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DEDICATION

KNOW ALL MEN BY THESE PRESENTS that A. E. Development Corporation, Florida corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as LAKES OF SHERBROOKE PHASE 6, being more particularly described as follows:

Commencing at the South quarter corner of said Section 32 as recorded in LAKES OF LANTANA PHASE 1B, Plat Book 38, Pages 122-124, Public Records of Palm Beach County, Florida; thence North 01°55'48" East, 60.00 feet to a P.R.M.; thence North 88°04'24" West (bearing datum according to the State Road Department R/W map of Lantana West Road, S.R. 812, Section No. 9353-151, dated January, 1953) along a line that is 60 feet North of and parallel with the South line of Section 32, a distance of 97.74 feet to a P.R.M. being the POINT OF BEGINNING of said Phase 6; thence North 01°55'54" East along the West line of Phase 1B, 175.01 feet to the North R/W line of BLUE CYPRESS DRIVE; thence South 88°04'06" East along said R/W line, 26.00 feet; thence North 01°55'54" East along the West line of Lot 36, Block 2, Phase 1B and the northerly extension thereof, 120.00 feet; thence North 88°04'06" West, 26.09 feet to the West line of Phase 1B; thence North 01°36'15" East along said West line, 420.00 feet; thence North 88°23'47" West, 635.00 feet; thence North 69°12'26" West, 1016.19 feet; thence West, 590.00 feet; thence South, 426.95 feet to a point of non-tangency through which a radial line bears South 17°51'39" West, thence southeasterly along an arc of a curve concave to the Southwest having a radius of 380.00 feet, a central angle of 40°02'51", a distance of 272.24 feet to a point on a line that is radial to the previous and subsequent curve; thence South 58°54'30" West along said radial line, 80.00 feet; thence southerly along an arc of a curve concave to the West having a radius of 300.00 feet, a central angle of 31°05'30", a distance of 162.89 feet to a point of tangency; thence South 212.43 feet; thence South 45°57'48" West, 35.94 feet to a point on a line that is 60 feet North of and parallel with the South line of Section 32; thence South 88°04'24" East along said parallel line, 1996.66 feet to the POINT OF BEGINNING, containing 41.123 acres, more or less

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

1. STREETS

The streets delineated as ROSEMOUNT DRIVE, BLUE CYPRESS DRIVE, NEWTON WAY AND LINDEN WAY are hereby dedicated to the board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

The access Tract "A" delineated as LAKEPOINT COURT is hereby dedicated for private road purposes to the Lakepoint Management Association, Inc., a Florida Not-For-Profit Corporation, its successors and assigns, and is the perpetual maintenance obligation of said Association; said access tract is also hereby dedicated as an easement for the construction and maintenance of utilities and drainage and shall be the drainage maintenance obligation of said association; A. E. Development Corporation hereby reserves unto itself, its successors, assigns, mortgagees, licensees, and franchisees the right to grant non-exclusive easements to others for ingress and egress, the installation and maintenance of drainage easements, public and/or private utilities, including but not limited to water, sewer, gas, electric, telephone, cable t.v. and any other purposes which do not permanently inhibit the use of said access tract for its intended purpose.

2. EASEMENTS

The utility, drainage and maintenance easements as shown are hereby dedicated in perpetuity for construction and maintenance of utility and drainage.

3. WATER MANAGEMENT TRACTS

The water management tracts as shown are dedicated to Lakes of Lantana Homeowner's Association, its successors and/or assigns, "or proper purposes and are the perpetual maintenance obligation of said Association.

4. BUFFER TRACTS

The buffer tracts as shown hereon are hereby dedicated to the Lakes of Lantana Homeowner's Association, Inc. for buffer and landscaping purposes and is the perpetual maintenance obligation of said Association, its successors and assigns.

5. LIMITED ACCESS EASEMENTS

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.

6. TRACT 1

Tract 1 is reserved for future residential development.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attest to by its Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors, this 22 day of July, 1982.

A. E. Development Corporation

By: Patricia Jones, Assistant Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared Alec Engelstein and Patricia Jones to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of the A.E. Development 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.

