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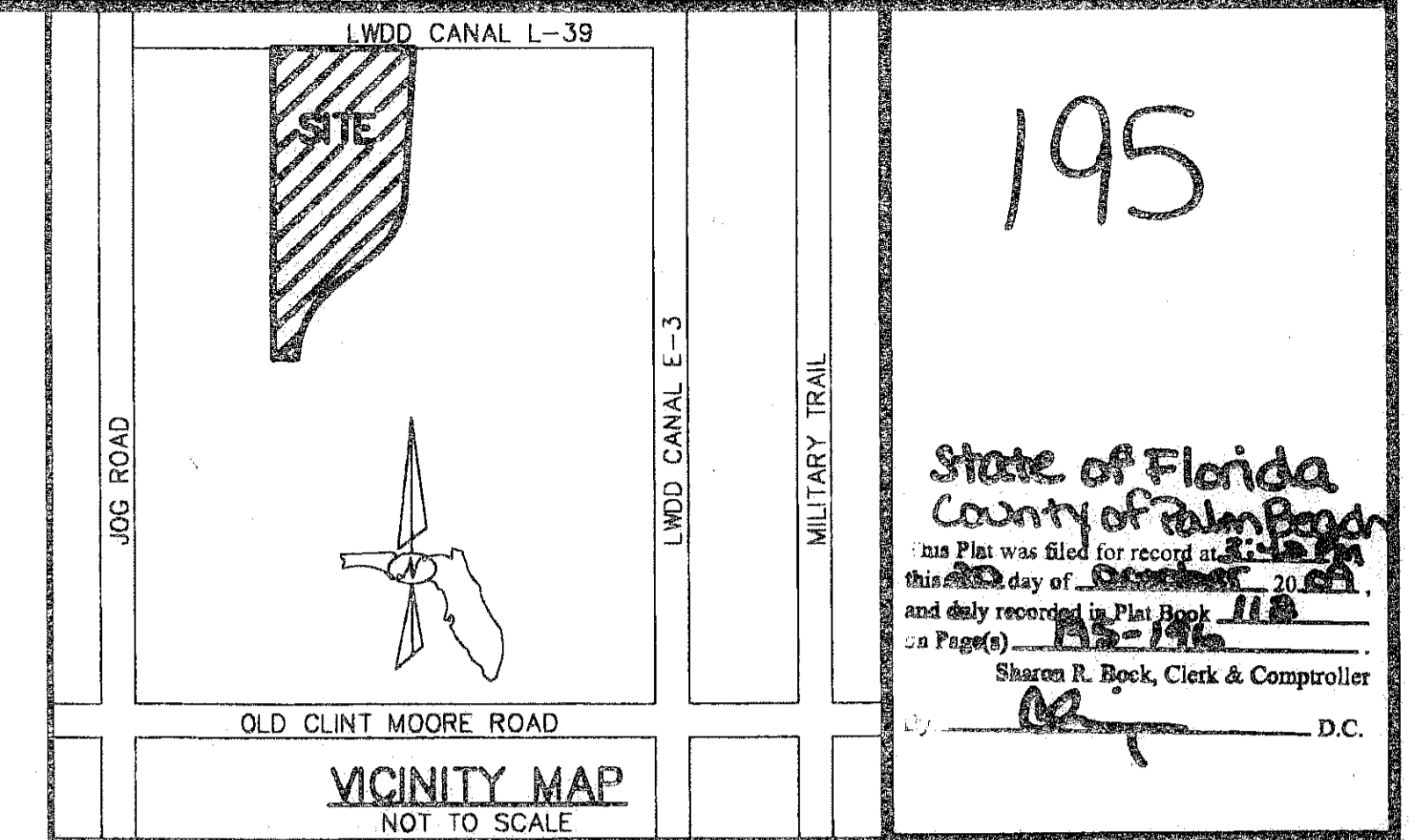
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# LE LAC - PLAT 4, A PUD

A REPLAT OF LOT 20A, 21, AND 22, LE LAC - PLAT 2, A PUD, PLAT BOOK 48, PAGE 61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2008

SHEET 1 OF 2



195

State of Florida  
County of Palm Beach  
This Plat was filed for record at 1:24 PM  
this 20th day of October 2008  
and duly recorded in Plat Book 118  
on Page(s) 118-119  
Sharon R. Beck, Clerk & Comptroller  
D.C.

