

172

LAKE WORTH COMMONS M.U.P.D.

A REPLAT OF A PORTION OF TRACT 62 AND THE WEST ONE-HALF OF TRACT 63, BLOCK 24, "PALM BEACH FARMS Co. PLAT No. 3", PLAT BOOK 2, PAGE 47 IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA JANUARY 2004 SHEET 1 OF 2 SHEETS

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT **WILSON B. GREATON, JR.**, OWNER OF THE LAND SHOWN HEREON AS LAKE WORTH COMMONS M.U.P.D., A REPLAT OF A PORTION OF TRACT 62 AND THE WEST ONE-HALF (W 1/2) OF TRACT 63, BLOCK 24, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 62, LESS THE WEST 120.00 FEET AND LESS THE RIGHT OF WAY FOR STATE ROAD 802, HERETOFORE CONVEYED TO COUNTY OF PALM BEACH, STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES IN DEED BOOK 899, PAGE 675, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BLOCK 24, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE WEST ONE-HALF (W 1/2) OF TRACT 63, BLOCK 24, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THRU 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE SOUTHERLY 58.16 FEET, MORE OR LESS, HERETOFORE CONVEYED TO COUNTY OF PALM BEACH, STATE OF FLORIDA, FOR ROAD RIGHT-OF-WAY PURPOSES IN DEED BOOK 899, PAGE 675, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF LOT 1, HIS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "A" AND TRACT "B", AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "W" AND "W1", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF LOT 1, HIS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HIS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 16500 PAGE 1656 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE 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 LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I **WILSON B. GREATON, JR.** DO HERETO SET MY HAND AND SEAL THIS 28th DAY OF MAY, 2004.

WITNESS: Robin Masie Ho
NAME: Robin Masie Ho

BY: Wilson B. Greaton, Jr.
WILSON B. GREATON, JR., Trustee

WITNESS: Linda Moller
NAME: Linda Moller

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED **WILSON B. GREATON, JR.** WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

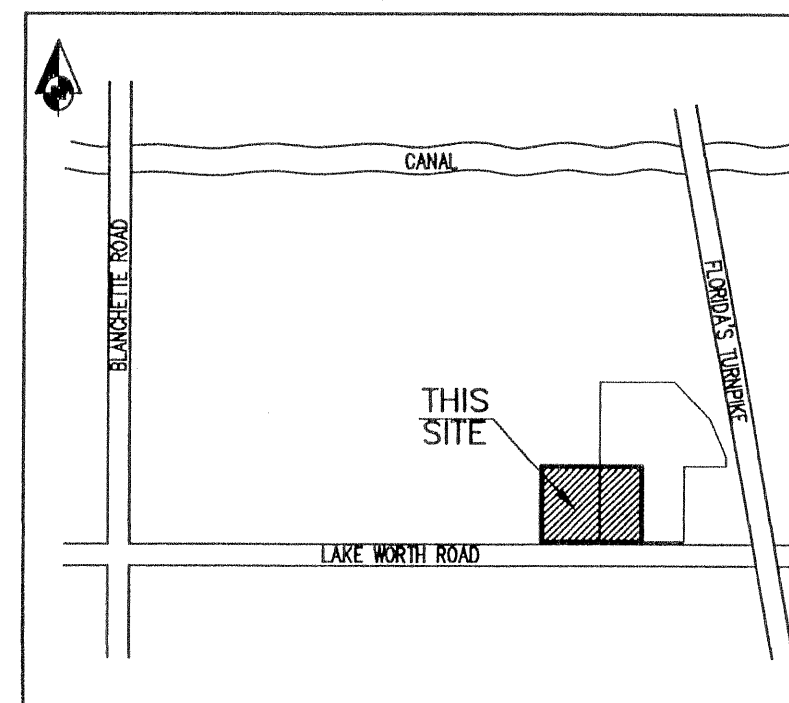
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF May, 2004.

MY COMMISSION EXPIRES: 12/29/06 Linda Moller

NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. Linda Moller
Commission 39516663
Expires: Dec 29, 2006
Notary Public
Dailey-Fotorny Co., Inc.

- A ARC LENGTH
- CA CENTRAL ANGLE
- C.L. CENTERLINE
- G.P.S. GLOBAL POSITIONING SYSTEMS
- L.A.E. LIMITED ACCESS EASEMENT
- L.S.B.E. LANDSCAPE BUFFER EASEMENT
- L.B. LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.E. PROFESSIONAL ENGINEER
- PG. PAGE
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS
- R/W RIGHT-OF-WAY
- R.P.B. ROAD PLAT BOOK
- S.R. STATE ROAD
- U.E. UTILITY EASEMENT
- O/S OFFSET



LOCATION MAP
NOT TO SCALE

TRACT 62, LESS THE WEST 120.00 FEET AND LESS THE RIGHT OF WAY FOR STATE ROAD 802 CONTAINING: 325,480 SQUARE FEET OR 7.472 ACRES, MORE OR LESS.