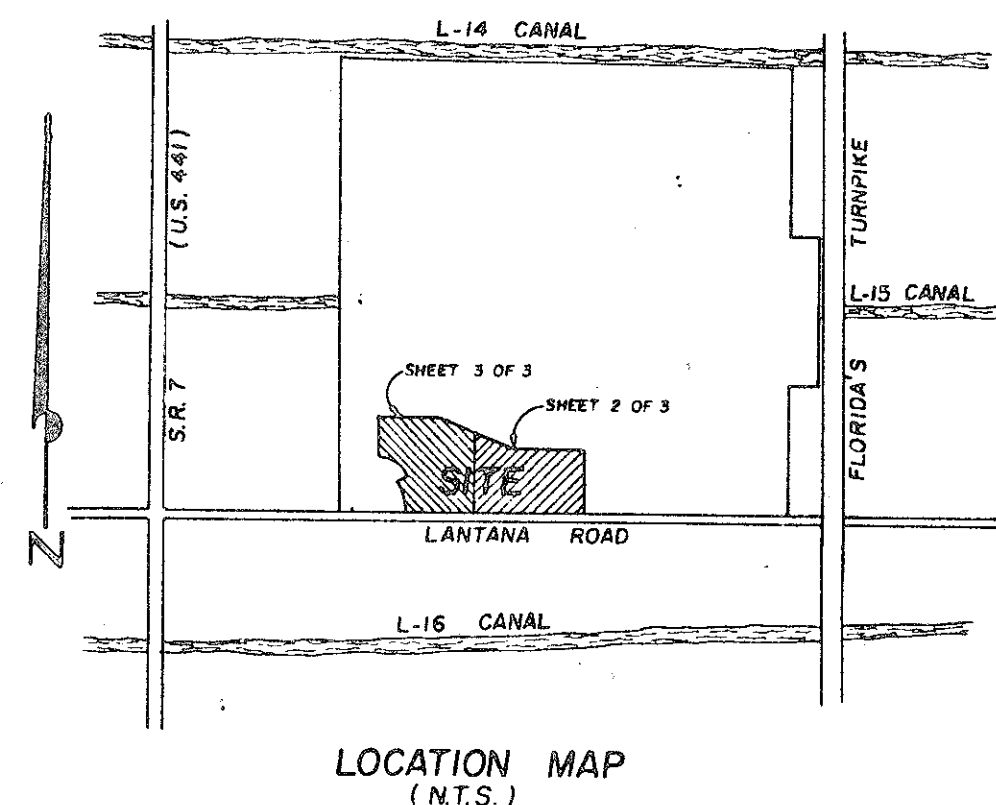
WITNESS my hand and official seal this 22 day of July, 1982.

My commission expires: June 3, 1985



A PART OF LAKES OF LANTANA PUD.
LAKES OF SHERBROOKE
PHASE 6

IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF BLOCK 33,
PALM BEACH FARMS COMPANY PLAT NO. 3
RECORDED IN PLAT BOOK 2, PAGES 45-54.
AND A REPLAT OF A PORTION OF LAKES OF LANTANA PHASE 1B
RECORDED IN PLAT BOOK 38, PAGES 122-124.
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
JULY 1982



MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 3500 at page 952 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 Sr. Vice President and attested to by its Sr. Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22 day of July, 1982.

ATTEST: BY: FIRST AMERICAN BANK OF PALM BEACH COUNTY

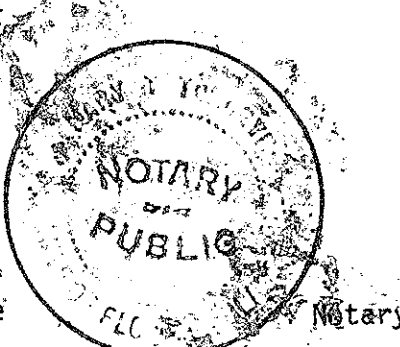
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Richard C. Peiser and James J. McGarry to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice President and Sr. Vice President of the First American Bank of Palm Beach County 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 22 day of July, 1982.

