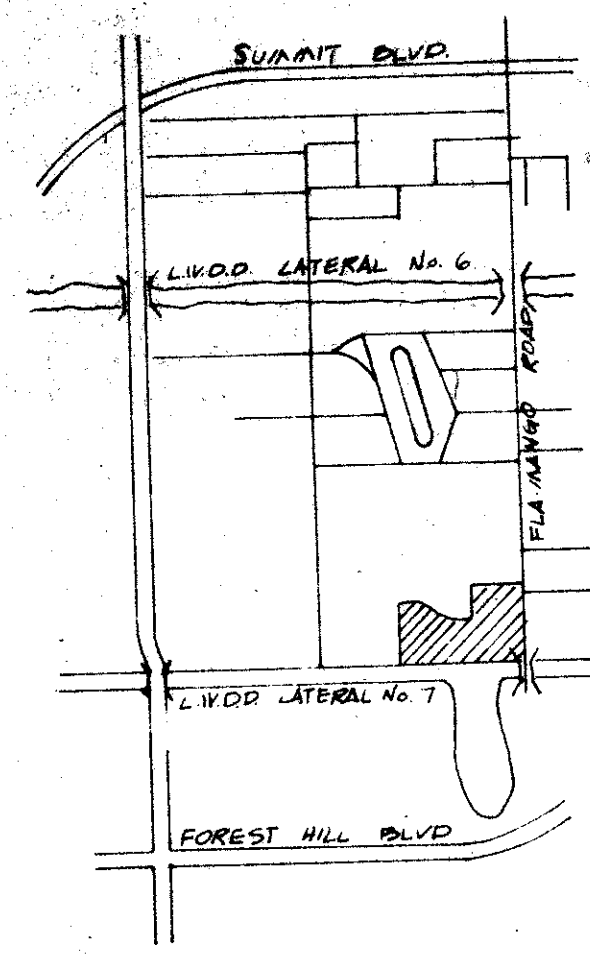


42/54



LOCATION MAP
SCALE 1" = 1/4 MILE

PLAT OF LAKE MANGO SHORES P.U.D.

BEING IN SECTION 8, TOWNSHIP 44 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLA.
SHEET 1 IN 2 SHEETS
FEBRUARY 1981

THIS INSTRUMENT PREPARED BY:
WILLIAM A. CURTIS
2829 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33402

54

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:51 A.M.
on 3 day of April
1981, and duly recorded in Plat Book No.
44 on page 54-55
JOHN B. DUNKLE, Clerk Circuit Court
John B. Dunkle

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THE NINE-EIGHT CORPORATION, A FLORIDA CORPORATION, OWNER OF THAT TRACT OF LAND LYING AND BEING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE MANGO SHORES P.U.D., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE CENTER OF SAID SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE NORTH 86° 45' 54" WEST, ALONG THE EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 40.07 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FLA-MANGO ROAD, AS NOW LAID OUT AND IN USE; THENCE NORTH 0° 03' 12" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 23.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-7, AS RECORDED IN O.R. BOOK 37, PAGE 286, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 86° 45' 54" WEST, ALONG SAID NORTH RIGHT OF WAY OF L-7 CANAL, A DISTANCE OF 806.33 FEET; THENCE NORTH 11° 08' 34" EAST, A DISTANCE OF 198.01 FEET; THENCE DUE NORTH, A DISTANCE OF 273.06 FEET; THENCE SOUTH 86° 45' 54" EAST, A DISTANCE OF 107.13 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 32° 33' 23"; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.04 FEET, TO A POINT OF REVERSE CURVATURE, WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 32° 33' 23"; THENCE SOUTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86° 46' 25" EAST, A DISTANCE OF 95.05 FEET; THENCE NORTH 0° 02' 29" WEST, A DISTANCE OF 100.16 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARANDIS ROAD WEST, AS NOW LAID OUT AND IN USE; THENCE SOUTH 86° 45' 54" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 267.16 FEET; THENCE SOUTH 45° 24' 53" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF CARANDIS ROAD WEST, A DISTANCE OF 34.33 FEET TO A POINT ON THE SAID WEST RIGHT OF WAY LINE OF FLA-MANGO ROAD; THENCE SOUTH 0° 03' 12" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 443.78 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, AS FOLLOWS:

- EASEMENTS
THE UTILITY, MAINTENANCE AND DRAINAGE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE AREA INDICATED AS TRACT "C" SHOWN HEREON IS DEDICATED TO THE LAKE MANGO SHORES PROPERTY OWNERS ASSOCIATION FOR PRIVATE ROADS, RECREATION AND PARKING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
THE AREAS INDICATED AS TRACT "B" SHOWN HEREON ARE DEDICATED TO THE LAKE MANGO SHORES PROPERTY OWNERS ASSOCIATION FOR RECREATION AND UTILITY EASEMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE AREA INDICATED AS TRACT "A" LAKE SHOWN HEREON IS DEDICATED TO THE LAKE MANGO SHORES PROPERTY OWNERS ASSOCIATION FOR DRAINAGE AND RECREATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF THE ABOVE NAMES CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF June 1979.

THE NINE-EIGHT CORPORATION
CORPORATION OF THE STATE OF FLORIDA
BY: Jonathan Seppala ATTEST: Riitta T. Seppala
JONATHAN SEPPALA - PRESIDENT RIITTA T. SEPPALA - SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JONATHAN SEPPALA AND RIITTA T. SEPPALA 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 NINE-EIGHT CORPORATION, A 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 SEAL THIS 5th DAY OF September 1979.

MY COMMISSION EXPIRES:

James L. Gail
NOTARY PUBLIC
STATE OF FLORIDA

NOTE

- ALL BEARINGS ARE ASSUMED BASED ON THE EAST-WEST CENTERLINE OF SECTION 8, BEING NORTH 86° 45' 54" WEST.
 - THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE, UTILITY EASEMENTS.
- = P.R.M. DENOTES PERMANENT REFERENCE MONUMENT.
○ = P.C.P. DENOTES PERMANENT CONTROL POINT.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RONALD E. YOUNG, 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 TO THE NINE-EIGHT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: 2/16/81
Ronald E. Young
RONALD E. YOUNG

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF March 1981

BOARD OF COUNTY COMMISSIONERS
BY: James H. Seppala
CHAIRMAN
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF March 1981
BY: John E. Golan
ASST. COUNTY ENGINEER - George E. Seppala
ATTEST: JOHN B. DUNKLE - CLERK
BOARD OF COUNTY COMMISSIONERS
BY: John T. Kelly
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHERMORE, THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH LAW AFTER CONSTRUCTION IS COMPLETE, AND FURTHERMORE, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCE 7-4 OF PALM BEACH COUNTY, FLORIDA.

James D. Carlton
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 747

PROPERTY DEVELOPMENT DATA	
TOTAL ACRES	7.808 Ac.±
TOTAL NO. OF BLDGS.	13
NO. OF UNITS PER BLDG.	12x2 & 1x3
TOTAL NO. OF UNITS	27
NO. OF UNITS PER ACRE	3.46 U/Ac
% BLDG. COVERAGE	8.85%
NO. PARKING SPACES REQ'D. (27 x 2)	54
NO. PARKING SPACES PROVIDED	54
% ROADS AND PARKING AREA	7.59%
% OPEN SPACE	83.56%
OPEN SPACE ACRES	6.52 Ac.±

RS-Pud
Dasp 4
FSZ-19
F.H-78

JAMES D. CARLTON, INC.
ENGINEERS • LAND SURVEYORS
2829 OKEECHOBEE BLVD • WEST PALM BEACH, FLA

1000-020