

VERNON HEIGHTS PLAT ONE

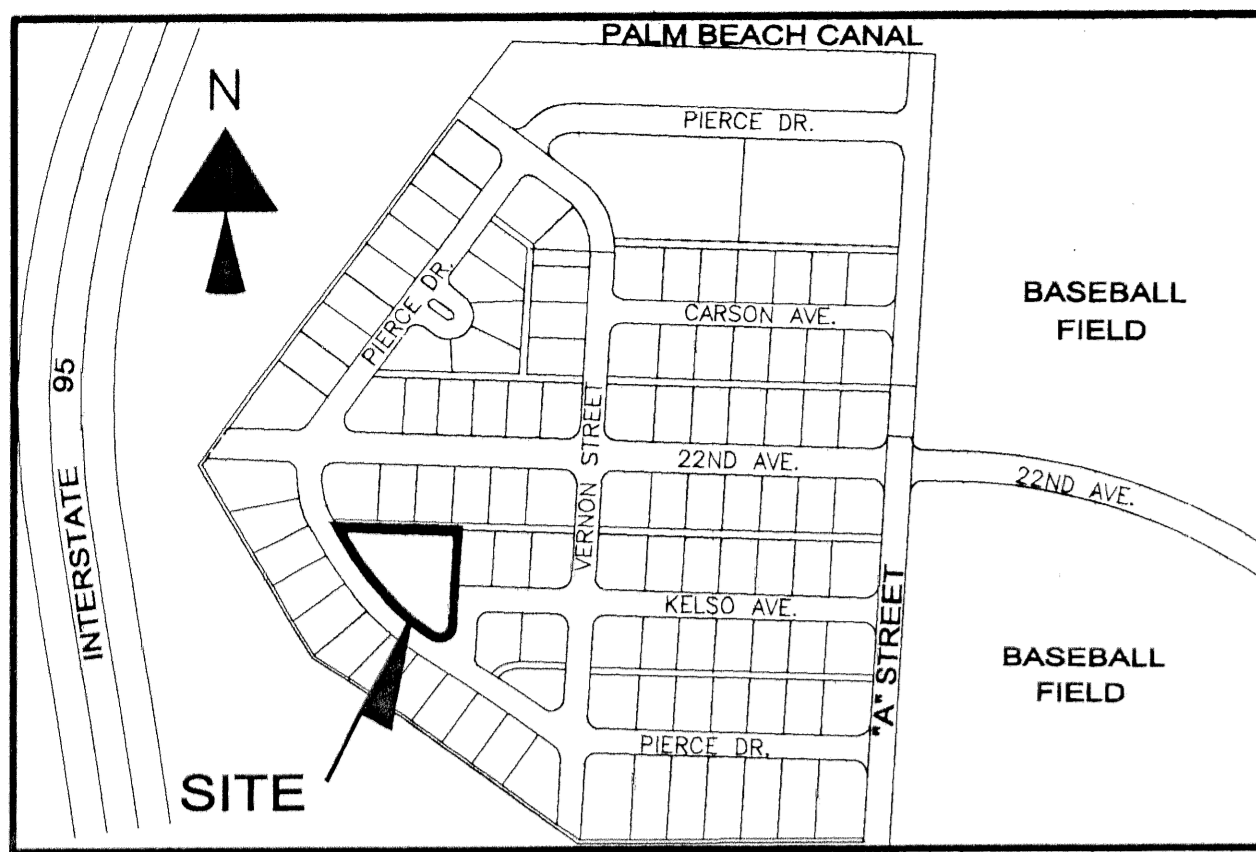
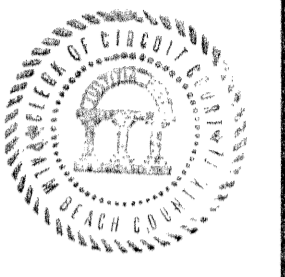
situate in Section 16, Township 44 South, Range 43 East
City of Lake Worth, Palm Beach County, Florida.
February, 2003 Sheet 1 of 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 10:46 am, this 12th day of March, 2003, and duly recorded in Plat Book No. 97 on Pages 140 through 141.

