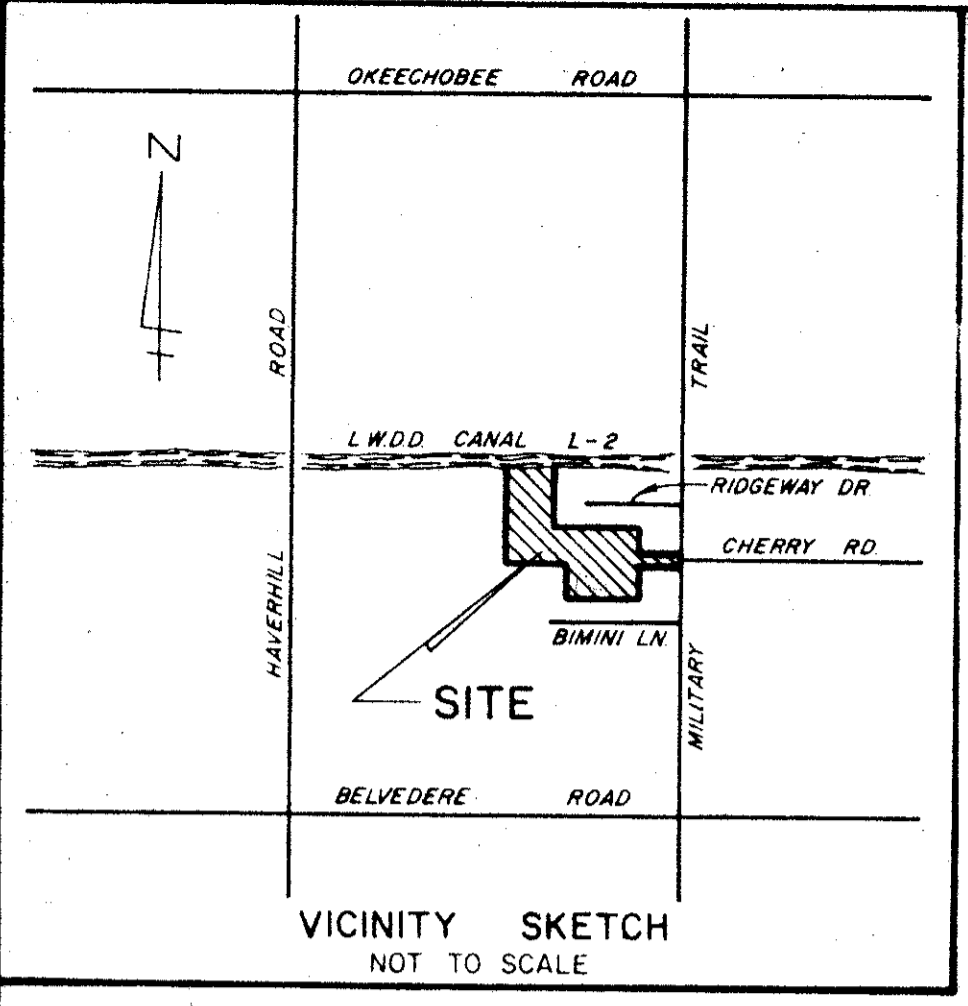


COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:42 A.M.
on June 19, 1979, recorded in Plat Book
129 at Page 129.113
JOHN B. DUNKLE, Clerk
FLOOD ZONE B

PLAT OF CHERRY LANE

LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHERRY LANE ASSOCIATES, LTD., A PARTNERSHIP OF THE STATE OF FLORIDA, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF CHERRY LANE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 01° 46' 24" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 375.00 FEET TO A POINT; THENCE NORTH 88° 25' 04" WEST, ALONG A LINE 375 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 303 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL; THENCE SOUTH 01° 46' 24" WEST, ALONG A LINE 303 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 448.37 FEET TO A POINT; THENCE SOUTH 88° 20' 38" EAST, ALONG A LINE 150 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 225.05 FEET TO A POINT; THENCE NORTH 46° 42' 53" EAST A DISTANCE OF 35.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.P. NO. 809), SAID RIGHT-OF-WAY LINE BEING 53 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01° 46' 24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 84.95 FEET TO A POINT; THENCE NORTH 88° 20' 38" WEST, ALONG A LINE 210 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 282.57 FEET TO A POINT; THENCE SOUTH 01° 46' 21" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 232.07 FEET TO A POINT; THENCE SOUTH 88° 16' 13" EAST, ALONG A LINE 231.25 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 32.57 FEET TO A POINT; THENCE SOUTH 01° 46' 24" WEST, ALONG A LINE 303 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 88° 16' 13" WEST, ALONG THE NORTH LINE OF THE SOUTH 206.25 FEET AS MEASURED AT RIGHT ANGLES, OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1039.29 FEET TO A POINT; THENCE NORTH 01° 46' 14" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 465.77 FEET TO A POINT; THENCE NORTH 88° 20' 38" WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 335.58 FEET TO A POINT; THENCE NORTH 01° 46' 11" EAST, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 671.59 FEET TO A POINT; THENCE SOUTH 88° 25' 04" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 335.59 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01° 46' 14" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 375.00 FEET TO A POINT; THENCE SOUTH 88° 25' 04" EAST, ALONG A LINE 375.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1039.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.585 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR THE PROPER PURPOSES.
- 2. EASEMENTS:
 - A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 - B. LIMITED ACCESS STRIP - THE LIMITED ACCESS STRIP AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - C. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ACCESS TRACT: THE ACCESS TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CHERRY LANE HOMEOWNER'S ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

