

# LENA LANE EAST

BEING A REPLAT OF PRETTY LANE APARTMENTS;  
SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST;  
AS RECORDED IN PLAT BOOK 38, PAGE 29, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

### LENA LANE EAST SITE DATA

Road Tract R-1	0.01 Acre
Parcel "1"	3.97 Acres
Lot "A"	0.37 Acre
Recreation Tract	0.08 Acre
<b>Total Acres</b>	<b>4.43 Acres</b>
Previously Dedicated R/W	0.30 Acre
<b>Gross Total Acreage</b>	<b>4.73 Acres</b>
Density (37 Units)	7.8 Units/Acre

14/44/42

# 110

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
This Plat was filed for record  
at 10:28 this 1 day of  
MAY, 1987 A. D., and  
duly recorded in Plat Book No. 54  
on Pages 110 and 111.  
JOHN B. DUNKLE, Clerk.  
By: Caroline A. Platt, D.C.

SUBDIVISION Lena Lane East  
BOOK 56 PAGE 170  
FLOOD ZONE B FLOOD MAP # 1659  
QUAD # 32 ZONING CODE 33415  
SE  
PUD NAME

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 28 day of  
April, 1987, A.D.

By: Carol A. Roberts  
Carol A. Roberts, Chair

ATTEST: JOHN B. DUNKLE, Clerk

By: Herbert F. Kahlert  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record this 21 day of  
April, 1987, A.D.

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

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, William Jacobson, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in Bennett Florida Construction, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

DATE 3-5-87

By: William Jacobson  
WILLIAM JACOBSON

### LAND SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under our responsible direction and supervision and that said survey is accurate to the best of our knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and 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.

ADAIR & BRADY, INC.

Date: MARCH 11, 1987

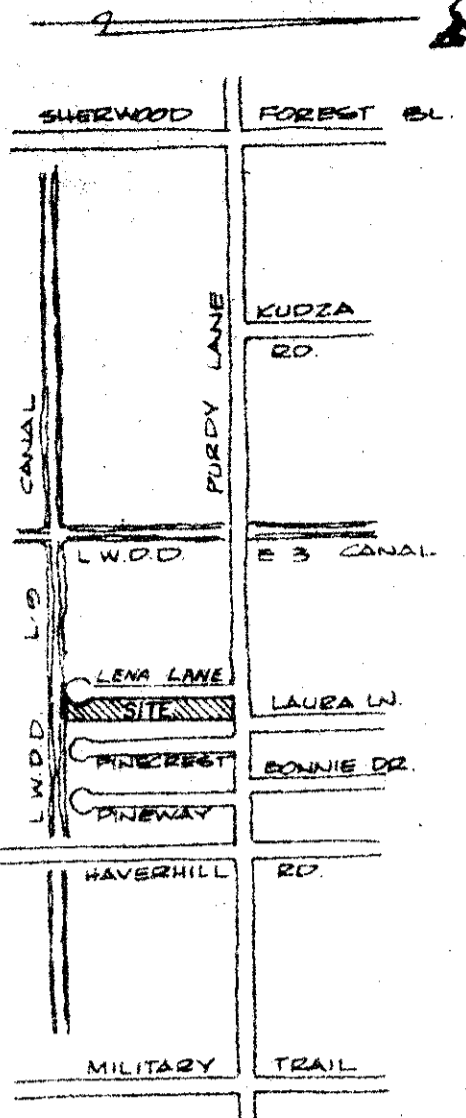
By: Dennis Painter  
Dennis Painter  
Registered Land Surveyor  
Florida Certificate No. 3542

Land Surveyor

0273-001

56/110

ADAIR & BRADY INC CONSULTING ENGINEERS & LAND SURVEYORS		RECORD PLAT OF LENA LANE EAST	
DATE: <u>MARCH 1987</u>	SCALE: <u>1" = 40'</u>	PLAT NO: <u>FP 1236</u>	SHEET: <u>1 OF 2</u>
THIS INSTRUMENT WAS PREPARED BY:		JOB NO: <u>84/081-A</u>	
DENNIS PAINTER, R.L.S. ADAIR & BRADY, INC. 1958 SOUTH CONGRESS AVENUE WEST PALM BEACH, FLORIDA 33406			



