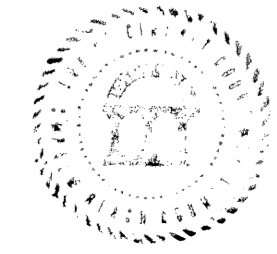


LOCHER PLAT

0706-001



1

BEING A REPLAT OF TRACT "A" ISLAND ESTATES ADDITION NO. 1 AS RECORDED IN PLAT BOOK 26, PAGE 95
IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST
FEBRUARY 1998
PALM BEACH COUNTY, FLORIDA

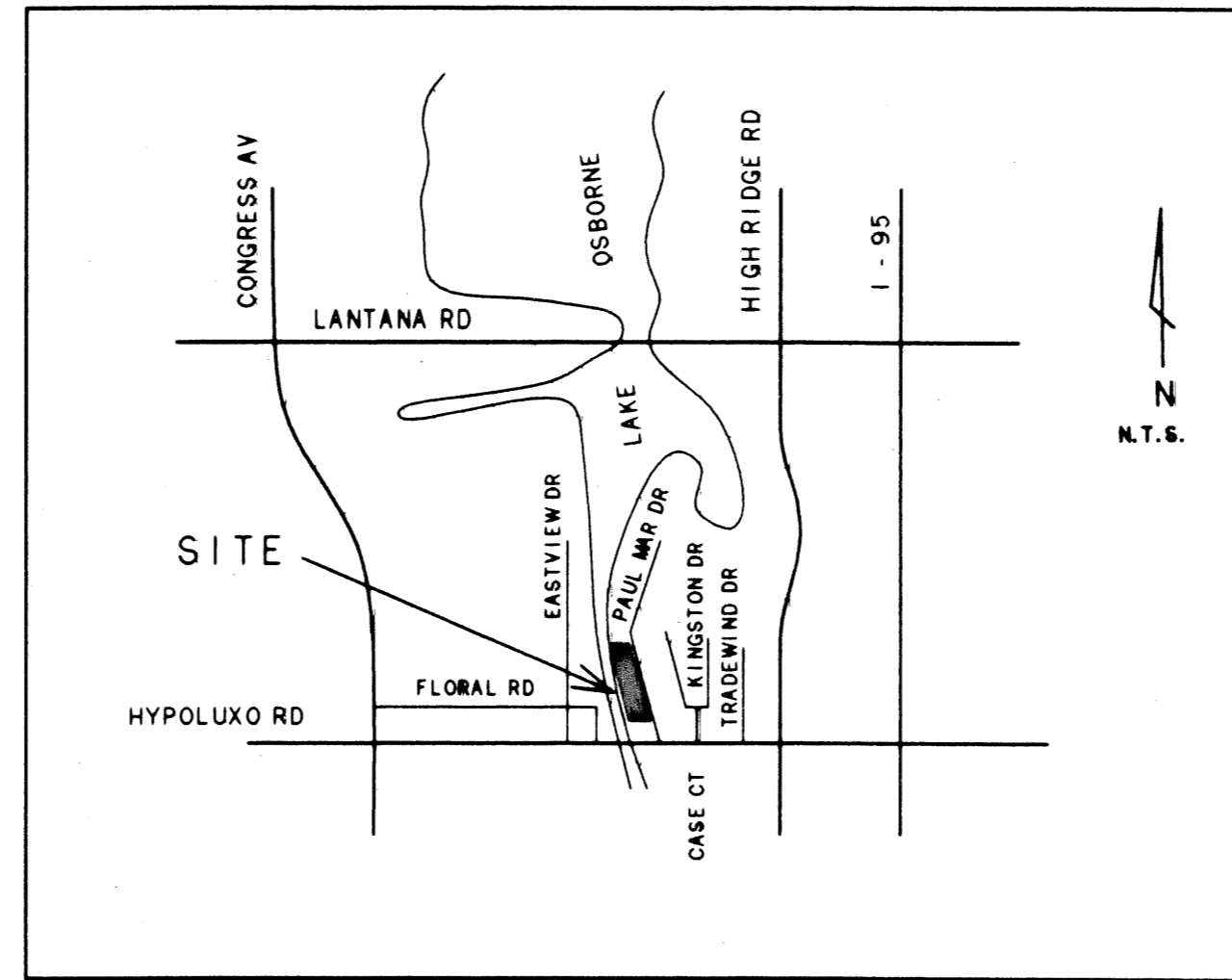
SHEET 1 OF 2

OFFICE OF THE COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA
30 December 1999
PLAT BOOK NO. 26
PAGE 95
JAMES F. NOTH, P.E.
COUNTY ENGINEER

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KAREN T. LOCHER, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF TRACT "A" OF ISLAND ESTATES ADDITION NO. 1, AS RECORDED IN PLAT BOOK 26, PAGE 95 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOCHER PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A" AS SHOWN ON THE PLAT OF ISLAND ESTATES ADDITION NO. 1 AS RECORDED IN PLAT BOOK 26, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PAUL-MAR DRIVE; THENCE SOUTH 19° 40' 45" EAST, ALONG THE WEST RIGHT OF WAY LINE OF PAUL-MAR DRIVE, A DISTANCE OF 386.04 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 71° 08' 15" EAST A DISTANCE OF 6.39 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 19° 40' 45" EAST, A DISTANCE OF 358.77 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 71° 08' 15" WEST, A DISTANCE OF 410.