THE WEST ONE-HALF (W 1/2) OF TRACT 63 CONTAINING: 198,840 SQUARE FEET OR 4.565 ACRES, MORE OR LESS.

TOTALING: 524,320 SQUARE FEET OR 12.037 ACRES, MORE OR LESS.

PETITION NO. PDD 2002-012

TOTAL SITE ACREAGE: 524,320 SQUARE FEET (12.037 ACRES)
 LOT 1: 374,551 SQUARE FEET (8.599 ACRES)
 TRACT "W": 83,580 SQUARE FEET (1.919 ACRES)
 TRACT "W-1": 62,068 SQUARE FEET (1.425 ACRES)
 TRACT A: 3,809 SQUARE FEET (0.087 ACRES)
 TRACT B: 312 SQUARE FEET (0.007 ACRES)

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM=NORTH AMERICAN DATUM 83 1990 ADJUSTMENT
ZONE=FLORIDA EAST
LINEAR UNIT=US SURVEY FEET
COORDINATE SYSTEM=1983 STATE PLANE TRAVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

SCALE FACTOR=1.00000298

GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE

BEARING ROTATION TO GRID 00° 56'51" COUNTER CLOCKWISE

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO AND ARE BASED ON AN ASSUMED BEARING OF NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF TRACTS 47,51 AND 52, BLOCK 24, AS SHOWN ON THE PLAT OF CYPRESS WOODS II, PLAT BOOK 62, PAGES 147 THROUGH 151.
- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.), P.L.S.#2297 UNLESS OTHERWISE NOTED.
- DENOTES SET PERMANENT CONTROL POINT (P.C.P.), P.L.S.# 2297 UNLESS OTHERWISE NOTED.
- NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- INES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, LIMITED ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

NOTE: 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 ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT YET RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO **WILSON B. GREATON, JR.**, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 6/2/2004

BY: [Signature]
OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY

NAME: Gary A. Korn
TITLE: Agent

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 3 DAY OF August, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S.

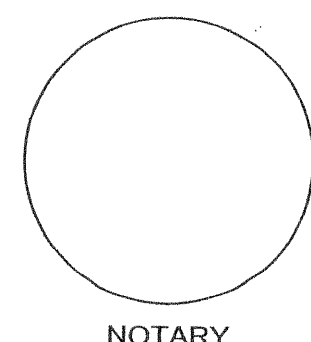
BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S CERTIFICATE

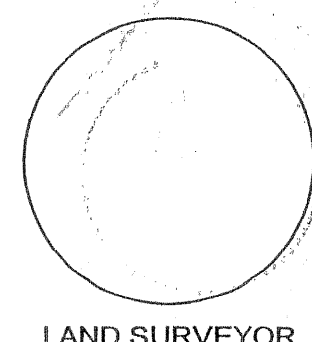
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
PAUL J. FOTORNY, P.S.M.
DAILEY-FOTORNY, INC., L.B. NO. 1376
LICENSE NO. 2297
STATE OF FLORIDA

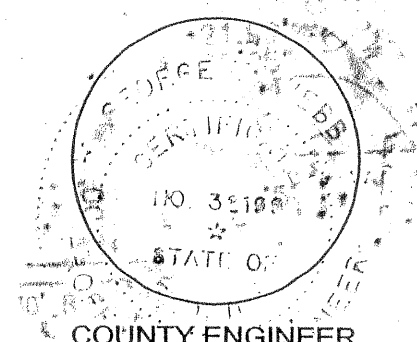
THIS INSTRUMENT WAS PREPARED BY
PAUL J. FOTORNY OF THE OFFICE OF
DAILEY-FOTORNY, INC.
5050 10th AVENUE NORTH
SUITE B
LAKE WORTH, FLORIDA 33463



NOTARY



LAND SURVEYOR



COUNTY ENGINEER

Dailey-Fotorny, Inc.
land surveyors - planners
5050 10th Avenue North Suite A - Lake Worth FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8963

SUBDIVISION LAKE WORTH COMMONS MUPD
BOOK 102 PAGE 172
FLOOD ZONE 170 A
ZONING MUPD
QUAD # 48
SE
TAZ 799
FUD NAME