

LAKE COLONY PHASE 3

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MAY 1983

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:24 A.M.
this 9 Day of June, AD 1983,
and duly recorded in Plat Book No. 45
on Pages 193 thru 194
JOHN B. DUNKLE, Clerk
Circuit Court
BY: John B. Dunkle
D.C.

193

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Kirk Road Land Company, a Florida Corporation, owner of land shown hereon, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as "LAKE COLONY PHASE 3" and being more particularly described as follows:

Commence at the East 1/4 corner of said section 1; Thence run S03°11'56"W along the Westerly Right of Way line of Kirk Road for a distance of 910.51 feet to the point of beginning; Thence continue S03°11'56"W along said Westerly Right of Way line of Kirk Road for a distance of 422.28 feet to a point of intersection with the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 1; Thence run N88°54'36"W along said South line for a distance of 1295.80 feet to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 1; Thence run N01°27'19"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 1 for a distance of 585.00 feet to a point of intersection with the South boundary line of Lake Colony Phase 2 as recorded in Plat Book 41 at Pages 157 and 158 of the Public Records of Palm Beach County, Florida; Thence run along said boundary line of Lake Colony Phase 2 for the following courses and distances:

S88°51'19"E for a distance of 253.62 feet;
S01°08'41"W for a distance of 22.50 feet;
S88°51'19"E for a distance of 114.00 feet;
S01°08'41"W for a distance of 3.52 feet;

Thence leaving said South boundary line of Lake Colony Phase 2 to a point of intersection with the West boundary line of Lake Colony Phase 1, as recorded in Plat Book 40 at Pages 76 and 77 of the Public Records of Palm Beach County, Florida; Thence run along said boundary line of Lake Colony Phase 1 for the following courses and distances:

S01°08'41"W for a distance of 138.57 feet;
S88°51'19"E for a distance of 130.00 feet;
S43°51'19"E for a distance of 102.29 feet;
S88°51'19"E for a distance of 70.00 feet;
S43°51'19"E for a distance of 94.07 feet;
S88°51'19"E for a distance of 111.98 feet;
N01°08'41"E for a distance of 110.00 feet;
N34°39'41"E for a distance of 86.26 feet;
S88°51'19"E for a distance of 223.27 feet;
S01°08'41"W for a distance of 40.23 feet;
S88°51'19"E for a distance of 218.41 feet;

to the point of beginning. Containing 13.429 Acres, more or less.

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

1. Palm Bay Circle as shown on this plat, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the Perpetual use of the public for proper purposes.
2. Drainage Easements, as shown, are hereby dedicated in perpetuity for the Construction and Maintenance of Drainage.
3. The Water Management Tract, Drainage and Bicycle Path Easements as shown are hereby dedicated to "Lake Colony Homeowners Association, Inc." its successors or assigns and are the perpetual maintenance obligation of said Homeowner's Association without recourse to Palm Beach County.
4. The Parking and Utility Tract as indicated on this plat are hereby dedicated to "Lake Colony Homeowners Association, Inc." its successors or assigns and is the perpetual maintenance obligation of said Homeowner's Association without recourse to Palm Beach County.
5. The Utility Easements as shown hereon, including overhead, surface and sub-surface use, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
6. The limited Access Easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.

In Witness Whereof Kirk Road Land Company, a Florida Corporation has caused these presents to be signed by its President, Douglas McNeill and attested by its Assistant Secretary, Marty Sahn and its corporate seal to be affixed by and with the authority of its Board of Directors this 23rd Day of May, AD 1983

