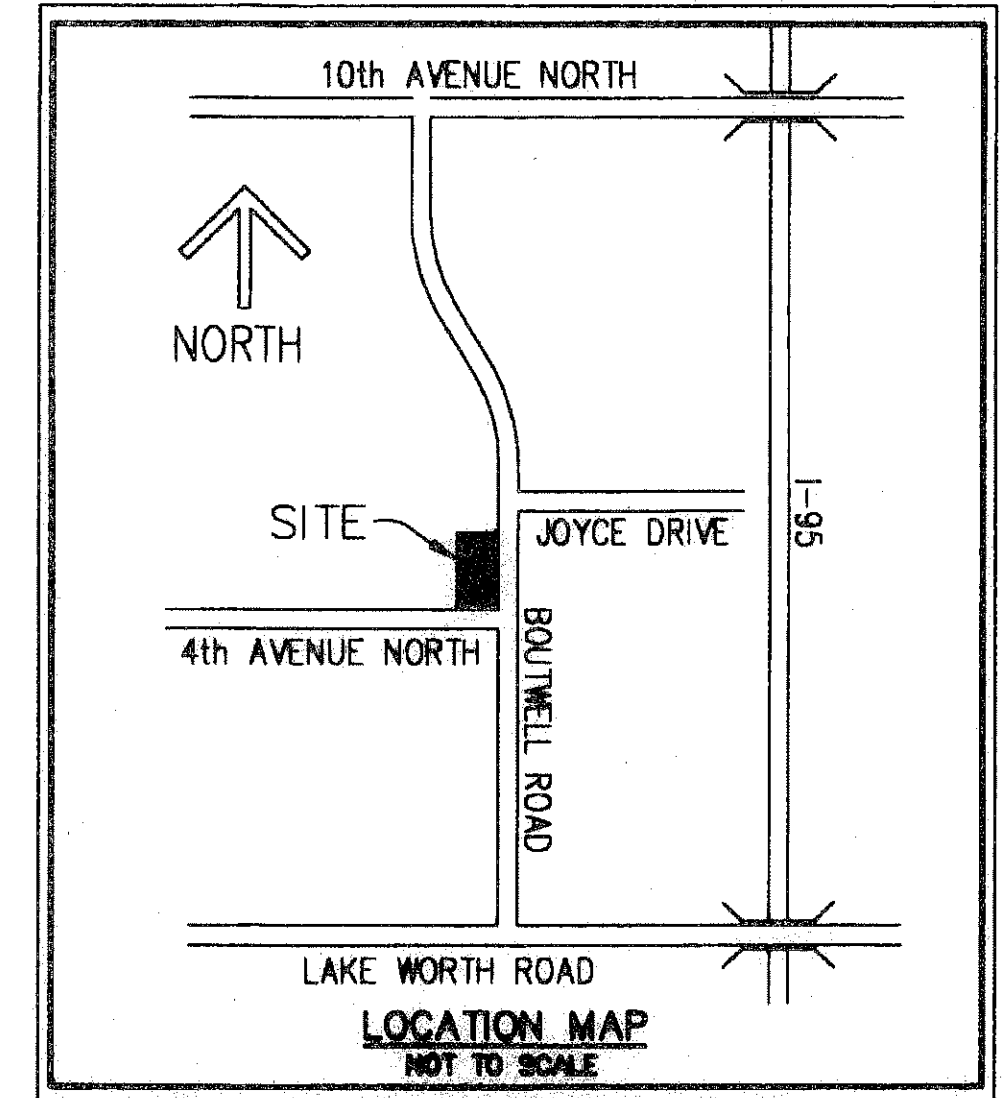


# PATTEN PLAT

A REPLAT OF TRACT 86 AND A PORTION OF TRACT 62, OF "MODEL LAND CO.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JANUARY - 2008



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:35 P. M.  
THIS 11 DAY OF JUNE  
A.D. 2008 AND DULY RECORDED  
IN PLAT BOOK 111  
PAGES 78 THRU 79  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Michelle Good  
DEPUTY CLERK

