

44/74

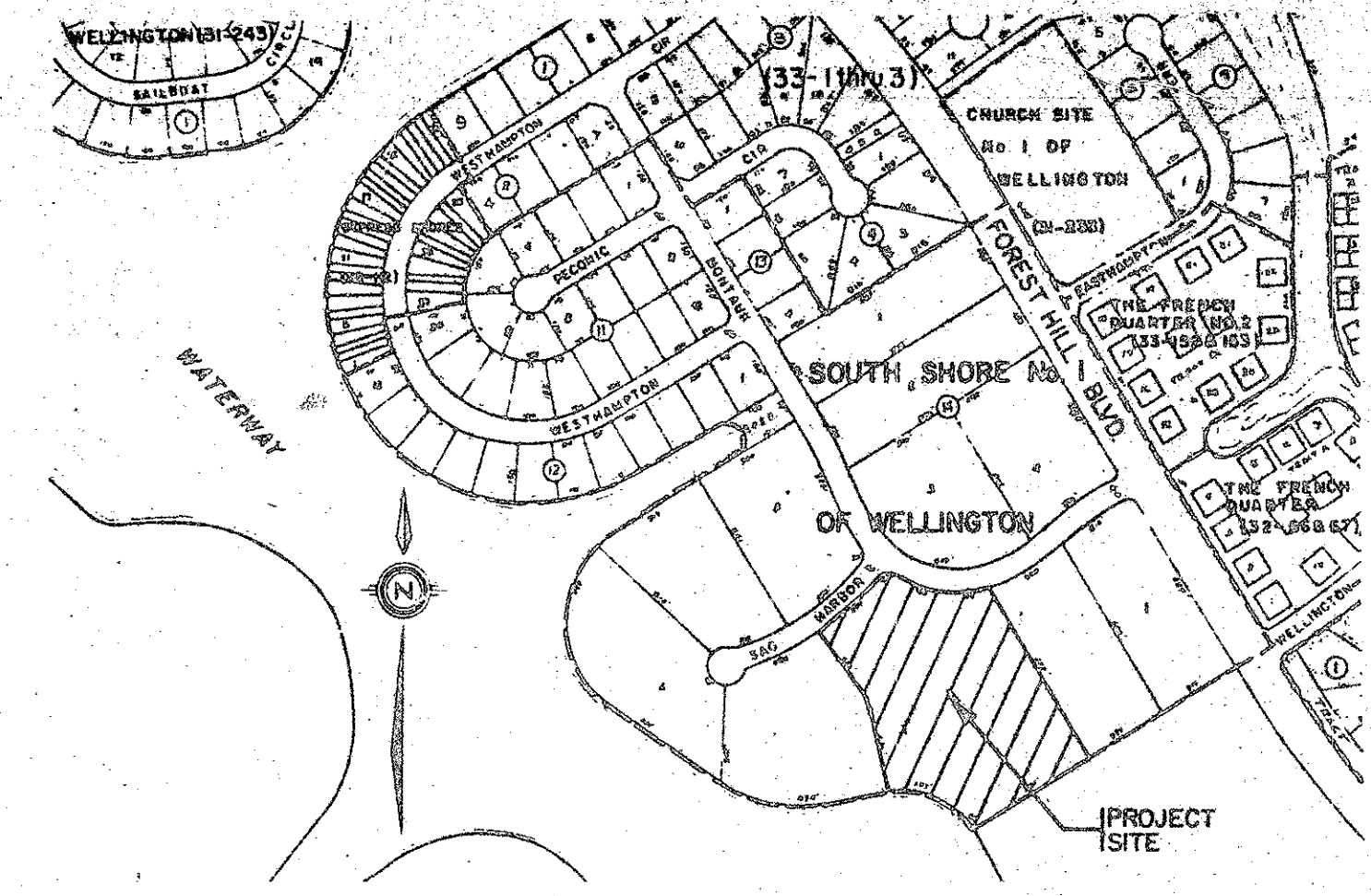
LAKE SHORE HEIGHTS

BEING A PORTION OF WELLINGTON, A P.U.D.

A PARCEL OF LAND SITUATE IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 3 AND 4, BLOCK 15 "SOUTH SHORE NO. 1 OF WELLINGTON," A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, AT PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JANUARY, 1982

SHEET 1 OF 2



LOCATION MAP N.T.S.

