

A PART OF LAKES OF LANTANA, A PLANNED UNIT DEVELOPMENT

# LAKES OF SHERBROOKE PHASE 7

## 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, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

### DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that The Engle Group, Inc., a Florida corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida and being in Tracts 10, 11, 14, 15, 16, 34 and 35, and the thirty foot (30') reservations between said tracts, Block 33, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, said land being shown hereon as LAKES OF SHERBROOKE PHASE 7, being more particularly described as follows:

BEGINNING at the northwest corner of LAKES OF SHERBROOKE PHASE 5, as recorded in Plat Book 52, Pages 12, 13, and 14, Public Records of Palm Beach County, Florida; thence South 00°36'55" East along the west line of said Phase 5, a distance of 392.34 feet; thence South 87°44'45" West along said westerly line, 57.00 feet; thence South 26°55'00" East along said west line, 83.57 feet; thence South 06°43'00" East along said west line, 238.00 feet; thence South 74°19'00" East along said west line, 62.83 feet; thence South 56°37'00" East along said west line, 93.89 feet; thence South 45°23'00" East along said west line, 127.52 feet; thence South 02°57'00" East along said west line, 40.28 feet; thence South 41°39'00" West along said west line, 30.00 feet; thence South 48°21'00" East along said west line, 140.73 feet; thence South 58°32'00" East along said west line, 91.84 feet; thence South 70°45'00" East along said west line, 73.75 feet; thence South 75°52'00" East along said west line, 74.70 feet to the most westerly corner of Lot 38, Block 3, LAKES OF SHERBROOKE PHASE 4, as recorded in Plat Book 46, Pages 162 and 163 of said Public Records; thence South 37°00'00" West along the northwesterly line of said Phase 4, a distance of 309.95 feet to the southwest corner of said Phase 4; thence WEST, 760.70 feet; thence South 41°51'40" West, 120.32 feet; thence North 60°47'05" West, 260.83 feet; thence North 18°42'27" West, 36.44 feet to a non-tangent point on a curve that is 80.00 feet to a point of tangency; parallel and concentric with the easterly line of that parcel deeded to the School Board of Palm Beach County as recorded in O.R.B. 4628, on Pages 1886 and 1887 of said Public Records; thence northerly along said curve concave to the west having a radius of 515.00 feet, a central angle of 23°47'03", a chord distance of 212.25 feet bearing North 11°15'26" East, an arc distance of 213.78 feet to a point of tangency; thence North 00°38'05" West along said parallel line, 50.00 feet; thence South 89°21'55" West perpendicular to the previous course, 80.00 feet to the east line of said School Board parcel; thence North 00°38'05" West along said east line, 480.00 feet to a point of curvature; thence northeasterly along said easterly line being an arc of a curve concave to the southeast having a radius of 515.00 feet, a central angle of 52°17'05", an arc distance of 469.96 feet to a point of non-tangency; thence North 00°36'55" West along said east line, 132.71 feet to a point on a line that is 30.00 feet south of and parallel with the north line of said Tracts 10 and 11, Block 33; thence North 89°23'05" East along said parallel line, 567.05 feet to the POINT OF BEGINNING, containing 27.09 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

### 1. STREETS

The streets delineated hereon as AQUARIUS BOULEVARD, WHITE HERB WAY, SAND LAKE COURT, and PLACID TERRACE, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

### 2. EASEMENTS

a.) The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.

b.) The Lift Station Easement as shown hereon is dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.

c.) The Drainage, Maintenance, and Maintenance Access Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage to Lakes of Lantana Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation to maintain that part of the drainage associated with County roads.

d.) The Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.

### 3. LAKE

The Lake Tract as shown hereon is hereby dedicated to Lakes of Lantana Homeowners' Association, Inc., for proper purposes and as a drainage easement, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

### 4. BUFFER TRACTS and PARK

The Buffer Tracts and Park as shown hereon are hereby dedicated for buffer and park purposes, respectively, to the Lakes of Lantana Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors this 4 day of December, 1986, A.D.

### ATTEST:

The Engle Group, Inc.

