

LAN-HILL FPU

Being a Plat of a portion of Section 34, Township 44 South, Range 43 East,
Town of Lantana, Palm Beach County, Florida.

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SHEET 2 OF 3

MORTGAGEE'S JOINDER AND CONSENT (PARCEL 1 ONLY)

STATE OF FLORIDA
COUNTY OF DUVALL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN INDENTURE OF MORTGAGE AND DEED OF TRUST FROM FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION, TO CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE, AND FIRST NATIONAL BANK IN PALM BEACH, CO-TRUSTEE, DATED SEPTEMBER 1, 1942 AND FILED IN MORTGAGE BOOK 337, PAGE 13, AS AMENDED BY: FIRST SUPPLEMENTAL INDENTURE DATED DECEMBER 1, 1945 AND FILED IN MORTGAGE BOOK 373, PAGE 68, SECOND SUPPLEMENTAL INDENTURE DATED MARCH 1, 1948 AND FILED IN MORTGAGE BOOK 432, PAGE 43, THIRD SUPPLEMENTAL INDENTURE DATED AUGUST 1, 1954 AND FILED IN MORTGAGE BOOK 624, PAGE 41, FOURTH SUPPLEMENTAL INDENTURE RECORDED JANUARY 8, 1957 IN OFFICIAL RECORDS BOOK 3, PAGE 564, FIFTH SUPPLEMENTAL INDENTURE RECORDED SEPTEMBER 26, 1958 IN OFFICIAL RECORDS BOOK 244, PAGE 670, SIXTH SUPPLEMENTAL INDENTURE RECORDED JUNE 23, 1959 IN OFFICIAL RECORDS BOOK 366, PAGE 323, SEVENTH SUPPLEMENTAL INDENTURE RECORDED JUNE 15, 1963 IN OFFICIAL RECORDS BOOK 898, PAGE 1071, EIGHTH SUPPLEMENTAL INDENTURE RECORDED JUNE 9, 1965 IN OFFICIAL RECORDS BOOK 1217, PAGE 575, NINTH SUPPLEMENTAL INDENTURE RECORDED JULY 12, 1972 IN OFFICIAL RECORDS BOOK 2032, PAGE 802, TENTH SUPPLEMENTAL INDENTURE RECORDED JULY 22, 1975 IN OFFICIAL RECORDS BOOK 2439, PAGE 59, ELEVENTH SUPPLEMENTAL INDENTURE RECORDED JUNE 10, 1983 IN OFFICIAL RECORDS BOOK 3963, PAGE 1959, TWELFTH SUPPLEMENTAL INDENTURE RECORDED MAY 25, 1988 IN OFFICIAL RECORDS BOOK 5681, PAGE 1771, THIRTEENTH SUPPLEMENTAL INDENTURE RECORDED JUNE 22, 1992 IN OFFICIAL RECORDS BOOK 7291, PAGE 1999, FOURTEENTH SUPPLEMENTAL INDENTURE RECORDED NOVEMBER 6, 2001 IN OFFICIAL RECORDS BOOK 13058, PAGE 904, FIFTEENTH SUPPLEMENTAL INDENTURE RECORDED FEBRUARY 6, 2002 IN OFFICIAL RECORDS BOOK 13386, PAGE 1794, THE SIXTEENTH SUPPLEMENTAL INDENTURE DATED AS OF DECEMBER 1, 2009, WHICH IS NOT RECORDED AND THE SEVENTEENTH SUPPLEMENTAL INDENTURE DATED AS OF APRIL 12, 2011, WHICH IS NOT RECORDED AND THE TERMS AND CONDITIONS THEREOF, ALL AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS ASSIGNED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, UPON A PORTION OF PARCEL 1 OF THE PROPERTY DESCRIBED IN THE PLAT AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE DESCRIBED ABOVE SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF February, 2018.

U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, UNDER THE INDENTURE OF MORTGAGE AND DEED OF TRUST FROM FLORIDA PUBLIC UTILITIES COMPANY DATED SEPTEMBER 1, 1942, AS AMENDED BY VARIOUS SUPPLEMENTAL INDENTURES

WITNESS: Judi B. Bellamy
Vicki Bellamy
PRINTED NAME
BY: Paula J. Starr
PAULA J STARR
ASSISTANT VICE PRESIDENT

WITNESS: Jane E. Pope
Jane E. Pope
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID H. BAKER, 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 FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION, AND LAN-HILL CORP., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL TOWN OF LANTANA SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 22nd DAY OF FEBRUARY, 2018.

David H. Baker
DAVID H. BAKER, ESQUIRE
FLORIDA BAR NUMBER 171910

NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST (NORTH LINE OF GOVERNMENT LOT 3) WHICH BEARS NORTH 90°00'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENT SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. IN ACCORDANCE WITH F.S. CHAPTER 177.091(28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LANTANA ZONING REGULATIONS.
7. ALL DISTANCES SHOWN HEREON ARE BASED ON THE U. S. SURVEY FOOT AND REFER TO HORIZONTAL PLANE.

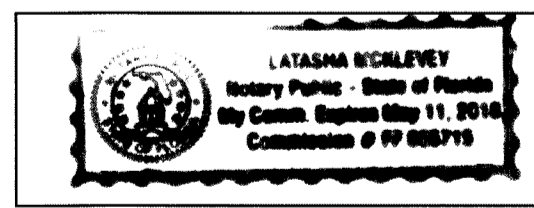
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DUVALL

BEFORE ME PERSONALLY APPEARED PAULA J STARR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2018.

FF 085715
MY COMMISSION NO.:
May 11, 2018
MY COMMISSION EXPIRES:



Latasha McKlevy
SIGNATURE OF NOTARY PUBLIC
Latasha McKlevy
PRINTED NAME OF NOTARY-PUBLIC

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL
WALLACE SURVEYING CORPORATION
LICENSED BUSINESS NUMBER 4569
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561/640-4551

WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB No.: 11-1109 6	F.B.	PG.
OFFICE: R.C.	DATE: JANUARY 2018	DWG. No.:	11-1109-3
C/K'D:	REF.: 11-1109-2.DWG	SHEET	2 OF 3