

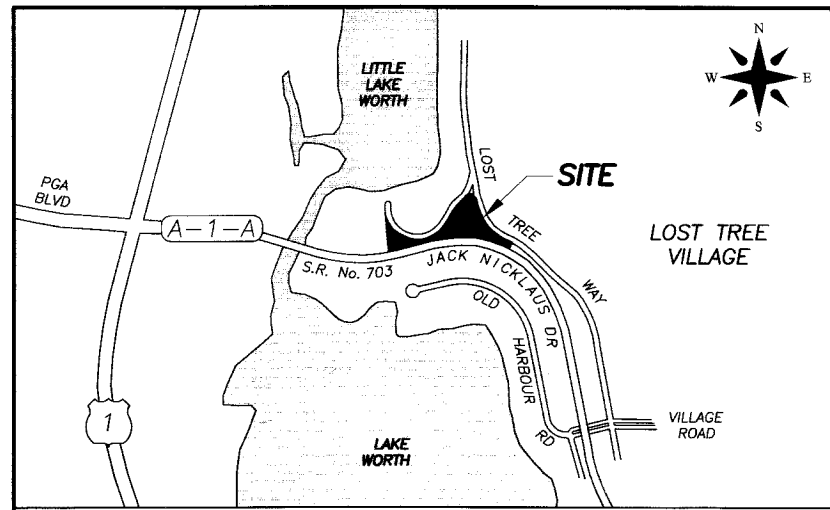
160

FLORIDA COUNTY OF PALM BEACH
This Plat was filed for record at 1:27 PM
this 12th day of July 2012
and duly recorded in Plat Book 115
on Page(s) 160-161
Sheron B. Scott, Clerk & Comptroller
By: [Signature] D.C.



LOST TREE CLUB FITNESS CENTER

BEING A REPLAT OF A PORTION OF LOTS 30, 31, 32, 33, 34, 35, ALL OF LOT 35C AND ALL OF TRACT "X", PLAT No. 1, OLD PORT VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 18, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
MAY, 2012



VICINITY SKETCH
(NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Lost Tree Club, Inc., a Florida corporation, owner of the land shown hereon as LOST TREE CLUB FITNESS CENTER, being a replat of a portion of Lots 30, 31, 32, 33, 34, 35, all of Lot 35c and a portion of Tract "X", Plat No. 1, Old Port Village, according to the plat thereof, as recorded in Plat Book 27, Page 18, lying in Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

DESCRIPTION

A parcel of land being a portion of Lots 30, 31, 32, 33, 34, 35, all of Lot 35C and all of Tract "X", Plat No. 1, Old Port Village, according to the plat thereof, as recorded in Plat Book 27, Page 18, lying in Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Lot 31, Plat No. 1, Old Port Village, according to the Plat thereof, recorded in Plat Book 27, Page 18, Public records of Palm Beach County, Florida, said corner being common with the southeast corner of Lot 9, Portage Landing, according to the Plat thereof, recorded in Plat Book 32, Page 143, said Public Records of Palm Beach County and also being a point on the northerly right-of-way line of State Road No. 703 (a.k.a. "Jack Nicklaus Drive") a 106 foot wide public right-of-way as recorded in Road Plat Book 6, Page 12, said Public Records of Palm Beach County; thence North 05°14'44" West, along the west line of said Lots 30 and 31 (the west line of said Lots 30 & 31 being common with the East line of Lots 9 and 10 according to said plat of Portage Landing and is assumed to bear North 05°14'44" West and all other bearings are relative thereto) a distance of 262.70 feet to a point of cusp with a non-tangent curve, concave to the north, having a radius of 265.00 feet, a central angle of 141°26'51" and a chord bearing of South 88°00'46" East; thence southerly, easterly and northerly, along the arc of said curve (the arc of said curve being common with the southerly limits of a parcel of land as recorded in Official Records Book 1981, Page 1675, said Public Records) a distance of 654.21 feet to the beginning of a reverse curve, having a radius of 100.00 feet, a central angle of 41°30'17" and a chord bearing of North 42°00'58" East; thence northeasterly along the arc of said curve and continuing along said southerly limits, a distance of 72.44 feet to the northwest corner of said Lot 35C, said corner being the beginning of a reverse curve, concave to the northwest, having a radius of 330.00 feet, a central angle of 22°40'58" and a chord bearing of North 51°25'37" East; thence easterly, along the north line of said Lot 35C and arc of said curve, a distance of 130.64 feet to the beginning of a reverse curve, concave to the south, having a radius of 40.65 feet, a central angle of 128°13'37" and a chord bearing of South 75°48'03" East; thence easterly and southerly, along the arc of said curve and northerly limits of said Lot 35C a distance of 90.97 feet to the beginning of a reverse curve, concave to the northeast, having a radius of 384.71 feet, a central angle of 57°53'46" and a chord bearing of South 40°38'08" East (said curve being the common line between the easterly limits of said Lot 35C and Tract "X", and the southwesterly line of Lost Tree Way, a private 60 foot right-of-way according to said Plat No. 1, Old Port Village); thence southerly and easterly, along the arc of said curve and said common line, a distance of 388.74 feet to the northeast corner of said Tract "X"; thence departing said common line, radially along the east line of said Tract "X", South 20°25'00" West, a distance of 15.00 feet to the southeast corner of said Tract "X", said corner being a point on the northerly right-of-way line of said State Road No. 703 and also being the beginning of a non-tangent curve, concave to the south, having a radius of 902.32 feet, a central angle of 33°49'07" and a chord bearing of North 86°29'34" West; thence westerly, along arc of said curve and said northerly right-of-way line, a distance of 532.59 feet to a point of tangency; thence continue westerly, along said northerly right-of-way line through the following two (2) courses; South 76°35'53" West a distance of 343.91 feet to the beginning of curve, concave to the north, having a radius of 1379.69 feet, a central angle of 03°10'00" and a chord bearing of South 78°10'53" West; thence westerly, along the arc of said curve and said northerly right-of-way line, a distance of 76.25 feet to the southwest corner of said Lot 31 and the **POINT OF BEGINNING**.