By: Patricia Jones  
Patricia Jones, Assistant Secretary

By: Alec Engelstein  
Alec Engelstein, President

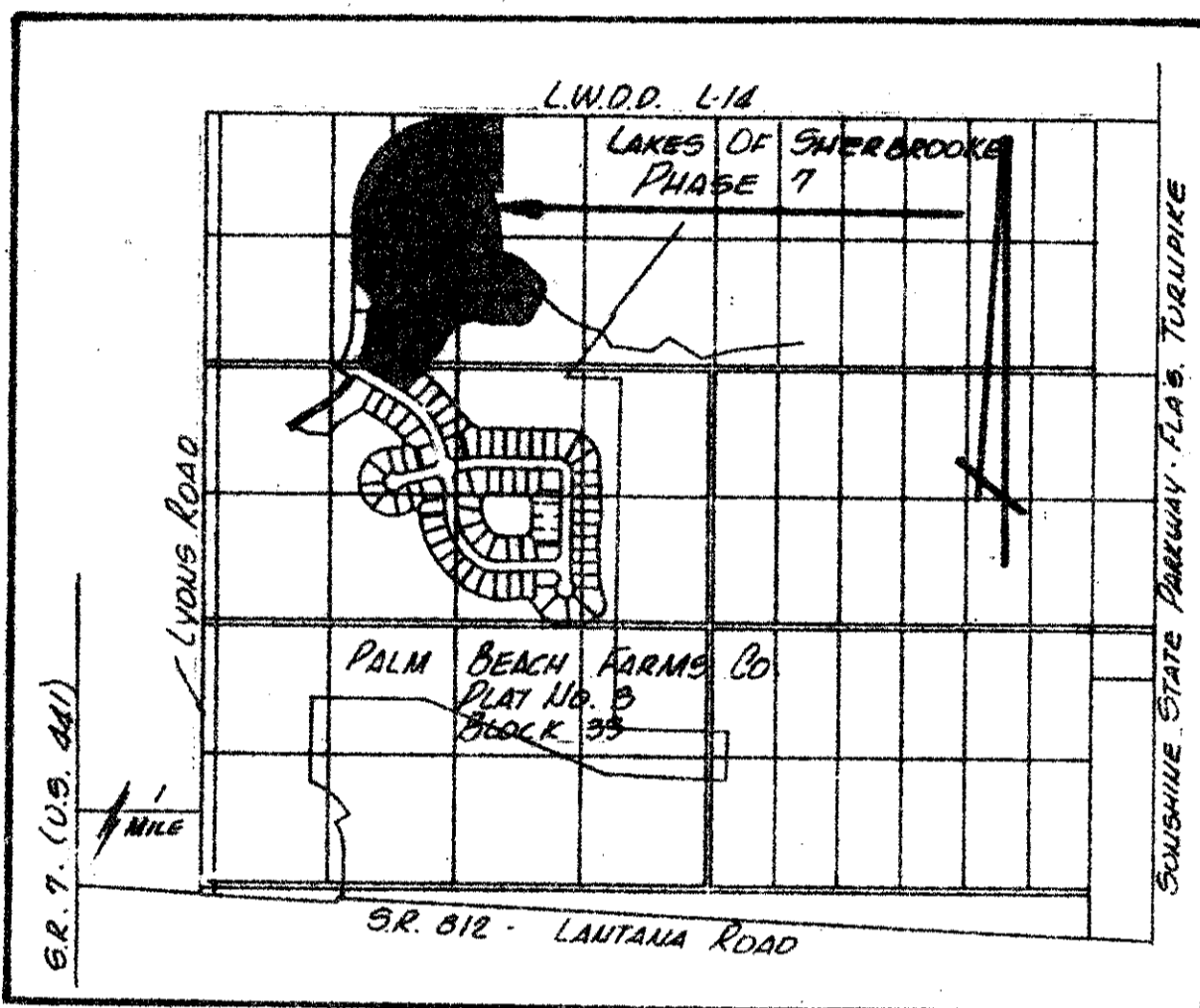
### ACKNOWLEDGMENT

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH : SS

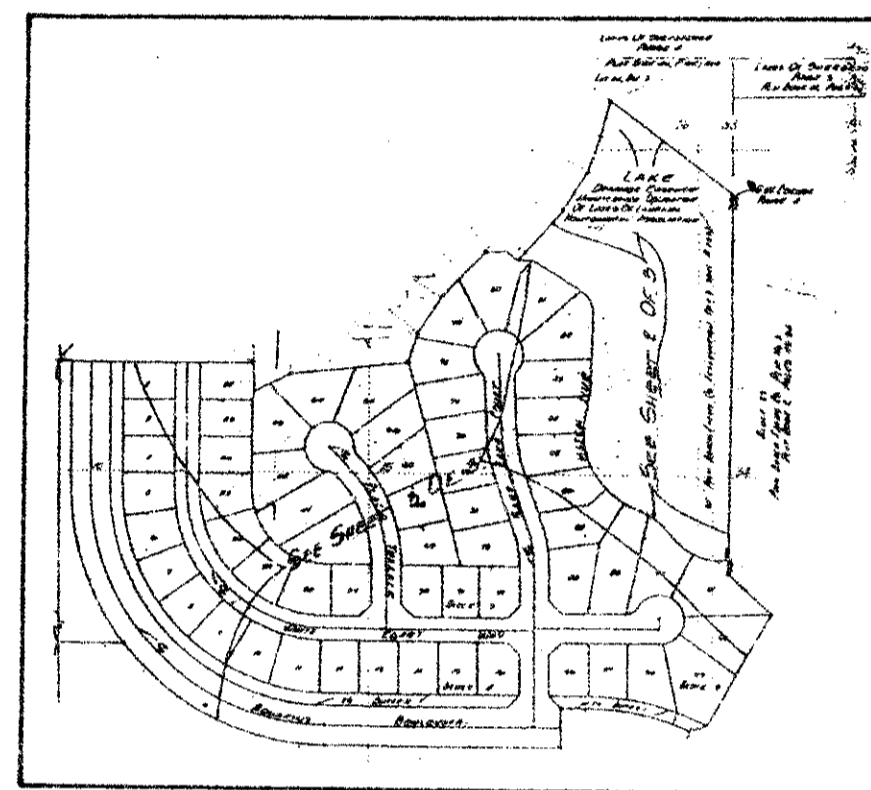
BEFORE ME personally appeared Alec Engelstein and Patricia Jones to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of The Engle Group, Inc., a Florida corporation, and severally acknowledged to and before 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 the and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 4th day of December, 1986, A.D.

My commission expires: June 3, 1989 Charles H. Arnold  
Notary Public, State of Florida at Large



LOCATION MAP SCALE 1"=1000'



INDEX MAP N.T.S.

### MORTGAGEE'S CONSENT

STATE OF NEW YORK : SS  
COUNTY OF NEW YORK : SS

The Chase Manhattan Bank, N.A., hereby certifies that it is the holder of the 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 Official Record Book 4504, Page 150 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 duly authorized officer and attested to by its duly authorized officer and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11th day of December, 1986, A.D.  
\* and in O.R.B. 4631, Page 1397, and in O.R.B. 4954, Page 1947.

### ATTEST:

By: Deborah E. Lovett  
Deborah E. Lovett  
Second Vice President

The Chase Manhattan Bank, N.A.

By: William F. Carmody  
William F. Carmody  
Vice President

### ACKNOWLEDGMENT

STATE OF NEW YORK : SS  
COUNTY OF NEW YORK : SS

BEFORE ME personally appeared William F. Carmody and Deborah E. Lovett to me well known, and known to be to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of The Chase Manhattan Bank, N.A., 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 the and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 11th day of December, 1986, A.D.

