

PLAT OF  
**PORTAGE LANDING**  
 BEING A REPLAT OF A PORTION OF SEMINOLE BEACH  
 IN SECTION 4, TWP. 42 S., RGE. 43 E., PALM BEACH COUNTY, FLORIDA  
 AS RECORDED IN PLAT BOOK 22, AT PAGE 37,  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

3  
 24<sup>th</sup> FEBRUARY 1976  
 32 143 + 144  
 Sharon Skidmore



DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Know all men by these presents that Columbia Corporation, an ILLINOIS corporation, owner of land shown hereon, being in Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as Portage Landing, being bounded as follows:

On the North and Northwest by the mean high water line of Little Lake Worth, on the West and South by the mean high water line of Lake Worth, on the East by the Northerly and Southerly extensions of the West line of Lot 31, Plat No. 1, Old Port Village, Sheet No. 2, as recorded in Plat Book 27, Page 19, Public Records of Palm Beach County, Florida. Subject to Right of Way for State Road No. 703.

Together with all littoral and riparian rights thereunto appertaining.

Containing in all 10.4 acre, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets:

That tracts for private road purposes as shown are hereby dedicated to the Portage Landing Property Owners Association, Inc., and are the perpetual maintenance obligation of said association. Said association does hereby grant unto the present and future purchasers and owners of property in said subdivision and guest, domestic help, delivery and pick up service the rights of ingress and egress over and across the network of thoroughfares shown hereon.

2. Easements:

Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

3. Recreation Areas:

The recreation areas as shown are hereby dedicated to Portage Landing Property Owners Association, Inc., and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the above named 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 10<sup>th</sup> day of November, 1976.

COLUMBIA CORPORATION, an ILLINOIS corporation registered to do business in the State of Florida.

ATTEST:

Elizabeth G. Berst  
Elizabeth G. Berst, Secretary

BY: C. J. Berst, President



ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared C. J. Berst and Elizabeth G. Berst, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the Columbia Corporation, a 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 10<sup>th</sup> day of November, 1976.

Barbara A. Bell  
Notary Public

My commission expires: March 11, 1980



MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certify that he is the holder of a mortgage, lien, or other encumbrance upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agree that his mortgage, lien, or other encumbrance, which is recorded in Official Record Book 2535 at Page (s) 1485 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, John L. Volk do hereunto set My hand and seal this 9<sup>th</sup> day of November, 1976.

Thomas M. Moore  
Marianne B. Baskell

John L. Volk

KNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared John L. Volk to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 9<sup>th</sup> day of November, 1976.

Brenda Joyce Logan  
Notary Public

My Commission Expires: June 6, 1978

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

County Engineer

ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Thomas C. Matevia, 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 Columbia Corporation; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

Thomas C. Matevia

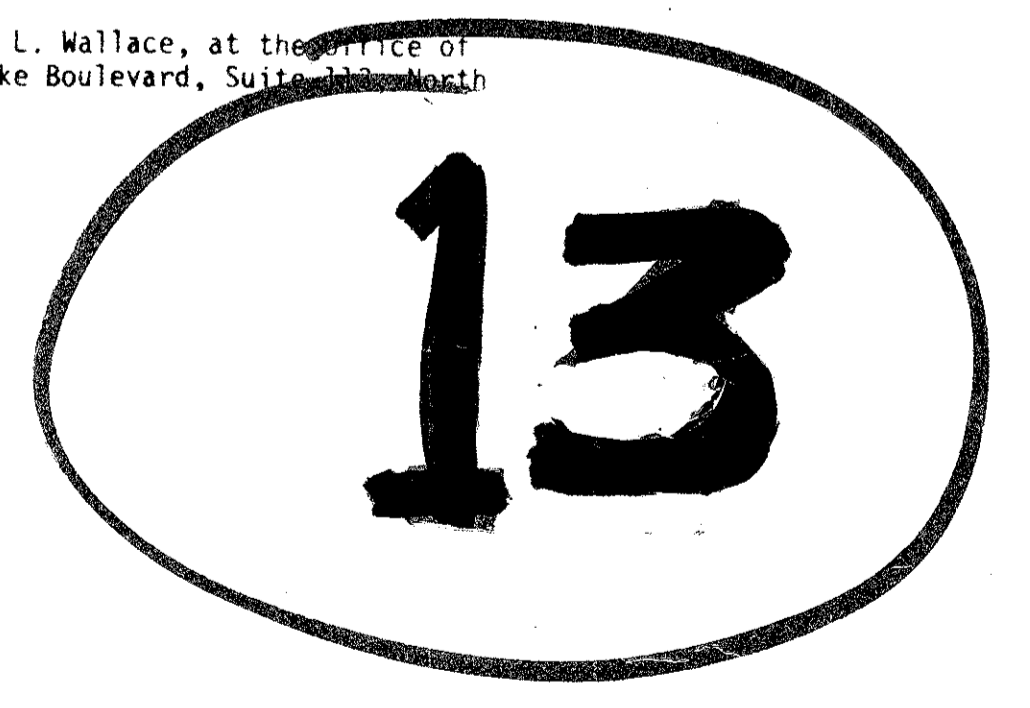
SURVEYOR'S CERTIFICATE

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and furthermore, that (P.C.P.'s) Permanent Control Points will be set in accordance with law after construction is complete, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Kenneth L. Scrape  
Professional Land Surveyor  
Florida Certificate No. 2832

This instrument was prepared by Craig L. Wallace, at the office of William G. Wallace, Inc., 321 Northlake Boulevard, Suite 113, North Palm Beach, Florida 33408.



1000-155

321/43  
 4/12/43

PLAT OF  
**PORTAGE LANDING**  
 WILLIAM G. WALLACE, INC.  
 Consulting Engineers, Land Surveyors  
 321 Northlake Blvd., Suite 113, North Palm Beach, Florida 33408

FIELD: F.T.	JOB NO: J76-184	FILE NO: 43
OFFICE: D.B.	DATE: AUG. 1976	DWG. NO: 76-119
REF: S	REF: S	SHEET: 1 OF 2



PORTAGE LANDING