Kirk Road Land Company,
Corporation of the State of Florida

Attest: Marty H. Sahn
Assistant Secretary

By: Douglas W. McNeill
Douglas McNeill, President

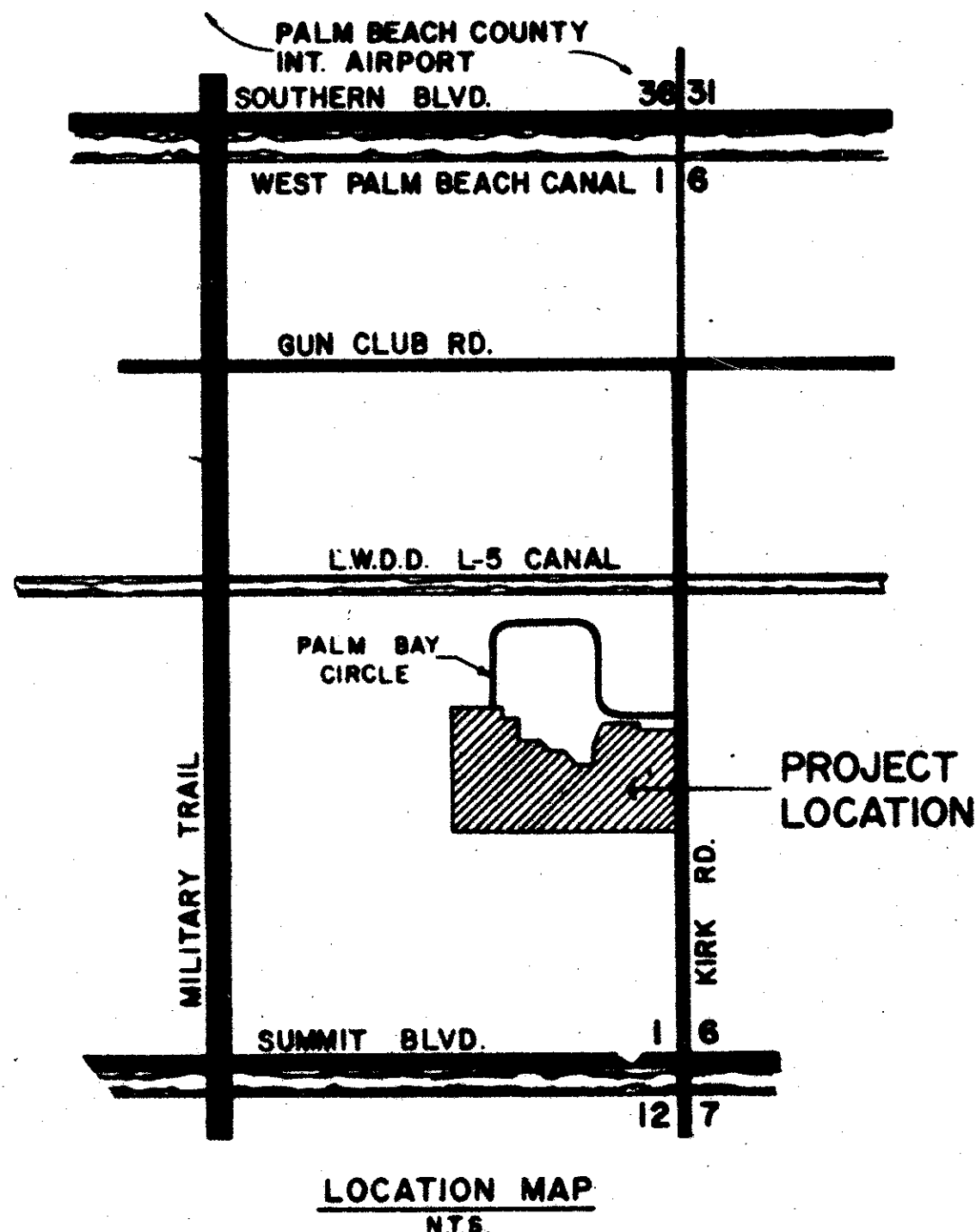
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared Douglas McNeill and Martin H. Sahn 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 above named Kirk Road Land Company, a Florida Corporation, and severally acknowledged to 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 the same by me in due and regular corporate authority, and in accordance with the act and deed of said corporation.