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-4 AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 810.00 FEET, AND A RADIAL BEARING OF S 84° 37' 47" W; THENCE NORTHERLY ALONG THE ARC OF SAID CANAL RIGHT OF WAY LINE A DISTANCE OF 150.10 FEET THROUGH A CENTRAL ANGLE OF 10° 37' 02" TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 15° 59' 15" WEST, A DISTANCE OF 345.02 FEET (THE NORTHERLY 162.0 FEET OF SAID LINE BEING A WESTERLY BOUNDARY OF THE AFOREMENTIONED TRACT "A"); THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF TRACT "A" NORTH 40° 00' 46" EAST, A DISTANCE OF 153.00 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF TRACT "A" NORTH 07° 02' 18" EAST, A DISTANCE OF 21.47 FEET TO THE NORTHWEST CORNER OF TRACT "A"; THENCE SOUTH 73° 02' 15" EAST ALONG SAID NORTH LINE OF TRACT "A", A DISTANCE OF 159.95 FEET TO THE POINT OF BEGINNING.



CONTAINING 4.480 ACRES MORE OR LESS

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

STREETS - TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PAUL-MAR PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

AREA TABULATION

TRACT "A"	0.04 ACRES
LOT 1	0.61 ACRES
LOT 2	0.58 ACRES
LOT 3	0.56 ACRES
LOT 4	0.55 ACRES
LOT 5	0.58 ACRES
LOT 6	0.56 ACRES
LOT 7	0.50 ACRES
LOT 8	0.50 ACRES
TOTAL	4.48 ACRES

TABULAR INFORMATION:

ZONING CASE NUMBER: DRC96-121
ZONING DESIGNATION: RTS
LAND USE DESIGNATION: LR-3
TYPE OF USE: SINGLE FAMILY
TOTAL NUMBER OF UNITS: 8
TYPE OF OWNERSHIP: FEE SIMPLE
DENSITY: 2 UNITS PER ACRE
TOTAL AREA OF PROPERTY: 4.48 ACRES
TOTAL AREA PF LOTS: 4.44 ACRES
DEDICATED COUNTY ROAD R/W: 0.04 ACRES

ACKNOWLEDGEMENT:

