

STRAWBERRY LAKES PLAT THREE

A PORTION OF LANTANA LAKES P.U.D.

IN TRACTS 38 AND 39, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST,

BEING A REPLAT OF TRACT F AND PARTS OF RECREATION TRACT E AND WATER MANAGEMENT TRACT D OF

STRAWBERRY LAKES PLAT ONE, PER PLAT BOOK 56, PAGES 141 & 142

PALM BEACH COUNTY, FLORIDA.

SEPT. 1987

SHEET 1 OF 2

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP, AND STRAWBERRY LAKES MASTER CORPORATION, INC. OWNERS OF THE LAND SHOWN HEREON AS STRAWBERRY LAKES PLAT THREE, LYING IN TRACTS 38 AND 39, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF TRACT F AND PARTS OF RECREATION TRACT E, TRACT M AND WATER MANAGEMENT TRACT D OF STRAWBERRY LAKES PLAT ONE, AS RECORDED IN PLAT BOOK 56, PAGES 141 AND 142, PUBLIC RECORDS OF PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THENCE S. 01°31'32" W., A DISTANCE OF 54.0 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF LANTANA ROAD AND THE POINT OF BEGINNING; THENCE N. 88°32'23" W. ALONG SAID SOUTH RIGHT OF WAY LINE, BEING 54.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 320.32 FEET; THENCE S. 01°27'37" W., A DISTANCE OF 126.47 FEET, THENCE S. 18°11'03" E., A DISTANCE OF 30.96 FEET, THENCE S. 03°06'02" E., A DISTANCE OF 99.75 FEET, THENCE S. 47°36'47" E., A DISTANCE OF 439.40 FEET, THENCE S. 00°48'17" E., A DISTANCE OF 90.0 FEET, THENCE S. 02°18'53" W., A DISTANCE OF 30.04 FEET, THENCE S. 00°48'17" E., A DISTANCE OF 90.0 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL No. L-16 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2252, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE N. 89°11'43" E. ALONG SAID NORTH RIGHT OF WAY LINE, BEING 35.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A DISTANCE OF 526.40 FEET, THENCE N. 89°24'00" E. ALONG SAID NORTH RIGHT OF WAY LINE OF CANAL L-16, BEING 35.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS SHOWN ON STRAWBERRY LAKES PLAT ONE, RECORDED IN PLAT BOOK 56, PAGES 141 AND 142, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 73.60 FEET TO THE SOUTHEAST CORNER OF TRACT F, AS SHOWN ON SAID STRAWBERRY LAKES PLAT ONE, THENCE N. 0°36'00" W., ALONG THE EAST LINE OF SAID TRACT F, A DISTANCE OF 100.0 FEET, TO THE SOUTH RIGHT OF WAY LINE OF STRAWBERRY LAKES CIRCLE AS SHOWN ON SAID STRAWBERRY LAKES PLAT ONE, THENCE S. 89°24'00" W. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 84.0 FEET TO THE BOUNDARY OF SAID STRAWBERRY LAKES PLAT ONE, THENCE N. 0°36'00" W., ALONG SAID BOUNDARY, A DISTANCE OF 60.0 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STRAWBERRY LAKES CIRCLE AND SOUTH LINE OF RECREATION TRACT E OF SAID STRAWBERRY LAKES PLAT ONE, THENCE S. 89°24'00" W. ALONG SAID SOUTH RIGHT OF WAY LINE AND SOUTH LINE OF RECREATION TRACT E, A DISTANCE OF 84.86 FEET, THENCE N. 0°36'00" W. ALONG THE BOUNDARY OF SAID RECREATION TRACT E AND STRAWBERRY LAKES PLAT ONE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 575.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID LANTANA ROAD AND NORTH LINE OF TRACT M AS SHOWN ON STRAWBERRY LAKES PLAT ONE, THENCE N. 88°26'32" W. ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF TRACT M, A DISTANCE OF 108.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT M AND WESTERLY LIMITS OF SAID STRAWBERRY LAKES PLAT ONE, THENCE CONTINUE N. 88°26'32" W. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 332.30 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.8497 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND SO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN, IS FOR PRIVATE ROAD PURPOSES AND IS HEREBY DEDICATED TO THE STRAWBERRY LAKES MASTER CORPORATION, INC.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, AND CABLE TELEVISION SYSTEMS.
- THE DRAINAGE EASEMENTS AND TRACTS N AND O SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND MAINTENANCE ACCESS, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS B AND C, THE ACCESS TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENT AND TRACT F, THE WATER MANAGEMENT TRACT, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS D THE BUFFER ZONE, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER ZONE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, C.P. WALD, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, THIS 8TH DAY OF SEPTEMBER, 1988.

