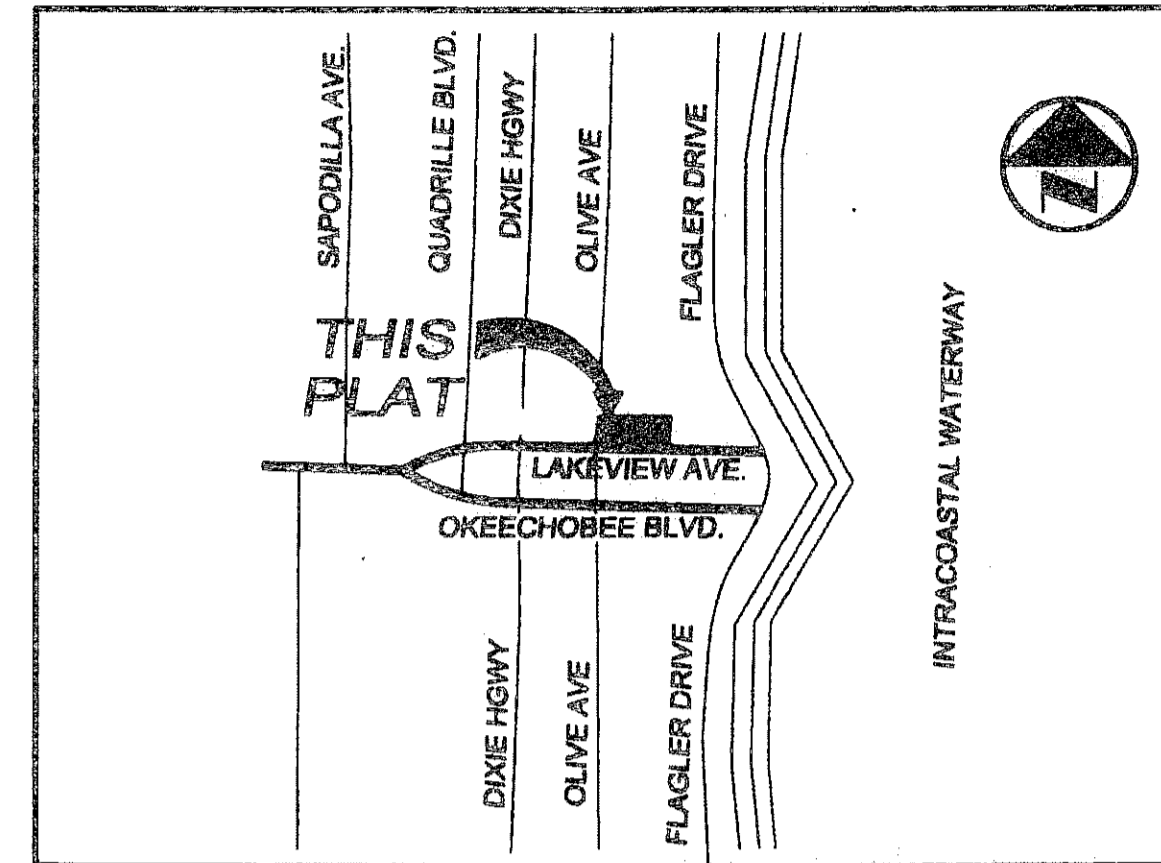


295 LAKEVIEW

A REPLAT OF A PORTION OF BLOCK C, PHILLIPS POINT, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

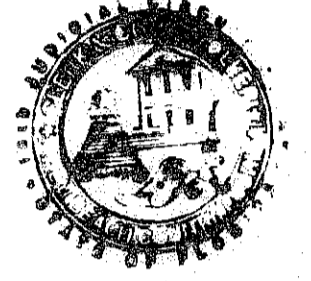
63



00074-250

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 4:22
THIS 17 DAY OF FEBRUARY 2009
AND DULY RECORDED IN PLAT BOOK NO. 112
ON PAGES 16-17
SHARON R. BOCK,
CLERK & COMPTROLLER
BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2 SHEETS



DEDICATION AND RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS, THAT KPC LAKEVIEW DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS 295 LAKEVIEW, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 10, 11, 12, 13, LESS THE SOUTH 5 FEET THEREOF AND LOT 17, THE SOUTH HALF OF LOT 16, AND LOT 18, LESS THE SOUTH 5 FEET THEREOF AND LESS AND EXCEPT THE LANDS DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2724, PAGE 285 AND OFFICIAL RECORDS BOOK 2815, PAGE 1799, IN BLOCK C OF PHILLIPS POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 38,952 SQUARE FEET (0.894 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, KPC LAKEVIEW DEVELOPMENT LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS SEAL AFFIXED HERE TO, THIS 25th DAY OF February, 2009.