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT LE LAC LAND TRUST, OWNER OF THE LAND SHOWN HEREON, BEING:

A REPLAT OF LOT 20A, 21, AND 22, LE LAC - PLAT 2, A PUD, PLAT BOOK 48, PAGE 61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

LE LAC - PLAT 4, A PUD

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 20A, 21, AND 22, LE LAC - PLAT 2, A PUD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- THE UTILITY, DRAINAGE AND ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR UTILITY, DRAINAGE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LE LAC PROPERTY OWNERS' ASSOCIATION, INC. (A FLORIDA NON-PROFIT CORPORATION), ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL GOLDBERG AND GEORGE D. PERLMAN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEES OF LE LAC LAND TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH CO-TRUSTEES OF SAID TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF December, 2008.

MY COMMISSION EXPIRES: 08/21/2010 COMMISSION NO. DP589152

*Dana Cedrati*  
NOTARY PUBLIC

*Tracey Leibowitz*  
PRINTED NAME

### ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE LE LAC PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF April, 2008.

LE LAC PROPERTY OWNERS' ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: *[Signature]*  
*Paul Gregory, President* (print name and title)

WITNESS: *[Signature]*  
*J.M. Shaver* (print name)

WITNESS: *[Signature]*  
*Samantha Wilcox* (print name)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED CHIKOVSKY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE LE LAC LAND PROPERTY OWNERS' ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 2008.

MY COMMISSION EXPIRES: 6/22/10 COMMISSION NO. DP 78166

*[Signature]*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, GEORGE PERLMAN, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN LE LAC LAND TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD;

AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GEORGE PERLMAN  
ATTORNEY-AT-LAW,  
LICENSED IN FLORIDA

DATED: 9/22/09

IN WITNESS WHEREOF, LE LAC LAND TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-TRUSTEES THIS 9th DAY OF December, 2008.

LE LAC LAND TRUST

BY: *[Signature]*  
DANIEL GOLDBERG, CO-TRUSTEE

BY: *[Signature]*  
GEORGE D. PERLMAN, CO-TRUSTEE

WITNESS: *[Signature]*  
DANA CEDRATI (print name)

WITNESS: *[Signature]*  
DANA CEDRATI (print name)

WITNESS: *[Signature]*  
TRACEY LEIBOWITZ (print name)

WITNESS: *[Signature]*  
TRACEY LEIBOWITZ (print name)

### SITE PLAN DATA LE LAC PLAT 4

ZONING PETITION NO. 77-65A  
TOTAL AREA 9.07 ACRES  
TOTAL DWELLING UNITS 1  
DENSITY 0.11 D.U./ACRE

### 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 ANY OTHER 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.

THIS INSTRUMENT PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826

**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION LB-6473  
901 NORTHPOINT PARKWAY, SUITE 119  
WEST PALM BEACH, FLORIDA 33407

### ABBREVIATIONS

R/W - RIGHT-OF-WAY	R - RADIUS
PRM - PERMANENT REFERENCE MONUMENT	Δ - CENTRAL ANGLE
PCP - PERMANENT CONTROL POINT	A - ARC LENGTH
FND - FOUND	P.B. - PLAT BOOK
CL - CENTERLINE	O.R.B. - OFFICIAL RECORD BOOK
SEC. - SECTION	D.B. - DEED BOOK
(P) - PLATTED DIMENSION	P.O.B. - POINT OF BEGINNING
(M) - MEASURED DIMENSION	P.O.C. - POINT OF COMMENCEMENT
(G) - GRID DIMENSION	UTILITY EASEMENT - UTILITY EASEMENT
PBC or PBCo - PALM BEACH COUNTY	L.A.E. - LIMITED ACCESS EASEMENT
	D.E. - DRAINAGE EASEMENT
	LWDD - LAKE WORTH DRAINAGE DISTRICT

JOHN E. PHILLIPS, III, P.S.M.  
LICENSE No. 4826  
STATE OF FLORIDA

### NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N00°04'18"E ALONG THE WEST BOUNDARY OF THE PLAT OF LE LAC, PLAT BOOK 39, PAGE 145.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LS6473" SET, UNLESS NOTED OTHERWISE.
- MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP, UNLESS NOTED OTHERWISE.
- P.C.P. No. "2424" FOUND, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID.  
DATUM: NAD 83, 1990 ADJUSTMENT  
ZONE: FLORIDA EAST  
LINEAR UNITS: US SURVEY FOOT  
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 1.0000322  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
ROTATION EQUATION: N00°04'18"E (PLAT) 1°15'42" COUNTER-CLOCKWISE  
N01°11'24"W (GRID) PLAT TO GRID
- PLAT AREA: 9.07 ACRES, MORE OR LESS.
- LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.