### DEDICATION AND RESERVATION

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

KNOW ALL MEN BY THESE PRESENTS that Bennett Florida Construction, Inc., a Florida Corporation, owner of land shown hereon, being in Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as LENA LANE EAST, being more particularly described as follows:

Lots 1 through 6, PRETTY LANE APARTMENTS, as recorded in Plat Book 38, Page 29, Public Records of Palm Beach County, Florida;

TOGETHER WITH those parcels as described in O.R.B. 3875, Page 1895, "AB-1" being described as follows:

BEGINNING at the southwest corner of PRETTY LANE APARTMENTS as recorded in Plat Book 38, Page 29, Public Records of Palm Beach County, Florida, being a point on the easterly right-of-way line of a platted 40 foot roadway as recorded in Plat Book 5, Page 78 of the above Public Records; thence NORTH along said right-of-way line, 92.12 feet to a point on a curve concave to the north having a radius of 50 feet and a central angle of 47°21'27", and whose radial line bears North 17°27'29" West from this point; thence westerly along the arc of said curve 41.41 feet to a point on the westerly right-of-way line of the above said roadway; thence SOUTH, 96.77 feet; thence North 89°38'20" East, 40.0 feet to the POINT OF BEGINNING;

TOGETHER WITH the following parcel of land shown hereon as "AB-2":

COMMENCING at the southwest corner of PRETTY LANE APARTMENTS as recorded in Plat Book 38, Page 29, Public Records of Palm Beach County, Florida; thence NORTH, 91.34 feet to the POINT OF BEGINNING, being a point on a dedicated right-of-way in the above said plat and a point on a curve concave to the west having a radius of 50 feet, a central angle of 172°03'57"; thence northerly along the arc of said curve, 150.16 feet to a point on a curve concave to the northeast having a radius of 25 feet and a central angle of 70°31'44"; thence northerly along the arc of said curve, 30.77 feet to a point on the easterly right-of-way line of Lena Lane as recorded in the above said plat; thence SOUTH, 17.32 feet to a point on a curve concave to the northwest having a radius of 25 feet and a central angle of 48°11'23"; thence southerly along the arc of said curve, 21.03 feet to a point of a curve concave to the west having a radius of 50 feet and a central angle of 120°43'54"; thence southerly along the arc of said curve, 105.35 feet; thence SOUTH, 0.78 feet to the POINT OF BEGINNING.

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

#### 1. Road Tract R-1

Tract R-1 as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper road right-of-way purposes.

#### 2. Easements:

- The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
- The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage to Alpine Villas West 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.
- The limited access easements as shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

#### 3. Lot "A":

Lot "A" is for a single family detached residence.

#### 4. Parcel 1:

Parcel 1 as shown hereon is hereby dedicated as common area to the Alpine Villas West Homeowners' Association, Inc., for its use and enjoyment and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.

#### 5. Recreation Tract:

The Recreation Tract as shown hereon is hereby dedicated for recreational purposes to Alpine Villas West Homeowners' Association, Inc. and is 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 Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 21 day of MARCH, 1987.

ATTEST:

BENNETT FLORIDA CONSTRUCTION, INC.,  
A FLORIDA CORPORATION

By: Donald E. Bennett  
DONALD E. BENNETT, SECRETARY

By: Neil E. Bennett  
NEIL E. BENNETT, PRESIDENT

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

The undersigned hereby certifies that it is the holder of a mortgage on the property described hereon and does hereby join in and consent to the dedication of the land described in said dedications by the owner thereof and agrees that its mortgage is recorded in Official Record Book 5076, at page(s) 409 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 President and attested to by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 21 day of MARCH, 1987.

H & P DEVELOPMENT CORPORATION, a  
Corporation of the State of  
Florida

ATTEST:

By: Ingrid Hugel  
INGRID HUGEL, PRESIDENT

INGRID HUGEL, SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared Hewart Hugel and Ingrid Hugel, 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 H & P Development Corporation, 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 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 21 day of MARCH, 1987.

My Commission Expires:

By: William K. Day  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

BEFORE ME personally appeared Neil E. Bennett and Donald E. Bennett, 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 Bennett Florida Construction, 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 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 \_\_\_ day of \_\_\_\_\_, 1987.

My Commission Expires:

NOTARY PUBLIC

Corporate	Notary	Corporate	Notary
-----------	--------	-----------	--------