94

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:15 AM THIS 10TH DAY OF FEBRUARY AD. 1982 AND DULY RECORDED IN PLAT BOOK 444 ON PAGES 94 AND 95.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT A.H.Z. CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE SHORE HEIGHTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 3 AND 4, BLOCK 15 "SOUTH SHORE NO. 1 OF WELLINGTON, A P.U.D." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29 AT PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

1. THE ACCESS TRACT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE MAINTENANCE OBLIGATION OF THE A.H.Z. CORP., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES, AND SHALL ALSO BE AVAILABLE FOR UTILITY AND DRAINAGE PURPOSES.
2. THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY FOR THE USE OF ACME IMPROVEMENT DISTRICT, FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
3. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE OBLIGATION OF THE A.H.Z. CORP., ITS SUCCESSORS AND ASSIGNS.
4. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. PORTIONS OF THIS PLAT CONTAINING OPEN SPACE, AFTER IMPROVEMENT OF THE PROPERTY, MAY NOT BE VACATED IN WHOLE OR IN PART UNLESS THE ENTIRE PLAT IS VACATED, EXCEPT AS PERMITTED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH ITS LAWS, RULES, ORDINANCES, AND RESOLUTIONS, AS EVIDENCED BY THE SIGNATURE OF A DULY AUTHORIZED COUNTY OFFICIAL.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9TH DAY OF FEB. 1982.

A.H.Z. CORP., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *[Signature]* BY: *[Signature]*
JOSEPH ZANGEN ALEC ENGLESTEIN

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND JOSEPH ZANGEN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE A.H.Z. CORP., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 9TH DAY OF February, 1982.
MY COMMISSION EXPIRES: 6/3/85 *[Signature]*
CLARA J. ARNOLD
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 2 MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OR BOOK 3538 AT PAGE 1555 AND OR BOOK 3616 AT PAGE 1585 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 ATTESTED TO BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16TH DAY OF February, 1982.

AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *[Signature]* BY: *[Signature]*
[Signature] PAUL W. LEATHE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED PAUL W. LEATHE AND *[Signature]*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND *[Signature]* OF THE AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 16TH DAY OF February, 1982.
MY COMMISSION EXPIRES: 6/26/85 *[Signature]*
LAUREL D. QUINCY
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3538 AT PAGE 1571 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I RICHARD P. ZARETSKY DO HEREUNTO SET MY HAND AND SEAL THIS 3RD DAY OF February, 1982.

[Signature] *[Signature]*
WITNESS RICHARD P. ZARETSKY, AS TRUSTEE UNDER AN UNRECORDED TRUST AGREEMENT PURSUANT TO FLA. ST. 669.071, WITH ALL POWERS THEREOF
[Signature]
WITNESS NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED RICHARD P. ZARETSKY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF February, 1982.
MY COMMISSION EXPIRES: 6/3/82 *[Signature]*
MARILYN HULLS
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

WE, CHELSEA TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO A.H.Z. CORP.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

2ND DAY OF JUNE, 1982. *[Signature]*
WILLIAM A. COBB, JR., DISTRICT VICE PRESIDENT
CHELSEA TITLE AND GUARANTY COMPANY

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF June, 1982.

BY: *[Signature]*
NORMAN R. GREGORY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF June, 1982.

BY: *[Signature]*
HERBERT F. RAHLERT, COUNTY ENGINEER

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

BY: *[Signature]*
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 2111-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 6TH DAY OF June, 1982.

[Signature]
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:
5. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS:
6. U.E. DENOTES UTILITY EASEMENT.
7. D.E. DENOTES DRAINAGE EASEMENT.
8. L.A.E. DENOTES LIMITED ACCESS EASEMENT.
9. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING DATUM OF THE PLAT OF "SOUTH SHORE NO. 1 OF WELLINGTON, A P.U.D."

SHEET 1 OF 2 - SIGNATURE SHEET
SHEET 2 OF 2 - MAP SHEET

0332-347

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	DATE
M.B.L.	JULY, 1981
CHECKED	SCALE
DRAWING NO.	81-P-021

LAKE SHORE HEIGHTS
[Signature]

SEAL COUNTY ENGINEER

SEAL NOTARY PUBLIC

SEAL REGISTERED LAND SURVEYOR