

VERNON HEIGHTS PLAT TWO

Being a Replat of a portion of Vernon Square, as recorded in Plat Book 28, Page 153 of the Public Records of Palm Beach County, Florida, situate in Section 16, Township 44 South, Range 43 East City of Lake Worth, Palm Beach County, Florida. February, 2003

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 10:46 AM this 12th day of March, 2003, and duly recorded in Plat Book No. 97 on Pages 102 through 143.

DOROTHY H. WILKEN
Clerk Circuit Court

By: *Sandra L. Solomon*

VICINITY MAP
Section 16, Township 44 South, Range 43 East
Palm Beach County, Florida.
(NOT TO SCALE)

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GANOT CORP., a Delaware Corporation, licensed to do business in the State of Florida, owner of the land shown hereon as VERNON HEIGHTS PLAT TWO, situate in Section 16, Township 44 South, Range 43 East, City of Lake Worth, Palm Beach County, Florida, more particularly described as follows:

A parcel of land situate in the northwest quarter of Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being the east 325 feet of Lot 2 of the plat of "VERNON SQUARE", according to the plat thereof, as recorded in Plat Book 28 at page 153 of the Public Records of said Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of aforesaid Lot 2 also being on the West right-of-way line of "A" Street (50' wide); thence North 88 degrees 04 minutes 37 seconds West along the south line of said lot 2, a distance of 325.08 feet to a point of intersection with a line lying 325.00 feet west, as measured at right angles to, the East line of said Lot 2; thence North 03 degrees 14 minutes 00 seconds East, a distance of 209.40 feet to the South right-of-way line of Pierce Drive (60' wide); thence along said right-of-way line South 88 degrees 04 minutes 37 seconds East, a distance of 299.51 feet to the beginning of a curve to the right, having a radius of 25.00 feet, a central angle of 91 degrees 18 minutes 37 seconds and from which a radial line bears South 01 degrees 55 minutes 23 seconds West; thence southeasterly along the arc of said curve, a distance of 39.84 feet to the end of said curve and a point on the west right-of-way line of "A" Street (50' wide); thence along said west right-of-way line South 03 degrees 14 minutes 00 seconds West, a distance of 183.82 feet back to the point-of-beginning.

The above described parcel of land contains 67,913 square feet (1.5591 acres) more or less.
Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- The Utility Easements as shown, hereon are hereby dedicated in perpetuity for 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. The property owner shall maintain the property on, over, or under which the utility easements are located.
- The 4' Site Wall and Landscape Easement is hereby dedicated to the Vernon Heights Property Owners Association, Inc., for Site Walls and Landscaping and other proper purposes, and shall be the perpetual maintenance obligation of said Association, its successors and/or assigns, without recourse to the City of Lake Worth.
- All of the lands contained herein shall be subject to all Restrictions and Covenants of the Vernon Heights Property Owners Association, Inc., and all amendments thereto, as recorded in the Public Records of Palm Beach County, Florida.

In witness whereof, the above named corporation has caused these presents to be signed and sealed by its Vice President and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 25th day of FEBRUARY, 2003.

GANOT CORP., a Delaware Corporation

BY: *Harvey L. Lichtman*
Harvey L. Lichtman,
Vice President

WITNESS: *Evelyn Perez*
Name: EVELYN PEREZ

WITNESS: *Nelofur Pizгада*
Name: Nelofur Pizгада

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Harvey L. Lichtman, to me well known and known to be the individual described in and who executed the foregoing instrument as Vice President of the above named GANOT CORP., A Delaware Corporation licensed to do business in the State of Florida, who severally acknowledged to and before me that he executed such instrument as Vice President 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 of said corporation.

Witness my hand and official seal, this 25th day of February, 2003.

My commission expires: 11/19/04

Sandra Lyn Solomon
Notary Public
State of Florida

License No. CC982712 Name: Sandra Lyn Solomon

ACCEPTANCE OF DEDICATION AND MAINTENANCE OBLIGATION

The Vernon Heights Property Owners Association, Inc., a Florida Corporation, hereby accepts the dedication to said Association as stated and shown hereon and also hereby accepts its maintenance obligation for same as stated hereon. In witness whereof, the above named corporation has caused these presents to be signed and sealed by its Treasurer and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 18th day of February, 2003.

THE VERNON HEIGHTS PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation

by: *Briget Earl*
Briget Earl, Treasurer

Witness: *Maria Martinez*
Name: Maria Martinez

Witness: *Betty Vogt*
Name: BETTY VOGT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Briget Earl, to me well known and known to be the individual described in and who executed the foregoing instrument as Treasurer of the above named Vernon Heights Property Owners Association, Inc., who severally acknowledged to and before me that he executed such instrument as Treasurer 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 of said corporation.

Witness my hand and official seal, this 18th day of February, 2003.

My commission expires: 10/31/2006

Kathleen A. Powell
Notary Public
State of Florida

License No. DD160768

Name: Kathleen A. Powell

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS
CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

This plat is hereby approved for record this 18th day of February, 2003.

by: *Rodney C. Romano*
Rodney C. Romano, Mayor

by: *Wendy L. Newmyer*
Wendy L. Newmyer, City Manager

by: *Wes Blackman*
Wes Blackman, Planning Board Chairman

by: *Pamela J. Lopez*
Pamela J. Lopez, City Clerk

This plat has been reviewed for conformity to Chapter 177.081, Florida Statutes. This review does not include the verification of geometric data or field verification of the Permanent Reference Monuments and monuments at lot corners.