C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: THE WALDMAN CORPORATION, GENERAL PARTNER

ATTEST: *Kenneth J. Witkin* BY: *Edward Waldman*
KENNETH J. WITKIN, VICE-PRESIDENT/SECRETARY EDWARD WALDMAN, PRESIDENT

SEAL THE WALDMAN CORPORATION

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

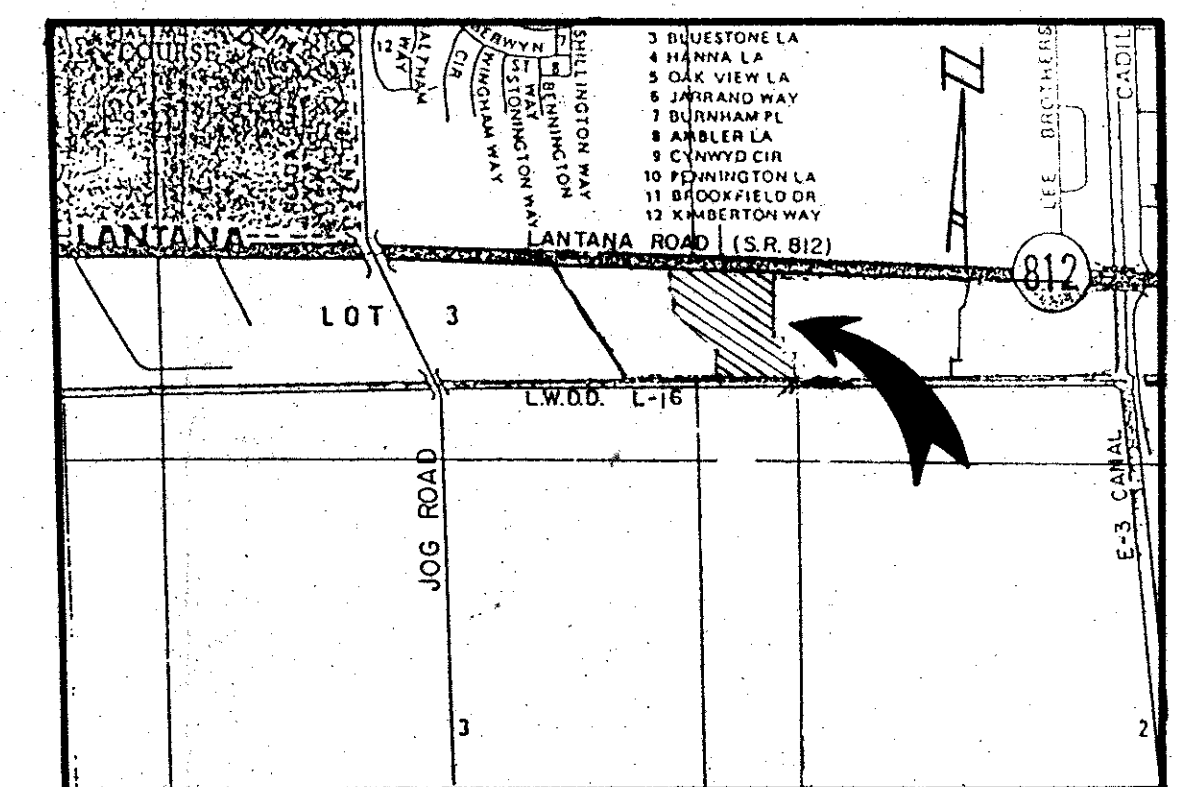
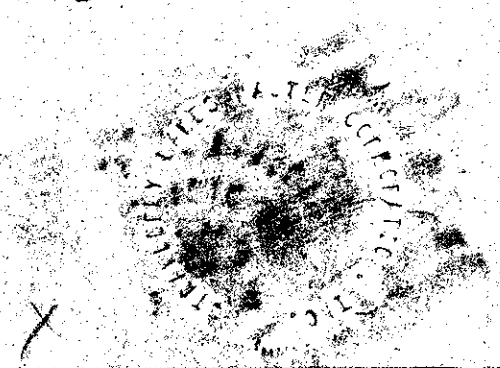
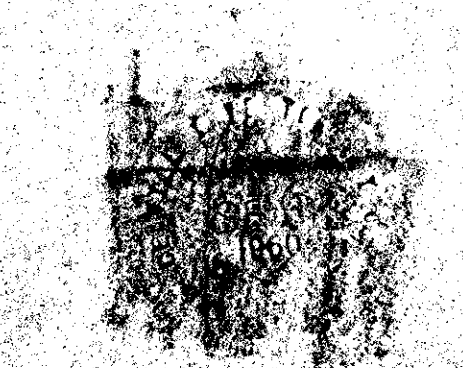
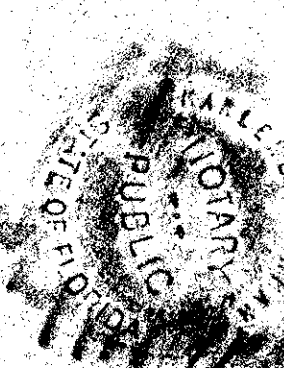
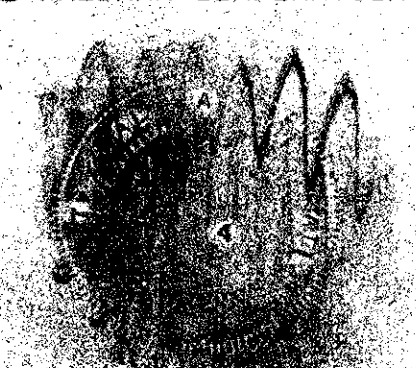
SEAL CENVILL INVESTORS, INC.

