEREOF, DENNIS F. RATNER, AS TRUSTEE OF THE DENNIS F. RATNER REVOCABLE TRUST UTD MAY 4, 2000, DO HEREUNTO SET MY HAND AND SEAL THIS 21 DAY OF September 2017.

WITNESS:
PRINT NAME: Jodi Craghead BY:
PRINT NAME: DENNIS F. RATNER
WITNESS:
PRINT NAME: Jacqueline K Hopkins

STATE OF FLORIDA VIRGINIA
COUNTY OF PALM BEACH FAIRFAX
BEFORE ME PERSONALLY APPEARED DENNIS F. RATNER, AS TRUSTEE OF THE DENNIS F. RATNER REVOCABLE TRUST UTD MAY 4, 2000, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE LANDS DESCRIBED AND DEDICATED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF September 2017
7685757
MY COMMISSION NO.:
SIGNATURE OF NOTARY PUBLIC
September 30, 2020
MY COMMISSION EXPIRES: Leslie Leigh Ebert
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

I, Steve Daniels, FULLY 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 JENNIFER SPITZNAGEL AND DENNIS F. RATNER, AS TRUSTEE OF THE DENNIS F. RATNER REVOCABLE TRUST UTD MAY 4, 2000; 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 EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 5 DAY OF September 2017 BY:
FLORIDA BAR NO. 0357391

SURVEYOR AND MAPPERS 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, 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 THE CITY OF LAKE WORTH, FLORIDA.

DATED THIS 5th DAY OF September 2017

GINO FURLANO, PSM
FLORIDA CERTIFICATE NO. 5044

**CITY APPROVAL AND ACCEPTANCE OF DEDICATION
CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION**

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD THIS 3rd DAY OF Oct 2017.
BY:
MAYOR
BY:
MICHAEL BORNSTEIN, CITY MANAGER
BY:
GREG RICE, PLANNING BOARD CHAIRMAN
BY:
DEBORAH M. ANDREA, CITY CLERK

REVIEWING SURVEYORS CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA, FIELD PLACEMENT OF PERMANENT REFERENCE MONUMENTS OR PLACEMENT OF MONUMENTS AT LOT CORNERS.

DATE: 9-5-17
BY:
DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS5888

SURVEYOR'S NOTES:
* ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF LINE OF SOUTH LAKESIDE DRIVE, (N00°00'00"E, ASSUMED).

* 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 SUPERSEDDED 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.

* RESTRICTION ON OBSTRUCTION OF EASEMENTS:
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

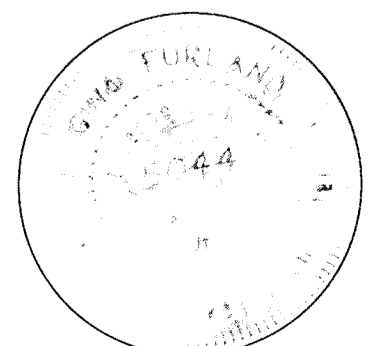
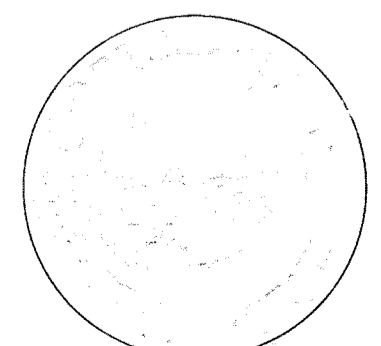
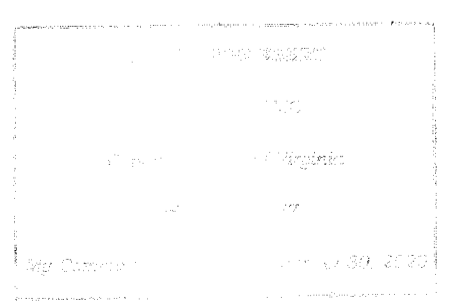
* NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

* TABULAR AREA:
TOTAL = 78330.00 SQUARE FEET, 1.798 ACRES

* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

* PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY GINO FURLANO, P.S.M. # 5044, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 6678

* ABBREVIATIONS:
PSM = FLORIDA LICENSED SURVEYOR & MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
SQ. FT. = SQUARE FEET
P.B.C.R. = PALM BEACH COUNTY RECORDS



REVIEWING SURVEYORS SEAL

CITY OF LAKE WORTH SEAL

SURVEYOR'S SEAL