

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 12:29 P.M. THIS 27 DAY OF February, AD. 1996, AND DULY RECORDED IN PLAT BOOK 76, ON PAGES 172 THROUGH 173.

DORTHY WILKEN
CLERK OF THE CIRCUIT COURT

By: Dawn A. Martin
DEPUTY CLERK



LAKEVIEW CENTER

VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
BEING A PLAT OF A PORTION OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST
DECEMBER 1995 SHEET 1 OF 2

DESCRIPTION:

A PORTION OF THE SOUTH ONE HALF OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROYAL PALM BEACH BOULEVARD AND OKEECHOBEE ROAD AS SHOWN IN THE HAWTHORNE II SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°10'42" EAST ALONG THE CENTERLINE OF SAID OKEECHOBEE ROAD, A DISTANCE OF 1061.51 FEET; THENCE NORTH 01°49'18" WEST, A DISTANCE OF 53.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OKEECHOBEE ROAD, (AS NOW LAID OUT AND IN USE); THENCE NORTH 16°53'44" WEST, A DISTANCE OF 1109.08 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 16°53'44" WEST, A DISTANCE OF 593.18 FEET; THENCE SOUTH 72°27'36" WEST, A DISTANCE OF 245.44 FEET; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 151.20 FEET; THENCE SOUTH 01°36'46" WEST, A DISTANCE OF 49.62 FEET; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROYAL PALM BEACH BOULEVARD, (AS NOW LAID OUT AND IN USE); THENCE SOUTH 01°36'46" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 476.16 FEET; THENCE SOUTH 88°23'14" EAST ALONG A LINE PERPENDICULAR TO THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD, A DISTANCE OF 520.49 FEET; THENCE NORTH 73°06'16" EAST, A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT SAID INTERSECTION OF ROYAL PALM BEACH BOULEVARD AND OKEECHOBEE ROAD; THENCE NORTH 88°10'42" EAST ALONG THE CENTERLINE OF SAID OKEECHOBEE ROAD, A DISTANCE OF 1061.51 FEET; THENCE NORTH 01°49'18" WEST, A DISTANCE OF 53.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OKEECHOBEE ROAD, (AS NOW LAID OUT AND IN USE); THENCE NORTH 16°53'44" WEST, A DISTANCE OF 1109.08 FEET; THENCE SOUTH 73°06'16" WEST, A DISTANCE OF 138.00'; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 288.79' TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°23'14" WEST, A DISTANCE OF 231.70 FEET; THENCE NORTH 01°36'46" EAST, A DISTANCE OF 160.40 FEET; THENCE SOUTH 88°23'14" EAST, A DISTANCE OF 227.36 FEET; THENCE SOUTH 01°36'46" WEST, A DISTANCE OF 135.78 FEET; THENCE SOUTH 08°23'14" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 270,653.41 SQUARE FEET OR 6.213 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAKERIDGE PARTNERS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

UTILITY EASEMENTS - THE UTILITY EASEMENTS (SHOWN HEREON AS "U.E.") ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS (SHOWN HEREON AS "D.E.") ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKEVIEW CENTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

LAKE MAINTENANCE EASEMENT - THE LAKE MAINTENANCE EASEMENT (SHOWN HEREON AS "LME") IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF SAID LAKE MAINTENANCE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKEVIEW CENTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

WATER MANAGEMENT TRACT - THE WATER MANAGEMENT TRACT (SHOWN HEREON AS TRACT L-1) IS HEREBY RESERVED FOR THE LAKEVIEW CENTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

COMMON AREA - THE COMMON AREA (SHOWN HEREON AS TRACT C-1) IS HEREBY DEDICATED TO THE LAKEVIEW CENTER PROPERTY OWNERS ASSOCIATION AS COMMON AREA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, LAKERIDGE PARTNERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF Feb, 1996.

LAKERIDGE PARTNERS, INC.
A FLORIDA CORPORATION

By: Duncan Miller
PRESIDENT

Attest: Ronald Miller
VICE PRESIDENT

ACKNOWLEDGEMENT:

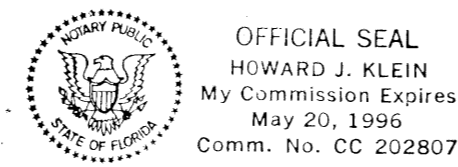
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DUNCAN MILLER AND RONALD MILLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED License AND EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED LAKERIDGE PARTNERS, INC., A FLORIDA 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 OFFICIAL SEAL, THIS 20th DAY OF Feb, 1996.

By: Howard J. Klein
NOTARY PUBLIC

MY COMMISSION EXPIRES:



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 8905 AT PAGE 38 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF February, 1996.

PALM BEACH NATIONAL BANK & TRUST COMPANY, AS TRUSTEE

By: Tom Ferguson
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TOM FERGUSON, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENTS OF THE ABOVE NAMED PALM BEACH NATIONAL BANK & TRUST COMPANY, AS TRUSTEE AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY, AND THAT IS WAS AFIXED TO THE SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF February, 1996.

By: Leola M. Hoey
NOTARY PUBLIC

MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FUCHS, JONES & MORRIS, PA, DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY TO BE VESTED IN LAKERIDGE PARTNERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT THERE ARE NO OTHER MORTGAGES OR ENCUMBRANCES OF RECORD.

FUCHS, JONES & MORRIS, PA

By: Lawrence Fuchs 2-27-96
ATTORNEY-AT-LAW DATE

VILLAGE OF ROYAL PALM BEACH APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF February, 1996.

By: Anthony Masiolotti
MAYOR

Attest: Mary Anne Gould
VILLAGE CLERK

VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF February, 1996.

By: Richard J. Tuttle
VILLAGE ENGINEER

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE THAT PERMANENT CONTROL POINTS (PCP'S) WILL BE SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

By: 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., 685 ROYAL PALM BEACH BLVD., SUITE 102, ROYAL PALM BEACH, FLORIDA 33411.

SUBDIVISION # LAKEVIEW CENTER
BOOK 76 PAGE 172
FLOOD ZONE - FLOOD MAP #
QUAD # - ZONING
SE ZIP CODE
PUD NAME LAKEVIEW CENTER
Village of Royal Palm Bch