SEAL PROFESSIONAL LAND SURVEYOR

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL STRAWBERRY LAKES MASTER CORPORATION, INC.



LOCATION MAP

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF October 1988.

BY: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: *John B. Dunkle*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF October 1988.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S. 88°32'23" E. ALONG THE SOUTH SECTION LINE OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - L.A.E. DENOTES LIMITED ACCESS EASEMENT
 - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
 - DENOTES PERMANENT CONTROL POINT (P.C.P.)
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE. ACCESS OR MAINTENANCE ACCESS EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE APPROVED FOR WATER AND SEWER USE OR UPON DRAINAGE OR MAINTENANCE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LAND USE

RESIDENTIAL LOTS (58)	6.45 Ac.
TRACT A	0.30 Ac.
TRACTS B & C	0.94 Ac.
TRACT D	0.94 Ac.
TRACT F	2.25 Ac.
TRACTS N & O	0.06 Ac.
TOTAL AREA	10.84 Ac. MORE OR LESS
DENSITY	5.35 D.U./Ac.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CENVILL INVESTORS, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4528, AT PAGE 1569, AS ASSIGNED BY INSTRUMENT RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORD BOOK 5094, AT PAGE 928, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENVILL INVESTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7TH DAY OF September 1988.

CENVILL INVESTORS, INC., A DELAWARE CORPORATION

ATTEST: *Alyce Drakulich* BY: *Alvin Wilensky*
ALYCE DRAKULICH, SECRETARY ALVIN WILENSKY, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ALVIN WILENSKY AND ALYCE DRAKULICH, 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 CENVILL INVESTORS, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER IN SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF September 1988.

MY COMMISSION EXPIRES: April 17 1990 *Nathan Palmer*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DAVID J. WIENER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN C.P. WALD LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT AFFECT THE SUBDIVISION OF THE PROPERTY.

LEVY, KNEEN, BOYES, WIENER, GOLDSTEIN & KORNFIELD

DATE: *9-7-88* BY: *David J. Wiener*
DAVID J. WIENER, ESQUIRE FOR THE FIRM

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY 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 SET AS REQUIRED BY LAW AND THAT (P.C.P.'S) 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: *9-7-88* BY: *Nick Miller*
NICK MILLER, PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 3988

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

6/1/25

SCALE:	NICK MILLER, INC. Land Surveying	DRAWN BY:
DATE: SEPT. 1987	Planning & Development Consultants	CHK
STRAWBERRY LAKES PLAT THREE		
2560 R.C.A. Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 • (407) 627-5300		DRAWING NUMBER 87-0027