containing in all 2.270 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate and reserve as follows:

PARCEL "A"

Parcel "A" is hereby reserved by Lost Tree Club, Inc., a Florida corporation, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Lost Tree Club, Inc., a Florida corporation, their successors and assigns, without recourse to Palm Beach County.

UTILITY EASEMENT

The Utility Easement as shown hereon is 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.

LIMITED ACCESS EASEMENT

The Limited Access Easement, as shown hereon, is 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, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 24th day of May, 2012.

WITNESS: [Signature]

Lost Tree Club, Inc., a Florida corporation
BY: [Signature]
Donald P. Calcagnini, President

WITNESS: Sheri Herb
Printed name

WITNESS: [Signature]

WITNESS: Moriba Henderson
Printed name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Donald P. Calcagnini, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of Lost Tree Club, Inc., a Florida corporation, 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 24th day of May, 2012.

My commission expires: 09/05/2015

[Signature]
Signature of Notary Public

My commission no.: EE127458

[Signature]
Printed name of Notary Public

TITLE CERTIFICATION

I, JAMES H. RYAN 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 Lost Tree Club, Inc., a Florida corporation; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; 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.

Dated this 24th day of May, 2012.

[Signature], Esquire
Attorney-at-Law licensed in Florida
Florida Bar No. 0188505

TABULAR DATA	
PETITION No.:	73-30
CONTROL No.:	1973-030
PROJECT No.:	1000-266
OVERALL SITE PLAN ACREAGE:	5.68
TOTAL ACREAGE THIS PLAT:	2.270
TOTAL UNITS:	1

CORPORATE SEAL	NOTARY SEAL/STAMP	SURVEYOR'S SEAL	ENGINEER'S SEAL
	[Notary Seal]		[Engineer Seal]

COUNTY APPROVAL

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 12th day of July, 2012, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

[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 survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) according to Section 177.091(9), F.S., have been placed as required by law; and, further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Dated this 20th day of JUNE, 2012.

[Signature]
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Wallace Surveying Corporation

NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East.
- Linear unit = US foot.
- Coordinate system = 1983 state plane transverse mercator projection
- All distances are ground.
- Scale factor = 1.0000482
- Ground distance x scale factor = grid distance
- The West line of Lots 30 & 31, Plat No. 1, Old Port Village (Plat Book 27, Page 18), as shown hereon, is assumed to bear North 5°14'44" West and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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.
- 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal, in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

PLAT OF		
LOST TREE CLUB FITNESS CENTER		
WALLACE SURVEYING CORP. LICENSED SURVEYOR # 669 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (888) 840-4511		
FIELD:	JOB No.: 94-1155.29	F.B. PG.
OFFICE: R.C.	DATE: OCT. 2011	DWG. No.: 94-1155-14
C/K'D:	REF.: 94-1155-14.DWG	SHEET 1 OF 2