My commission expires: Sept. 16, 1982



TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

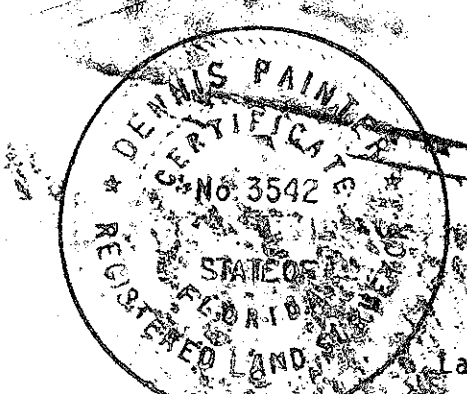
Lillian M. White, an officer of Chelsea Title and Guaranty Company, a certified title insurance company, licensed under the laws of the State of Florida, do hereby certify that I have examined the laws of the State of Florida, do hereby certify that I find the title to the hereon described property; that I find the title to the property is vested in A. E. Development Corporation; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct and there are not other encumbrances of record.

Date: July 22, 1982
Lillian M. White, Title Officer
Chelsea Title and Guaranty Company

SURVEYOR'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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: July 6, 1982
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this ___ day of ___, 1982.

BY: Norman R. Gregory, Chairman

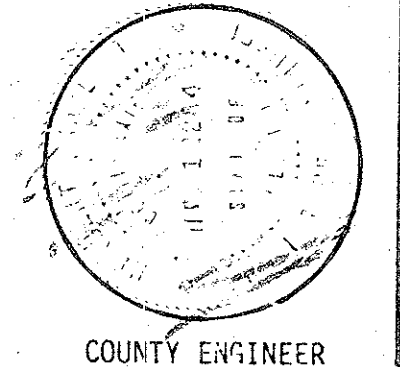
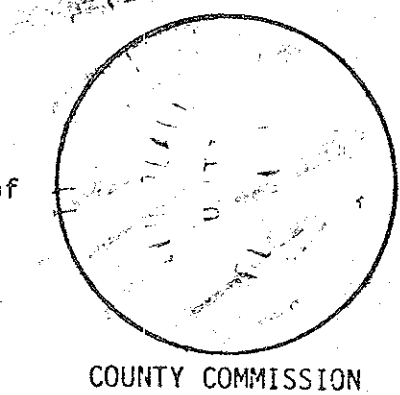
COUNTY ENGINEER

This plat is hereby approved for record this ___ day of ___, 1982.

BY: Herbert Kahlert, County Engineer

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

By: Deputy Clerk



LAKES OF SHERBROOKE PHASE 6
P.U.D. DATA

Table with 2 columns: AREAS and Acres. Rows include Block 1 (38 Lots) 8.027 Acres, Block 2 (15 Lots) 3.630 Acres, Block 3 (51 Lots) 7.220 Acres, Block 4 (12 Lots) 1.533 Acres, Total Lot Area 20.410 Acres.

Table with 2 columns: AREAS and Acres. Rows include Reserved Tract 1 4.763 Acres, Water Management Tract 9.468 Acres, Buffer Right-of-Way @ Lantana Road 0.701 Acres, Buffer Between Blocks 2 & 3 0.128 Acres, Total Buffer Area 0.828 Acres, Total Area of Phase 6 41.123 Acres.

OPEN SPACE

Table with 2 columns: AREAS and Acres. Rows include Water Management Tract 9.468 Acres, Buffer Tracts 0.828 Acres, Residential Open Space (65% of Lot Area) 13.267 Acres, Total Open Space (57% of Ph.6) 23.563 Acres.

DENSITY

Table with 2 columns: DENSITY and Units/Acre. Rows include Total Number of Lots 116, Area of Phase 6 41.123 Acres, Density of Phase 6 2.82 units/acre.

NOTE:

There shall be no buildings or any kind of construction placed on utility or drainage easements. There shall be no structures, trees or shrubs placed on drainage easements. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same. Bearings refer to the State Road Department Right-of-Way Map of Lantana West Road, S.R. 812, Section No. 9353-151, dated January 1953.

All distances shown along curves are arc lengths, and lines that are drawn drawn as radial lines are radial lines unless noted otherwise.

- indicates Permanent Reference Monument
○ indicates Permanent Control Point

This instrument was prepared by: Dennis Painter, RLS, ADAIR & BRADY, INC., 1958 South Congress Avenue, West Palm Beach, Florida

ADAIR & BRADY INC CONSULTING ENGINEERS & LAND SURVEYORS. LAKES OF SHERBROOKE PHASE 6 RECORD PLAT. Includes plat number FP1055 1 3 and date 7/82.