



PLAT OF

FLAMANGO LAKE WEST

BEING IN THE SOUTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 IN 2 SHEETS
JUNE 1976

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT TED SATTER ENTERPRISES, INC. A FLORIDA CORPORATION, THE OWNER OF THAT TRACT OF LAND LYING AND BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FLAMANGO LAKE WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 1°27'33" WEST ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 669.20 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°58'55" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 835.01 FEET; THENCE NORTH 1°27'33" EAST, A DISTANCE OF 538.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 15 FEET AND DELTA OF 52°01'12"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.62 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50 FEET AND DELTA OF 142°01'12"; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE A DISTANCE OF 123.94 FEET TO THE INTERSECTION WITH A LINE 810 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 1°27'33" EAST ALONG THE SAID LINE A DISTANCE OF 30 FEET; THENCE NORTH 89°57'45" EAST, A DISTANCE OF 810.01 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 40 FEET AS RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 6.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, AS FOLLOWS:

- STREETS
THE STREETS AS SHOWN (DRIVE, COURTS AND ROAD) ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS
THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- RECREATION AREAS
THE RECREATION AREAS (TRACT "A") AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26TH DAY OF August A.D. 1976.

ATTEST: Joan G. Satter SECRETARY BY: Ted Satter PRESIDENT

MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN

TO 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 Senior Vice President AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23RD DAY OF September A.D. 1976.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
BY: Tracie A. Fildlow ATTEST: Alan F. Brockett

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, James W. Winters, 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 TO TED SATTER ENTERPRISES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES, EXCEPT AS INDICATED HEREON.

James W. Winters

COUNTY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 1976

BY: [Signature] CHAIRMAN

BY: _____ COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE - CLERK BOARD OF COUNTY COMMISSIONERS

BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE, THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH LAW AFTER CONSTRUCTION IS COMPLETE, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCE 73-4 OF PALM BEACH COUNTY, FLORIDA.

James D. Carlton
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 747

1000-159 17

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT A. SATTER AND JOAN G. SATTER, PRESIDENT AND SECRETARY RESPECTIVELY OF TED SATTER ENTERPRISES, INC., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF THE SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THEIR ACT AND DEED WAS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL AT West Palm Beach COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 26TH DAY OF August A.D. 1976.

Barbara J. [Signature]
NOTARY PUBLIC

NOTE: ALL BEARINGS ARE ASSUMED BASE ON THE E OF PRAIRIE RD. ACCORDING TO THE PLAT OF FLAMANGO LAKE AS RECORDED IN PLAT BOOK 31 PAGE 9.

ALL BLOCK CORNERS ROUNDED WITH 25' RADIUS UNLESS OTHERWISE NOTED. THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE, UTILITY EASEMENTS.

THIS INSTRUMENT PREPARED BY:
WILLIAM A. CURTIS
2750 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

MY COMMISSION EXPIRES May 7, 1978

FLAMANGO LAKES WEST

JAMES D. CARLTON, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2750 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA

5/44/43 32/61