SHEET 1 OF 2



TABULAR DATA	
TOTAL AREA THIS PLAT	5.720 ACRES
PARCEL A	5.41 ACRES
TRACT RW	0.31 ACRES

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT PATTEN PROPERTIES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT 86 AND A PORTION OF TRACT 62, OF "MODEL LAND CO.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE AREA BOUNDED BY THE EAST AND SOUTH LINES OF SAID TRACT 86, AND BOUNDED BY THE CHORD OF A 40 FOOT RADIUS ARC BEING TANGENT TO THE LAST TWO (2) DESCRIBED LINES, AND LESS THAT PORTION OF TRACT 62 LYING EAST OF THE WEST RIGHT OF WAY LINE OF BOUTWELL ROAD

CONTAINING 249,163 SQUARE FEET OR 5.720 ACRES, MORE OR LESS.  
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. ADDITIONAL RIGHT-OF-WAY**  
TRACT RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC, FOR THE PERPETUAL USE OF THE PUBLIC FOR STREET PURPOSES.
- 2. CITY OF LAKE WORTH EASEMENT:**  
THE CITY OF LAKE WORTH, FLORIDA, IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 3. PARCEL A:**  
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR PATTEN PROPERTIES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CITY OF LAKE WORTH ZONING ORDINANCE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF MARCH, 2008

PATTEN PROPERTIES, L.C.  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Donna Longworth  
PRINT NAME Donna Longworth

BY: Stephen F. Patten  
STEPHEN F. PATTEN  
PRESIDENT

WITNESS: William C. Neuron  
PRINT NAME William C. Neuron

### MORTGAGEES 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 RECORDS BOOK 21350, AT PAGE 327, 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF MARCH, 2008.

FLAGLER BANK  
A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: Devon G. Born  
VICE PRESIDENT

WITNESS: Luis George  
NAME Luis George

WITNESS: Paula Hernandez  
NAME Paula Hernandez

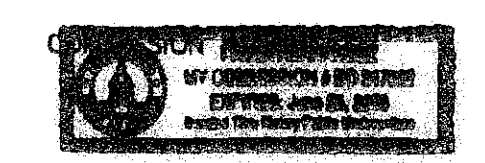
### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Devon G. Born WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FLAGLER BANK, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 27th DAY OF March, 2008

MY COMMISSION EXPIRES: Paula Hernandez  
NOTARY PUBLIC  
Paula Hernandez  
PRINT NAME



### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, CURTIS L. SHENKMAN, 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 IN PATTEN PROPERTIES, L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 28, 2008 Curtis L. Shenkman  
CURTIS L. SHENKMAN  
ATTORNEY AT LAW  
LICENSED IN FLORIDA  
FLORIDA BAR NO. 2428911

### CITY OF LAKE WORTH APPROVALS

THE CITY OF LAKE WORTH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND DEDICATIONS TO SAID CITY OF LAKE WORTH AS STATED AND SHOWN HEREON, THIS 2nd DAY OF June, 2008.

BY: Jeff Clemens  
JEFF CLEMENS (MAYOR)

BY: Pamela J. Lopez  
PAMELA J. LOPEZ (CITY-CLERK)

BY: John Payman  
JOHN PAYMAN (PLANNING BOARD CHAIRMAN)

BY: Robert Baldwin  
ROBERT BALDWIN (CITY MANAGER)

### REVIEWING SURVEYOR

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.

DATE: 4-16-08

BY: Mary Hanna Clodfelter  
PRINT NAME: Mary Hanna Clodfelter  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4763

### SURVEYOR'S CERTIFICATE:

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.081 (8), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF CITY OF LAKE WORTH, FLORIDA.

CAULFIELD & WHEELER, INC  
LB 3591

DATE: 3-31-08

DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB#3591

### ACKNOWLEDGMENT:

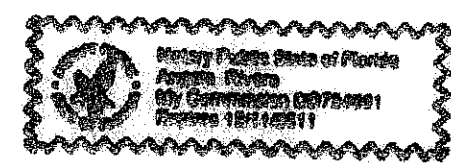
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN F. PATTEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PATTEN PROPERTIES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 27th DAY OF March, 2008

MY COMMISSION EXPIRES: Angela Rivera  
NOTARY PUBLIC  
Angela Rivera  
PRINT NAME

COMMISSION NUMBER:



OWNER      OWNER NOTARY      BANK      BANK NOTARY      CITY OF LAKE WORTH      REVIEWING SURVEYOR      SURVEYOR