

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 3:54 PM,  
this 9 day of March, 1995,  
and duly recorded in Plat Book No. 74  
on page 106-107  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.

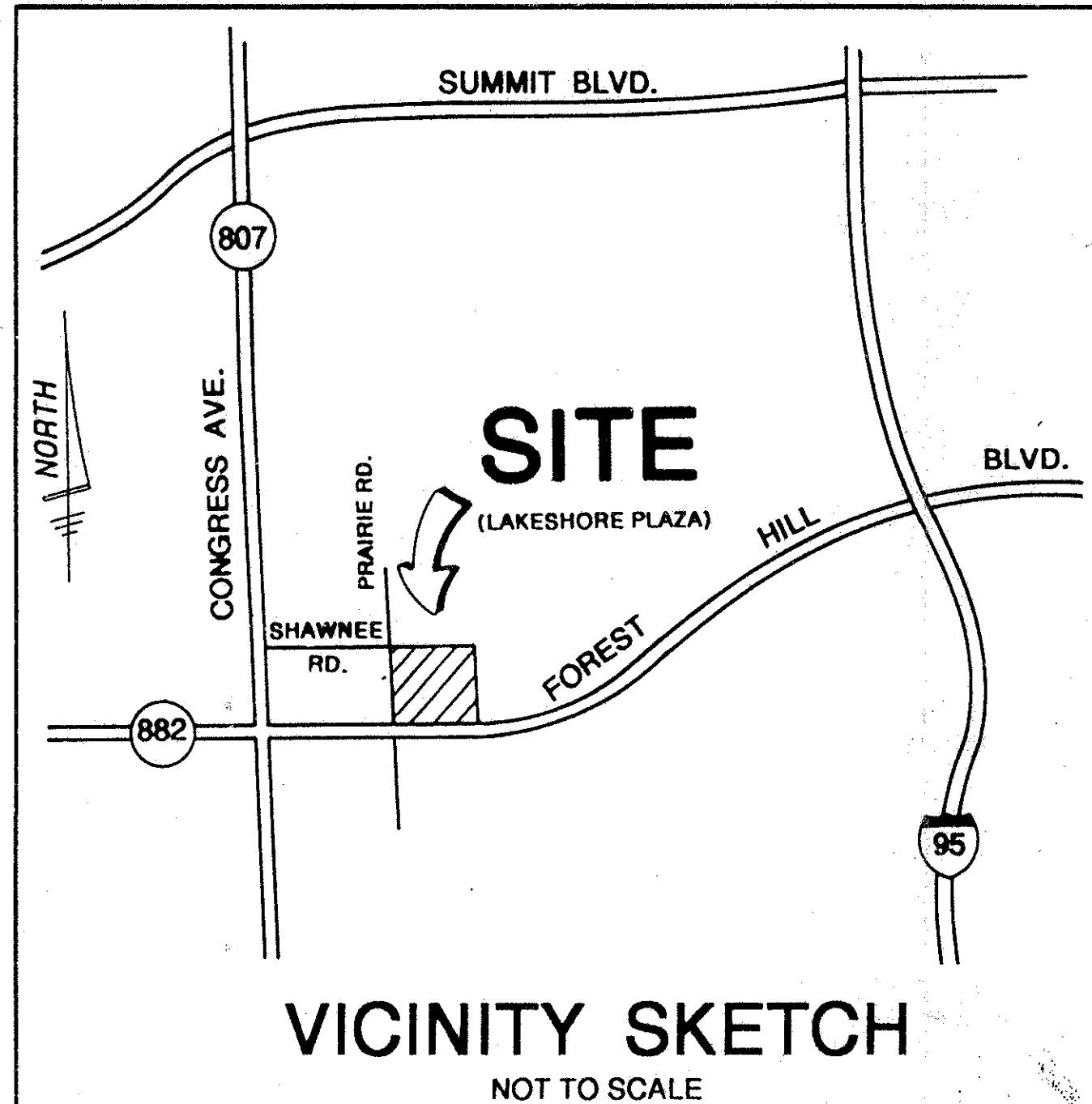


# LAKESHORE PLAZA

BEING A PORTION OF SECTION 8,  
TOWNSHIP 44 SOUTH, RANGE 43 EAST AND  
A REPLAT OF LOTS 1 THROUGH 4,  
INCLUSIVE, PLAT OF MEADOW PARK NO. 2,  
AS RECORDED IN PLAT BOOK 24, PAGE 230,  
PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA.