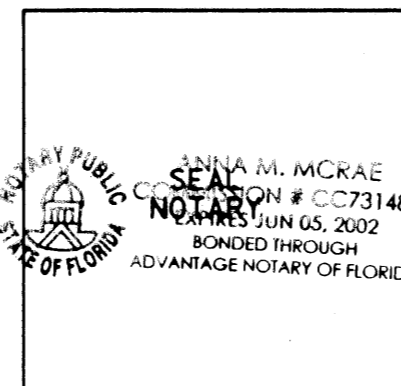
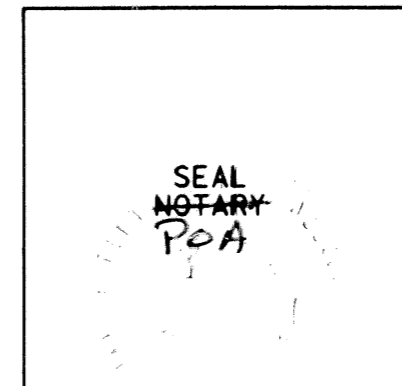
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KAREN T. LOCHER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 8TH DAY OF December, 1999.

MY COMMISSION EXPIRES: June 5, 2002

NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PAUL-MAR PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 8TH DAY OF December, 1999.

PAUL-MAR PROPERTY OWNERS ASSOCIATION
A FLORIDA CORPORATION NOT FOR PROFIT

BY: Karen T. Locher
KAREN T. LOCHER, PRESIDENT

ATTEST: O.G. Locher
O.G. LOCHER, SECRETARY

ACKNOWLEDGEMENT:

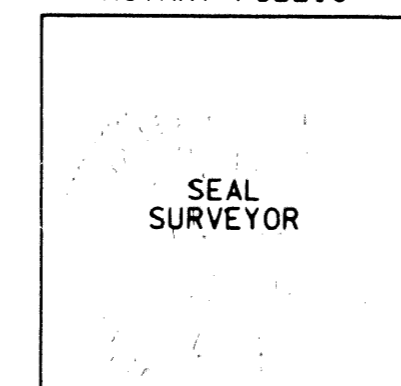
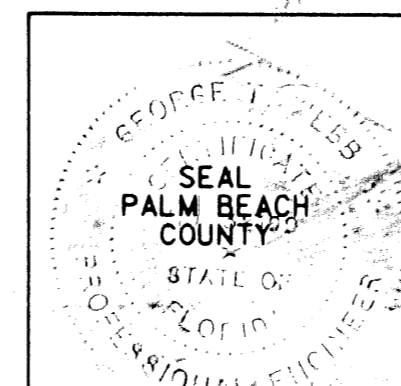
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KAREN T. LOCHER AND O. G. LOCHER, 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 ABOVE NAMED PAUL-MAR PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED TO THE SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF December, 1999.

MY COMMISSION EXPIRES: June 5, 2002

NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I ANNA M. McRAE, 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 KAREN T. LOCHER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11/15/99

Anna M. McRae
ANNA M. McRAE

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 30 DAY OF December, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb, P.E.
BY: GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION:

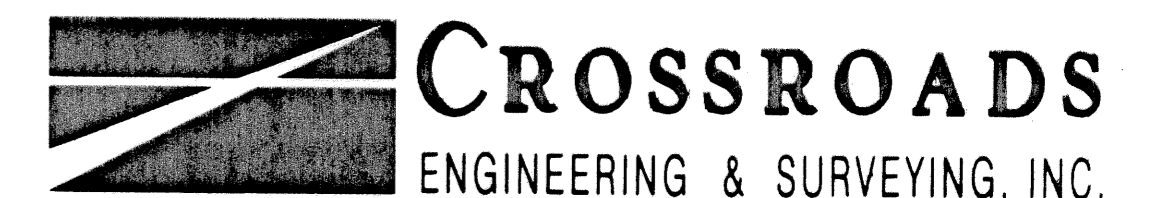
STATE OF FLORIDA
COUNTY OF PALM BEACH

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James F. Noth
JAMES F. NOTH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., SUITE 102, ROYAL PALM BEACH, FLORIDA 33411.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SUBDIVISION: Locher Plat
 BACK: 87
 PLAT BOOK: 26
 PAGE: 95
 COUNTY: PALM BEACH
 STATE: FLORIDA
 DATE: 11/15/99
 TIME: 4:06
 PUD NAME: Island Estates