DOROTHY H. WILKEN
Clerk Circuit Court

By: *Sherry L. M. ...*



VICINITY MAP
Section 16, Township 44 South, Range 43 East
Palm Beach County, Florida.
(NOT TO SCALE)

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GANOT CORP., a Delaware Corporation, licensed to do business in the State of Florida, owner of the land shown hereon as VERNON HEIGHTS PLAT ONE, situate in Section 16, Township 44 South, Range 43 East, City of Lake Worth, Palm Beach County, Florida, more particularly described as follows:

Commencing at the point of intersection of the north and south quarter section line of Section 16, Township 44 South, Range 43 East, with the line between angle points 4 and 5 of the government meander in said Section 16, made by the U.S. General Land Office in April, 1926, said point also being the southeast corner of "VERNON HEIGHTS", according to the plat thereof as recorded in Plat Book 24, page 200 of the Public Records of Palm Beach County, Florida; thence northerly, along said quarter section line, making an angle with said meander line measured from east to north of 86 degrees 36 minutes 0 seconds, a distance of 622.49 feet; thence N88°04'37"W, parallel to the southerly right-of-way line of the West Palm Beach Canal, as now laid out and established, a distance of 860.07 feet to the POINT-OF-BEGINNING and the northeast corner of the parcel of land herein described;

Thence continue westerly along the same course, a distance of 244.00 feet, more or less, to a point in a line parallel to and 182.5 feet northeasterly from (measured at right angles to) the meander line between angle points 6 and 7; thence S30°09'00"E, along said parallel line, a distance of 41.82 feet to the beginning of a curve concave to the Northeast and having a radius of 603.21 feet; thence Southeasterly, along the arc of said curve, subtending a central angle of 24°16'45", a distance of 255.61 feet to the end of said curve at a line parallel to, and 182.5 feet Northeasterly from, (measured at right angles) the meander line between angle point 5 and 6 and the beginning of a curve concave to the North, and having a radius of 26.00 feet, ; thence Southerly, Easterly and Northerly, along the arc of said curve, subtending a central angle of 122°19'15", a distance of 55.51 feet to the end of said curve, at a line parallel with said North and South quarter section line; thence N03°14'00"E along said parallel line, a distance of 196.27 feet, more or less, to the POINT-OF-BEGINNING.

The above described parcel of land contains 34,261.49 square feet (0.78653 acres) more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- The Utility Easements as shown, hereon are hereby dedicated in perpetuity for construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. The property owner shall maintain the property on, over, or under which the utility easements are located.
- All of the lands contained herein shall be subject to all Restrictions and Covenants of the Vernon Heights Property Owners Association, Inc., and all amendments thereto, as recorded in the Public Records of Palm Beach County, Florida.

In witness whereof, the above named corporation has caused these presents to be signed and sealed by its Vice President and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 25 day of February, 2003.

GANOT CORP., a Delaware Corporation

BY: *Harvey L. Lichtman*
Harvey L. Lichtman,
Vice President

WITNESS: *Evelyn Paces*
Name: Evelyn Paces

WITNESS: *Nelofur Puzada*
Name: Nelofur Puzada

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

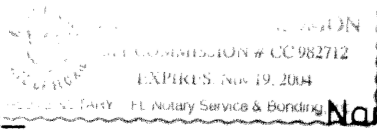
BEFORE ME personally appeared Harvey L. Lichtman, to me well known and known to be the individual described in and who executed the foregoing instrument as Vice President of the above named GANOT CORP., A Delaware Corporation licensed to do business in the State of Florida, who severally acknowledged to and before me that he executed such instrument as Vice President 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 of said corporation.

Witness my hand and official seal, this 25th day of February, 2003.

My commission expires: 11/19/04

Sandra Lyn Saloman
Notary Public
State of Florida

License No. CC 982712



ACCEPTANCE OF DEDICATION AND MAINTENANCE OBLIGATION

The Vernon Heights Property Owners Association, Inc., a Florida Corporation, hereby accepts the dedication to said Association as stated and shown hereon and also hereby accepts its maintenance obligation for same as stated hereon. In witness whereof, the above named corporation has caused these presents to be signed and sealed by its Treasurer and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 18 day of February, 2003.

THE VERNON HEIGHTS PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation

by: *Briget Earl*
Briget Earl, Treasurer

Witness: *Maria Marty*
Name: Maria Martinez

Witness: *Betty Vost*
Name: Betty Vost

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Briget Earl, to me well known and known to be the individual described in and who executed the foregoing instrument as Treasurer of the above named Vernon Heights Property Owners Association, Inc., who severally acknowledged to and before me that he executed such instrument as Treasurer 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 of said corporation.

