

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ROBERT A SATTER and JOAN G. SATTER, President and Secretary respectively of TED SATTER ENTERPRISES, INC., to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of the said Corporation, by and with the authority of its Board of Directors, for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal at LAKE WORTH
County of Palm Beach and State of Florida, this 5TH day of
SEPTEMBER A.D. 1974.

L. David Chambers
Notary Public

My commission expires July 28, 1978

PLAT OF FLAMANGO LAKE

BEING A REPLAT OF LOTS 1, 2, 15, & 16, ADDITION NO. 1
FLA-MANGO GROVELETS, PLAT BOOK 20, PAGE 68,
SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage is recorded in Official Record Book 2343 Page 628 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

BARNETT BANK OF PALM SPRINGS

In witness whereof, the said corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its board of directors, this 12TH day of SEPTEMBER, A.D. 1974.

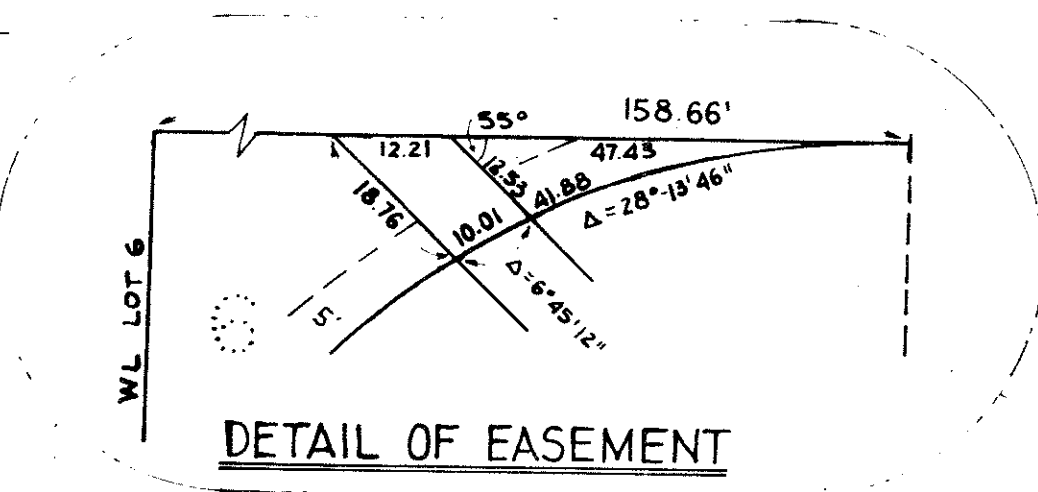
BARNETT BANK OF PALM SPRINGS

Attest: *John B. Dunkle*
SECRETARY

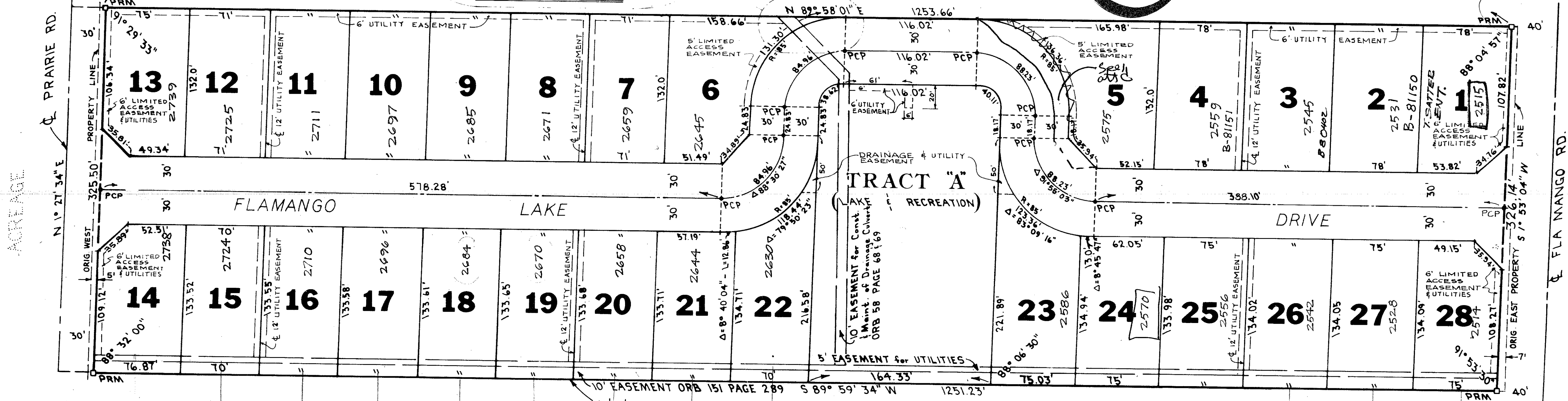
By: *B. B. Bauer*
PRESIDENT

NOTE:

ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED DATUM.
ALL BLOCK CORNERS ROUNDED WITH 25' RADIUS UNLESS OTHERWISE NOTED.
THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE, UTILITY, OR LIMITED ACCESS EASEMENTS.



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TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, EDWIN W. LAMMI, (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 Ted Satter Enterprises, Inc.; that the current taxes have been paid, and that I find the property is free of encumbrances, except as indicated hereon.

Edwin W. Lammi

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set in accordance with law after construction is complete, and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinance 73-4 of Palm Beach County, Florida.

James D. Carlton
Registered Land Surveyor
Florida Certificate No. 747

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS, that TED SATTER ENTERPRISES, INC., a Florida Corporation, the owner to that tract of land lying and being in Section 5, Township 44 South, Range 43 East, Palm Beach County, Florida, shown hereon as FLAMANGO LAKE, and more particularly described as follows to wit:

Replat of Lots 1, 2, 15 & 16, Addition No. 1, Fla-Mango Grovelets, according to the plat thereof, as recorded in Plat Book 20, page 68, Public Records of Palm Beach County, Florida.

SUBJECT to an easement for utilities over the North 5 feet of the South 15 feet of the above described property.

AND SUBJECT to the easements shown and recorded in Official Record Book 151, page 289 and Official Record Book 58, pages 68 and 69.

Containing 9.40 acres.

THIS INSTRUMENT PREPARED BY:
JIMMY D. KRAMP
2750 OKECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as follows:

- STREETS**
The streets as shown together with the East 7 feet of said Lots 1 and 2 and the West 5 feet of Lots 15 and 16 are hereby dedicated to the Board of County Commissioners for the perpetual use of the Public for proper purposes.
- EASEMENTS**
The utility easements and drainage easements as shown and hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- RECREATION AREAS**
The recreation areas (Tract "A") as shown are dedicated to the Board of County Commissioners for the perpetual use of the Public for proper purposes.
- LIMITED ACCESS STRIPS**
The areas indicated as limited access strips as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 5TH day of SEPTEMBER A.D., 1974.

TED SATTER ENTERPRISES, INC.

Attest: *John B. Dunkle*
SECRETARY
By: *James D. Carlton*
PRESIDENT

COUNTY APPROVAL

APPROVED THIS 8th DAY OF October A.D. 1974

BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*
CHAIRMAN

BY: *W. J. Hall*
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE - CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Marion E. ...*
DEPUTY CLERK

See 1000-172 back
FLAMANGO LAKE
JAMES D. CARLTON, INC.
DATE: MAR 1974
DRAWN BY: ...
CHECK BY: ...
SCALE: ...
SHEET: ...

3119

FLA-MANGO GROVELETS
PB. 20 PG. 68