Date: March 7, 2003

by: *Mary Harris Cleafner*

Name: Mary Harris Cleafner
Professional Surveyor & Mapper
Florida Certificate No. 4524

TITLE CERTIFICATION

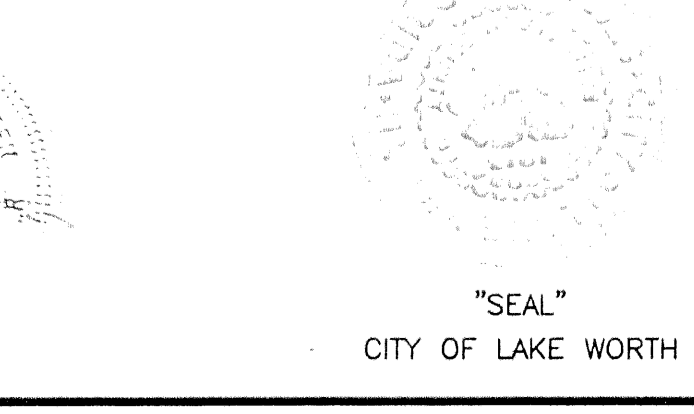
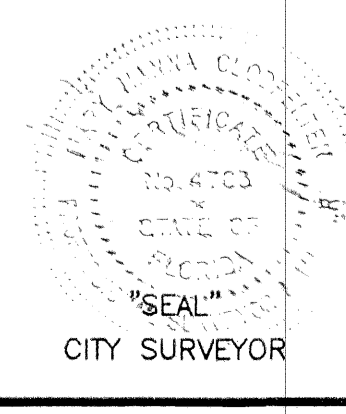
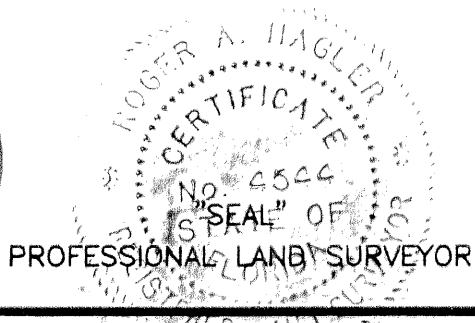
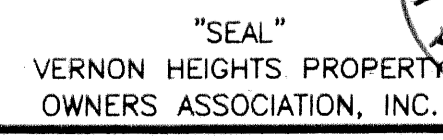
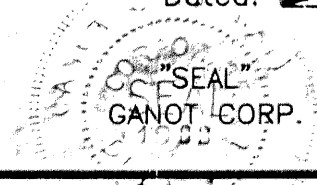
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Edward Bierce, Authorized Agent for Flagler Title County Inc., a Duly Authorized Title Company, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested to GANOT CORP., a Delaware Corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

FLAGLER TITLE COMPANY, INC.

By: *Edward Bierce*
Edward Bierce
Authorized Agent

Dated: 2/1/03



SURVEYOR'S NOTES:

- Denotes Permanent Reference Monuments set, (P.R.M.) LB (Licensed Business) # 7031.
- Denotes Permanent Control Point set, (P.C.P.) LB (Licensed Business) # 7031.

- Bearings shown hereon are based upon an assumed bearing of North 03°14'00" East, along the West Right-of-Way line of "A" Street per the recorded plat of Vernon Heights (P.B. 24, Pg. 200).
- Lines which intersect curves are radial to those curves unless otherwise noted.
- Building Setback Lines shall be as approved by the City of Lake Worth, Florida.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- Easements are for Public Utilities unless otherwise noted. There shall be no construction of any kind, trees, or shrubs placed on easements without permission of the occupying utilities.
- 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 another 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

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 61G17-6 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 in accordance with Chapter 177.091(9)F.S.; that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, as amended, and Ordinances of the City of Lake Worth, Florida.

this 25th day of FEBRUARY, 2003.

LAND MATTERS ASSOCIATES
Licensed Business # 7031

Roger A. Hagler
Roger A. Hagler
Professional Land Surveyor
Florida certificate No. 4544

- LEGEND
- D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORD BOOK
 - P.C. POINT OF CURVATURE
 - PT. POINT OF TANGENCY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R/W RIGHT-OF-WAY
 - REF. REFERENCE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RAD. RADIAL
 - RGE. RANGE
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - TYP. TYPICAL
 - N.R. NON-RADIAL

THIS INSTRUMENT WAS PREPARED UNDER THE RESPONSIBLE DIRECTION OF ROGER A. HAGLER, P.L.S., IN THE OFFICES OF LAND MATTERS ASSOCIATES, 4201 WEST GATE AVENUE, SUITE A-2, WEST PALM BEACH, FLORIDA, 33409 (Florida Licensed Business # 7031).

LAND MATTERS ASSOCIATES
Professional Land Surveyors - Development Consultants (LB NO. 7031)
4201 Westgate Ave Ste A2, West Palm Beach, Florida, 33409 (561)296-1550

VERNON HEIGHTS PLAT TWO
SITUATE IN SECTION 16,
TOWNSHIP 44 SOUTH, RANGE 43 EAST
LAKE WORTH, FLORIDA

Drawn by: R. Hagler	Date: 11-01-02	SCALE: NONE	JOB NUMBER: 01-020	SHEET 1	OF 2
Checked by: R. Hagler	Dwg File: 01-020PL				