My commission expires: May 1, 1988 Spencer P. ...  
Notary Public

### LAKES OF SHERBROOKE PHASE 7 P.U.D. SITE DATA

|  |                |
|--|----------------|
| AREAS                                    |                |
| Block 3 (45 Lots)                        | 11.145 Acres   |
| Block 4 (15 Lots)                        | 2.906          |
| Total Lot Area                           | 14.051 Acres   |
| Road Right-of-Way                        | 6.191          |
| Lake                                     | 5.357          |
| Park                                     | 0.573          |
| Buffer @ Aquarius Blvd. (N.E.) 0.745     |                |
| Buffer @ Aquarius Blvd. (S.E.) 0.169     |                |
| Total Buffer Area                        | 0.914          |
| Total Area of Phase 7                    | 27.086 Acres   |
| OPEN SPACE                               |                |
| Lake                                     | 5.357          |
| Park                                     | 0.573          |
| Buffer Tracts                            | 0.914          |
| Residential Open Space (65% of Lot Area) | 9.133          |
| Total Open Space (59% of Phase 7)        | 15.977 Acres   |
| DENSITY                                  |                |
| Total Number of Lots                     | 60             |
| Area of Phase 7                          | 27.086 Acres   |
| Density of Phase 7                       | 2.2 Units/Acre |

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 10 day of March, 1987, A.D.

By: Carol A Roberts  
Carol A Roberts, Chair

ATTEST: JOHN B. DUNKLE, Clerk

By: Kathleen S. Miller  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record this 10 day of March, 1987, A.D.