Witness my hand and official seal, this 18 day of February, 2003.

My commission expires: 10/24/2006

Kathleen A. Powell
Notary Public
State of Florida

License No. 20160768

Name: Kathleen A. Powell

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS

CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

This plat is hereby approved for record this 18 day of February, 2003.

by: *Rodney G. Romano*
Rodney G. Romano, Mayor

by: *Wendy L. Newmyer*
Wendy L. Newmyer, City Manager

by: *Wes Blackman*
Wes Blackman, Planning Board Chairman

by: *Pamela J. Lopez*
Pamela J. Lopez, City Clerk

This plat has been reviewed for conformity to Chapter 177.081, Florida Statutes. This review does not include the verification of geometric data or field verification of the Permanent Reference Monuments and monuments at lot corners.

Date: March 7, 2003

by: *Monica ...*

Name: Monica ...
Professional Surveyor & Mapper
Florida Certificate No. 4763

TITLE CERTIFICATION

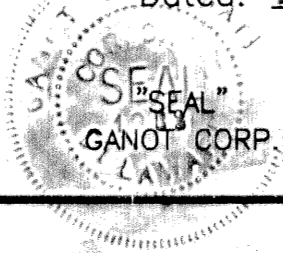
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Edward Bierce, Authorized Agent for Flagler Title County Inc., a Duty Authorized Title Company, 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 GANOT CORP., a Delaware Corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

FLAGLER TITLE COMPANY, INC.

By: *Edward Bierce*
Edward Bierce
Authorized Agent

Dated: 2/1/03



"SEAL"
VERNON HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.



"SEAL"
PROFESSIONAL LAND SURVEYOR

"SEAL"
CITY SURVEYOR

"SEAL"
CITY OF LAKE WORTH

SURVEYOR'S NOTES:

- Denotes Permanent Reference Monuments set, (P.R.M.) LB (Licensed Business) # 7031.
- Denotes Permanent Control Point set, (P.C.P.) LB (Licensed Business) # 7031.

- Bearings shown hereon are based upon an assumed bearing of North 03°14'00" East, along the West Right-of-Way line of "A" Street per the recorded plat of Vernon Heights (P.B. 24, Pg. 200).
- Lines which intersect curves are radial to those curves unless otherwise noted.
- Building Setback Lines shall be as approved by the City of Lake Worth, Florida.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- Easements are for Public Utilities unless otherwise noted. There shall be no construction of any kind, trees, or shrubs placed on easements without permission of the occupying utilities.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by another graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision that said survey complies with chapter 61G17-6 of the Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set in accordance with Chapter 177.091(9)F.S.; that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, as amended, and Ordinances of the City of Lake Worth, Florida.

this 25th day of FEBRUARY 2003.

LAND MATTERS ASSOCIATES
Licensed Business # 7031

Roger A. Hagler
Roger A. Hagler
Professional Land Surveyor
Florida certificate No. 4544

ABBREVIATION LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- P.C. POINT OF CURVATURE
- PT. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- REF. REFERENCE
- SEC. SECTION
- TWP. TOWNSHIP
- RAD. RADIAL
- RGE. RANGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- L.B. LICENSED BUSINESS
- TYP. TYPICAL
- N.R. NON-RADIAL

THIS INSTRUMENT WAS PREPARED UNDER THE RESPONSIBLE DIRECTION OF ROGER A. HAGLER, P.L.S., IN THE OFFICES OF LAND MATTERS ASSOCIATES, 4201 WEST GATE AVENUE, SUITE A-2, WEST PALM BEACH, FLORIDA, 33409 (Florida Licensed Business # 7031).

LAND MATTERS ASSOCIATES
Professional Land Surveyors - Development Consultants (L.B. NO. 7031)
4201 Westgate Ave Ste A2, West Palm Beach, Florida, 33409 (561)296-1550

VERNON HEIGHTS PLAT ONE
SITUATE IN SECTION 16,
TOWNSHIP 44 SOUTH, RANGE 43 EAST
LAKE WORTH, FLORIDA

Drawn by: R. Hagler	Date: 11-01-02	SCALE: NONE	JOB NUMBER: 01-020-1	SHEET 1	OF 2
Checked by: R. Hagler	Dwg File: 01-020PL				