BY: KPC LAKEVIEW DEVELOPMENT LLC

ATTEST: [Signature] BY: [Signature] ROBERT VAIL VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED Robert Vail, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF KPC Lakeview Development LLC AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED.

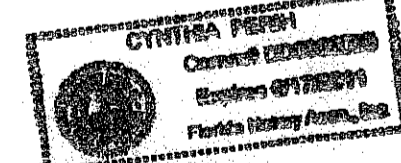
WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF Feb, 2009.

MY COMMISSION EXPIRES: 6-17-2011

[Signature] NOTARY PUBLIC

COMMISSION NO. 160621009

[Signature] PRINTED NAME



TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

I, H. WILLIAM PERRY, ATTORNEY AT LAW, DULY LICENSED 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 KPC LAKEVIEW DEVELOPMENT LLC, A DELAWARE 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. Title ordered through February 17, 2009 at 11:00 AM.

DATED THIS 27th DAY OF February, 2009.

[Signature] H. WILLIAM PERRY, ATTORNEY AT LAW FLORIDA BAR NO. 060360

MORTGAGEE'S CONSENT:

STATE OF FLORIDA }
COUNTY OF Palm Beach } ss

THE UNDERSIGNED, PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, 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, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 22339, AT PAGES 1050 THROUGH 1081 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID Vice President (OFFICER TITLE) OF PNC BANK, NATIONAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THERETO AND ITS SEAL AFFIXED THERETO THIS 20th DAY OF February, 2009.

PNC BANK, NATIONAL ASSOCIATION

BY: [Signature] PRINTED NAME: Ken Carl TITLE: VICE PRESIDENT

(SEAL)

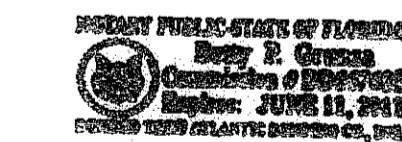
[Signature] WITNESS PRINTED WITNESS NAME: Lisa A. Kelley-Musco

[Signature] WITNESS PRINTED WITNESS NAME: JEROLD SLUTSKY

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF Palm Beach } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February, 2009 BY Ken Carl (OFFICER NAME), AS Vice President (OFFICER TITLE) OF PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION.



(NOTARY SEAL)

[Signature] NOTARY PUBLIC STATE OF FLORIDA PRINTED NAME: Betty P. Yurka COMMISSION NO. 22041213 MY COMMISSION EXPIRES: JUNE 11, 2011

CITY APPROVAL

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss
CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 13 DAY OF MARCH, 2009.

BY: [Signature] LOIS FRANKEL, MAYOR

APPROVED: March 12, 2009. CITY PLANNING BOARD

BY: [Signature] KENNETH SPILLAS, CHAIRMAN

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

[Signature] VINCENT J. NOEL, P.S.M. FLORIDA CERTIFICATE NO. 4169

SURVEYOR'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, AND THAT SAID SURVEY 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, AND PALM BEACH COUNTY, FLORIDA.

GRAVEN THOMPSON & ASSOCIATES, INC. LICENSED BUSINESS NUMBER #271

[Signature] 9-10-09 DOUGLAS M. DAVIE, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER NO. 4343 STATE OF FLORIDA

SURVEYOR'S NOTES:

NOTICE, THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY AND/OR COUNTY.

THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN. THE NORTH RIGHT OF WAY OF LAKEVIEW AVENUE BEARS SOUTH 89°50'10" WEST.

ALL OF THE RECORDING INFORMATION SHOWN HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS M. DAVIE, P.S.M. #4343 OF
GRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3063 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-8400 FAX: (954) 739-8409

MAY 2007 01-0071.03

MORTGAGEE	KPC LAKEVIEW DEVELOPMENT LLC	CITY OF WEST PALM BEACH	CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA	WEST PALM BEACH CHIEF OF SURVEYS	SURVEYOR AND MAPPER
SEAL	SEAL	SEAL	SEAL	SEAL	SEAL