- 4. TRACT 'A': TRACT 'A' AS SHOWN HEREON IS HEREBY DEDICATED TO THE CHERRY LANE HOMEOWNER'S ASSOCIATION AS A DRAINAGE EASEMENT AND AS A WATER MANAGEMENT TRACT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 5. TRACT 'B': THE COMMON AREAS, SHOWN HEREON AS TRACT 'B' (THOSE AREAS NOT SHOWN AS LOTS, STREETS, CANAL L-2, OR TRACT 'A'), ARE HEREBY DEDICATED TO THE CHERRY LANE HOMEOWNER'S ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE STRUCTURES; AND FOR INGRESS AND EGRESS, PARKING, PLANTING, RECREATION AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 6. CANAL: THE PARCEL SHOWN HEREON AS L.W.D. CANAL NO. L-2 IS HEREBY DEDICATED TO THE LAKE NORTH DRAINAGE DISTRICT FOR CANAL RIGHT OF WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, THIS 24 DAY OF MAY, 1979.

BY: Jack Broelsma
CHERRY LANE ASSOCIATES, LTD.
A PARTNERSHIP OF THE STATE OF FLORIDA.
JACK BROELSMA, MANAGING PARTNER

Wm. J. Adams
WITNESS
Dolores Watkins
WITNESS

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JACK BROELSMA TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF CHERRY LANE ASSOCIATES, LTD., A PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, 1979.
MY COMMISSION EXPIRES: 8-20-82 Rayma Fictore
NOTARY PUBLIC

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 3003 AT PAGE 1570 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT CASHIER AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF May, 1979.

FIRST MARINE BANK AND TRUST, CO.
OF THE PALM BEACHES, F/K/A FIRST MARINE BANK AND TRUST, CO. OF RIVIERA BEACH, A CORPORATION OF THE STATE OF FLORIDA.
BY: James W. Brown, Jr.
JAMES W. BROWN, JR.
VICE PRESIDENT

ATTEST:
Richard D. Smith
RICHARD D. SMITH
ASSISTANT CASHIER

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JAMES W. BROWN, JR. AND RICHARD D. SMITH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT CASHIER OF THE FIRST MARINE BANK AND TRUST, CO. OF THE PALM BEACHES, F/K/A FIRST MARINE BANK AND TRUST, CO. OF RIVIERA BEACH, 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 24th DAY OF May, 1979.
MY COMMISSION EXPIRES: 8-17-82 Candice A. Bawe
NOTARY PUBLIC

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF June, 1979.

BY: Bill Bailey
BILL BAILEY, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BY: Margaret B. Jennings
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF June, 1979.

BY: Herbert L. K... ..
COUNTY ENGINEER

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, PIONEER NATIONAL TITLE, INSURANCE, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CHERRY LANE ASSOCIATES, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 5/24/79
John Burgess
JOHN BURGESS, COUNTY MANAGER

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 UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.

Wm. J. Adams
PROFESSIONAL LAND SURVEYOR
FL. CERTIFICATE NO. 3357

Cherry Lane

THIS INSTRUMENT WAS PREPARED BY WRAY D. JORDAN AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321-NORTHLAKE BLVD., SUITE 1001, NORTH PALM BEACH, FLORIDA.

0354000
37/129
25/43/42

PLAT OF CHERRY LANE		
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors 321 Northlake Blvd. North Palm Beach, Florida		
FG	J77-1031	25-43-42
W.D.J.	NOV. 1978	78-562
C.L.W.	78-40	1 2