Witness my hand and seal this 23rd Day of May, AD 1983

Notary Public Barbara Larson
My Commission Expires July 6, 1985



PREPARED BY:
METRIC ENGINEERING, INC.
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
11531 SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA.
1490 SOUTH MILITARY TRAIL SUITE 13 WEST PALM BEACH FLORIDA

JOINDER AND DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage and financing statement 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 and financial statement, which are recorded in Official Record Book 3884 at page 1048 and Official Record Book 3884 at page 1069, respectively, of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown thereon.

Has caused these presents to be signed by W. Ellis Markham III, its vice president and attested to by Phillip C. Fenner, its assistant vice president and its corporate seal to be affixed hereon by and with the authority of its board of directors this day of May, 1983.

Barnett Bank of South Florida, N.A., a National Bank Association

Attest: Marty Sahn
its Assistant Vice President
(SEAL)

By: W. Ellis Markham III
its Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 23 day of May, 1983 by W. Ellis Markham III as vice president and by Phillip C. Fenner as assistant vice president of Barnett Bank of South Florida, N.A., a National Bank Association, on behalf of the bank.

Notary Public Margarette Durancy
My Commission Expires

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Larry B. Alexander, 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 Kirk Road Land Company, a Florida corporation, that the current taxes have been paid, and that I find the property is free of encumbrances, except (1) a mortgage to Barnett Bank of South Florida, N.A. recorded in Official Records Book 3884, Page 1048 of the Public Records of Palm Beach County and (2) a financing statement in favor of Barnett Bank of South Florida, N.A. recorded in Official Records Book 3884, Page 1069 of the Public Records of Palm Beach County, Florida.

Records Book 3884, Page 1048 of the Public Records of Palm Beach County and (2) a financing statement in favor of Barnett Bank of South Florida, N.A. recorded in Official Records Book 3884, Page 1069 of the Public Records of Palm Beach County, Florida.

Date: APRIL 21, 1983 Day of

BY: Larry B. Alexander
Larry B. Alexander

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MAY 24, 1983, they completed the survey of lands as shown on the hereon plat, that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

ROBERT E. OWENS & ASSOCIATES

Ward L. Mitzelford
Ward L. Mitzelford
Registered Surveyor No. 1632
State of Florida

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MAY 20, 1983 the hereon plat was prepared and delineated under my supervision and it is a correct representation of the lands hereon described as surveyed by Robert E. Owens & Associates.

METRIC ENGINEERING, INC.

Wilson De La Torre
Wilson De La Torre
Registered Surveyor No. 1870
State of Florida

APPROVALS:

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record this 7 Day of June, AD 1983

BY: Peggy B. Evers
Peggy B. Evers, Chairman

ATTEST:

John B. Dunkle, Clerk

BY: Elizabeth Richards
Deputy Clerk

COUNTY ENGINEER

This Plat is hereby approved for record this 7 Day of June, AD 1983

BY: Herbert F. Kahlert
Herbert F. Kahlert, P.E. County Engineer

0264-001

FH No
75 19
RH
Gmp

SURVEYOR'S NOTES:

1. Building set back lines shall be as required by the current Palm Beach County Zoning Regulations.
2. All permanent reference monuments, PRM's., are designated thus: (C)
3. All permanent control points, PCP's., are designated thus: (P)
4. All bearings stated hereon, and as shown hereon, are based on an assumed bearing shown for the East line of Section 1, Township 44 South, Range 42 East, Palm Beach County, Fla.
5. No buildings or any kind of construction shall be placed on utility or drainage easements.
6. No structures, trees or shrubs shall be placed on drainage easements.
7. Approval of landscaping on utility easements other than water or sewer shall be only with approval of all utilities occupying same.

This instrument was prepared by Wilson de la Torre in the office of Metric Engineering, Inc. Phone 466-6324, 1490 South Military Trail, Suite 13, West Palm Beach, Florida 33411

LAKE COLONY Ph. 3 SHEET No. 1 of 2

45/193

83 108950