JANUARY 1995

SHEET 1 OF 2 *RET. 79-41*  
*5/2/2/E*



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Sandy Silver, Inc., a Florida Corporation, owner of the land shown hereon as Lakeshore Plaza, being in Section 8, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

#### LEGAL DESCRIPTION:

A parcel of land in the Northeast Quarter of the Southwest Quarter of Section 8, Township 44 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the accepted Northeast corner of the South One-Half of the Southwest One Quarter of said Section 8, as shown on the Plat of Meadow Park No. 2 as recorded in Plat Book 24, Page 230, Palm Beach County Public Records, thence North 87° 37' 22" West, along the South line of the Northeast Quarter of the Southwest Quarter of said Section 8, a distance of 644.70 feet; thence North 02° 10' 15" East, a distance of 80.22 feet to a point on the Northerly right-of-way line of Forest Hill Boulevard as shown on Road Plat Book 3, Pages 133 and 134, Palm Beach County Public Records, said point also being the Point of Beginning of the following described land:

Thence North 87° 49' 45" West, along said right-of-way line, a distance of 829.45 feet to a point on the East line of the parcel described in Official Record Book 4752, Page 773, Public Records of Palm Beach County, Florida, said point being the beginning of a curve concave to the Northeast having a radius of 25.00 feet and a central angle of 86° 46' 44"; thence Northwesterly along the arc of said curve a distance of 37.86 feet to the point of tangency, said point lying on a line 30.00 feet East of and parallel with the West line of said Northeast Quarter of the Southwest Quarter; thence North 01° 03' 01" West, along said parallel line a distance of 519.47 feet to a point of a line 800.00 feet North of and parallel with said South line of the Northeast Quarter of the Southwest Quarter; thence South 87° 37' 22" East along said parallel line a distance of 770.11 feet to a point; thence South 01° 03' 01" East a distance of 536.65 feet to said Northerly right-of-way line of Forest Hill Boulevard, said point on a non-tangent curve, concave to the North, having a radius of 1855.18 feet, a central angle of 03° 38' 18" and a chord bearing of North 89° 37' 55" West; thence Westerly along the arc of said curve a distance of 116.74 feet to the Point of Beginning.

Containing in all 9.55 acres, more or less.

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

1. Tract "A" - 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.
2. Drainage Easement - The drainage easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of Sandy Silver, Inc., its successors and assigns, without recourse to Palm Beach County.
3. Limited Access Easement - The Limited Access Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 31<sup>st</sup> day of January, 1995.

Sandy Silver, Inc., a Florida Corporation

Witness: *[Signature]* By: *[Signature]*  
Santo LaBarbera, President

### ACKNOWLEDGEMENT

State of Florida

County of Palm Beach

Before me personally appeared Santo LaBarbera, who is personally known to me, ~~as-identified~~ ~~as-identified~~, and who executed the foregoing instrument as President of Sandy Silver, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 31<sup>st</sup> day of January, 1995

My Commission Expires: *[Signature]*  
Notary Public

### MORTGAGEE'S CONSENT

State of Georgia - Commonwealth of Massachusetts

County of DeKalb - Suffolk

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 6602 at Page 910 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 Vice-President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 27<sup>th</sup> day of January, 1995.