By: Herbert P. Kahlert  
Herbert P. Kahlert, County Engineer

### TITLE CERTIFICATION

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH : SS

I, Joel P. Koepfel, 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 Engle Group, Inc.; 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: 12/24/86  
By: Joel P. Koepfel  
Joel P. Koepfel, Attorney  
Koepfel, Cooke & Gottlieb

### LAND 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 requirements of Chapter 177 Florida Statutes, as amended, and meets the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes, and ordinances of Palm Beach County, Florida.

Adair and Brady, Inc.  
By: Dennis Painter  
Dennis Painter  
Registered Land Surveyor  
Florida Certificate No. 3542

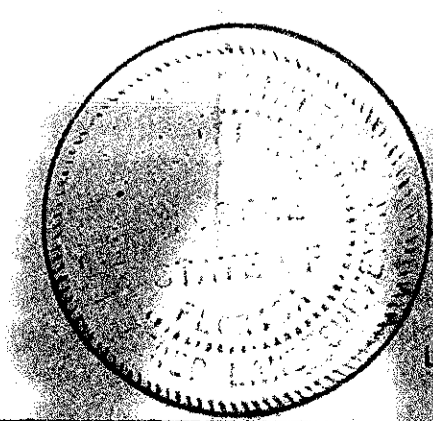
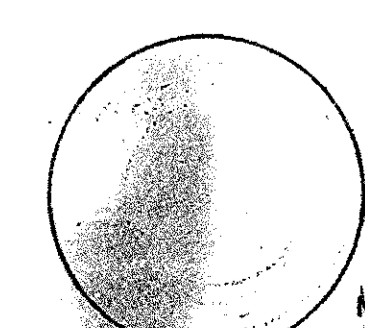
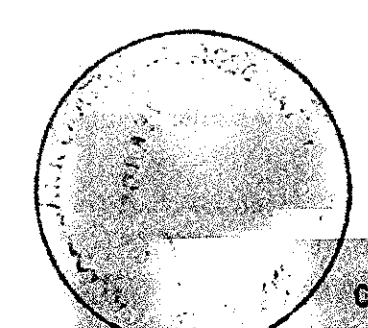
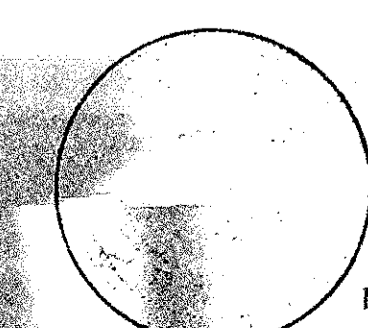
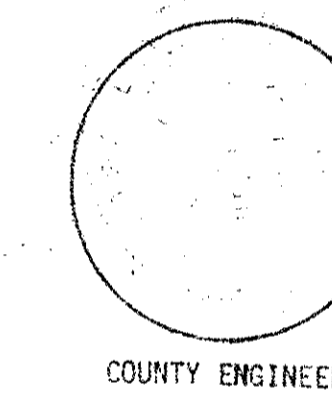
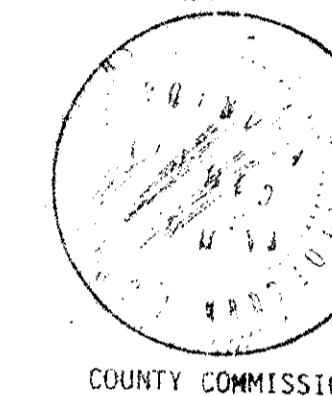
Date: 12/02/86

# 37

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH : SS

This Plat was filed for record at 2:44 P.M., this 18th day of March, 1987, A.D., and duly recorded in Plat Book No. 56 on Pages 37, 38, and 39.

JOHN B. DUNKLE, Clerk  
By: Andrea A. Platt, D.C.



ADAIR & BRADY, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS

|               |                 |
|---------------|-----------------|
| Dr. M.E. P.R. | Scale           |
| Ch. D.P. P.G. | Date JAN 1987   |
| Ap. D.P.      | Job No. 79-5812 |

The Lakes of Sherbrooke Phase 7 Record Plat

FP-1055 / of 3

This instrument was prepared by:  
Dennis Painter, R.L.S.  
ADAIR & BRADY, INC.  
1958 South Congress Avenue  
West Palm Beach, Florida 33406

Land Surveyor