

# COLONY RESERVE AT LAKE WORTH

67

BEING A REPLAT OF TRACT "A" AND TRACT "B" OF THE PLAT OF COLONY AT LAKE WORTH P.U.D.  
AS RECORDED IN PLAT BOOK 113, PAGES 69-72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 6

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.

THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
AND DULY RECORDED IN:  
PLAT BOOK \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
SHARON R. BOCK  
CLERK & COMPTROLLER  
PALM BEACH COUNTY  
BY: \_\_\_\_\_  
DEPUTY CLERK

### MORTGAGEE'S 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27240 AT PAGE 454 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF January, 2015.

WITNESS: James Nugent  
James Nugent  
PRINTED NAME  
WITNESS: David Klaffner  
David Klaffner  
PRINTED NAME

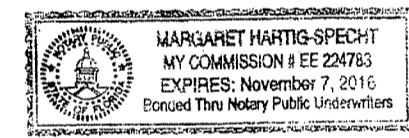
PALM BEACH COMMUNITY BANK  
BY: Celeste M. Houle  
CELESTE M. HOULE  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CELESTE M. HOULE, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALM BEACH COMMUNITY BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 5 DAY OF January, 2015  
MY COMMISSION EXPIRES: 11/1/2016  
Margaret Harts-Specht  
NOTARY PUBLIC



#EE 224783

### SURVEYOR'S NOTES

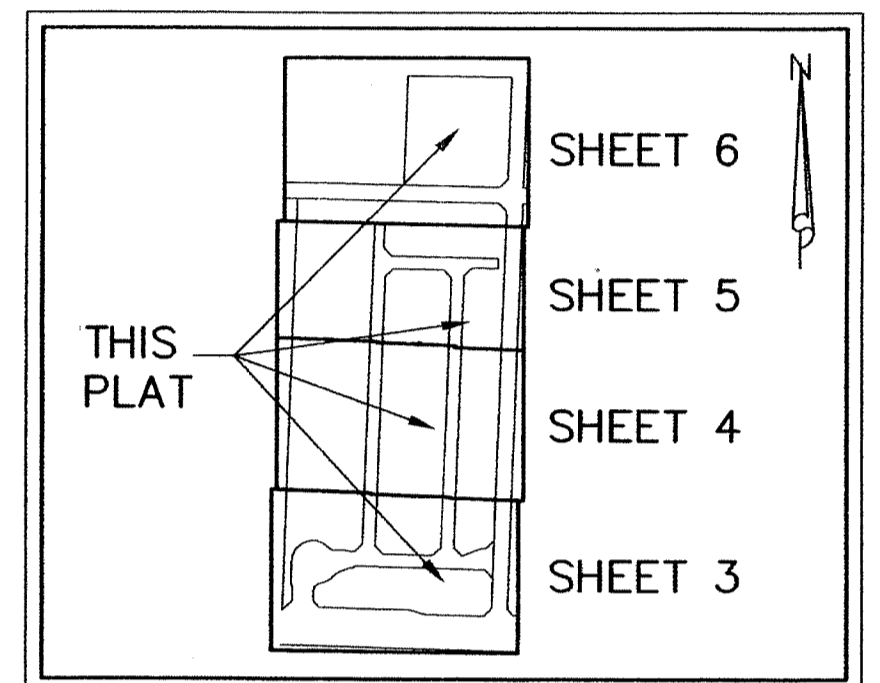
- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT "A", COLONY AT LAKE WORTH P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THROUGH 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEING MONUMENTED AND HAVING A BEARING OF NORTH 01°59'50" EAST AS DEPICTED ON SAID PLAT. DATUM: NAD 83/90 ADJUSTMENT.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- 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.
- NO BUILDINGS OR 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.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DADE

I HILARY S. FEINSTOCK, 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 THE COLONY RESERVE AT LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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 ON THIS PLAT.

DATED: 12-31-14 BY: Hilary S. Feinstock  
HILARY S. FEINSTOCK, ESQUIRE



KEY MAP  
NOT TO SCALE

SHEET 2 OF 6

DENNIS J. LEAVY & ASSOCIATES, INC.  
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY \* SUITE B \* ROYAL PALM BEACH, FL \* 33411  
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: AS SHOWN CHECKED BY: DAB DATE: 07/08/2014  
DRAWN BY: RRM JOB NO.: 14-004-01