The First National Bank of Boston, a Massachusetts corporation

Witness: *[Signature]* By: *[Signature]*  
Liska Langston, Vice-President, Bank of Boston

### ACKNOWLEDGEMENT

State of Georgia - Commonwealth of Massachusetts

County of DeKalb - Suffolk

Before me personally appeared Liska Langston, who is personally known to me, ~~as-identified~~ ~~as-identified~~, and who executed the foregoing instrument as Vice-President of The First National Bank of Boston, a Massachusetts corporation, and severally acknowledged to and before me that she executed such instrument as such officer 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 23<sup>rd</sup> day of January, 1995

My Commission Expires: May 18, 1995  
*[Signature]*  
Notary Public

### TITLE CERTIFICATION

State of Florida

County of Broward

I, Mark D. Thomson, Esquire, 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 Sandy Silver, Inc., a Florida Corporation; that the current taxes have been paid; that all mortgages not satisfied or released or 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.

Date: January 25, 1995

*[Signature]*  
Mark D. Thomson, Esquire  
Attorney At Law Licensed in Florida

### SURVEYOR'S CERTIFICATE

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; the Permanent Reference Monuments (P.R.M.'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.

*[Signature]*  
Craig L. Wallace  
Professional Land Surveyor  
Florida Certificate No. 3357

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 7 day of MARCH, 1995.

By: *[Signature]*  
Ken Foster, Chairman

ATTEST:  
DOROTHY H. WILKEN, Clerk

By: *[Signature]*  
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 7 day of March, 1995.

*[Signature]*  
George Webb, P.E.

### NOTES, SYMBOLS & ABBREVIATIONS

1. The South line of the Northeast Quarter of the Southwest Quarter of Section 8, Township 44 South, Range 43 East is assumed to bear South 87° 37' 22" East and all other bearings are relative thereto.
2. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of the County.
3. — = Denotes Permanent Reference Monument (P.R.M.). Stamped P.R.M. P.L.S. # 3357.
4. A = Denotes Arc.
5. CO. = Denotes County.
6. O.R.B. = Denotes Official Record Book.
7. P.B. = Denotes Plat Book.
8. PG. = Denotes Page.
9. R. = Denotes Radius/Radial Line.
10. C/L = Denotes Centerline.
11. Δ = Denotes Central Angle.
12. T.W.N. = Denotes Township.
13. RGE. = Denotes Range.
14. D.B. = Denotes Deed Book.
15. C.B. = Denotes Chord Bearing.
16. R.P.B. = Denotes Road Plat Book.
17. U.E. = Denotes Utility Easement.
18. D.E. = Denotes Drainage Easement.
19. ESMT. = Denotes Easement.
20. P.O.B. = Denotes Point of Beginning.
21. L.A.E. = Limited Access Easement.
22. R/W. = Right-of-Way.
23. Property was granted a Waiver of Required Improvements under ARTICLE 8: Subdivision and Platting Section of Ordinance # 92-20. Waiver of Required Improvements which was issued April 3, 1991 by the Land Development Division of Palm Beach County.
24. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
25. Coordinates shown hereon are based upon the 1972 Free Adjusted, Mercator projection, Florida East Zone.

THIS INSTRUMENT WAS PREPARED BY:  
CRAIG L. WALLACE, P.L.S.  
WALLACE SURVEYING CORPORATION  
901 NORTHPOINT PARKWAY, SUITE 117  
WEST PALM BEACH, FLORIDA 33407

*74/106*

0620-001

LAKESHORE PLAZA

WALLACE SURVEYING CORPORATION  
901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (407) 840-4351

FIELD:	J.P.	JOB NO. 93-1175	F.B. LW PG 59
OFFICE:	R.C.	DATE JAN., 1995	DWG NO. 93-1175-1
C/K'D:	REF:	SHEET 1	OF 2

SANDY SILVER, INC.	NOTARY ELEANOR M. KELSO COMMISSION # CC264 EXPIRES # FEB 6, 1991 POWERED BY THE ATLANTIC OCEANIC CO.	BANK OF BOSTON	NOTARY	COUNTY COMMISSIONERS	ENGINEER George Webb, P.E.	SURVEYOR Craig L. Wallace
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SUBDIVISION - Lakeshore Plaza  
BOOK 74  
PAGE 106  
FLOOD MAP # 65B  
CLAD # 17  
ZONING KM  
OR SEE  
CITY NAME SAUNE  
SUNSHINE

TAZ-308