

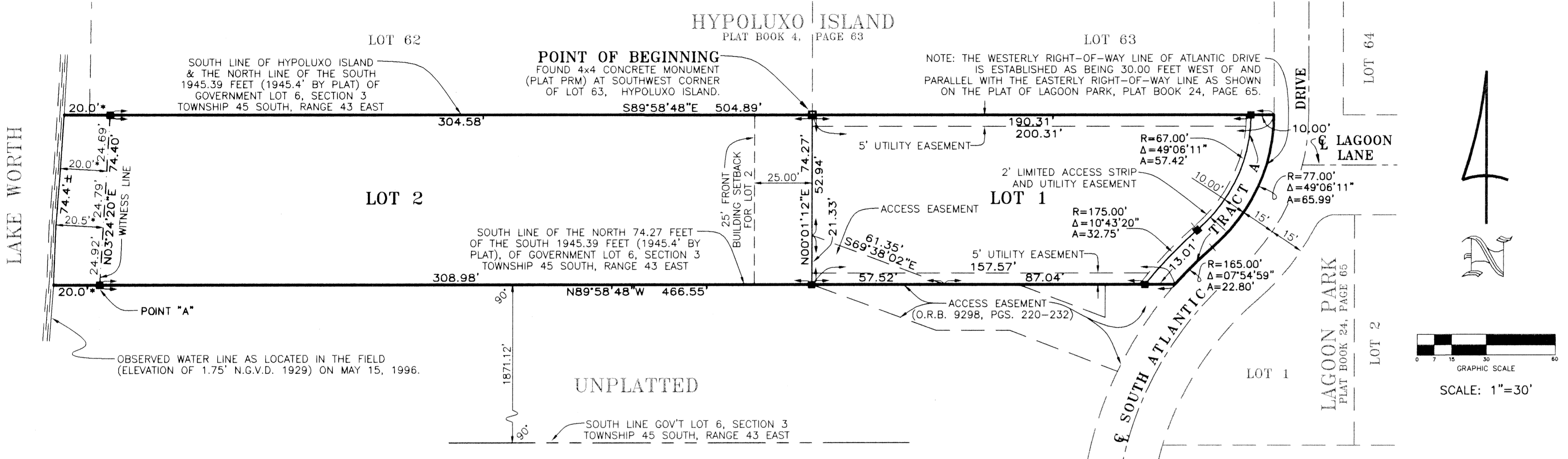
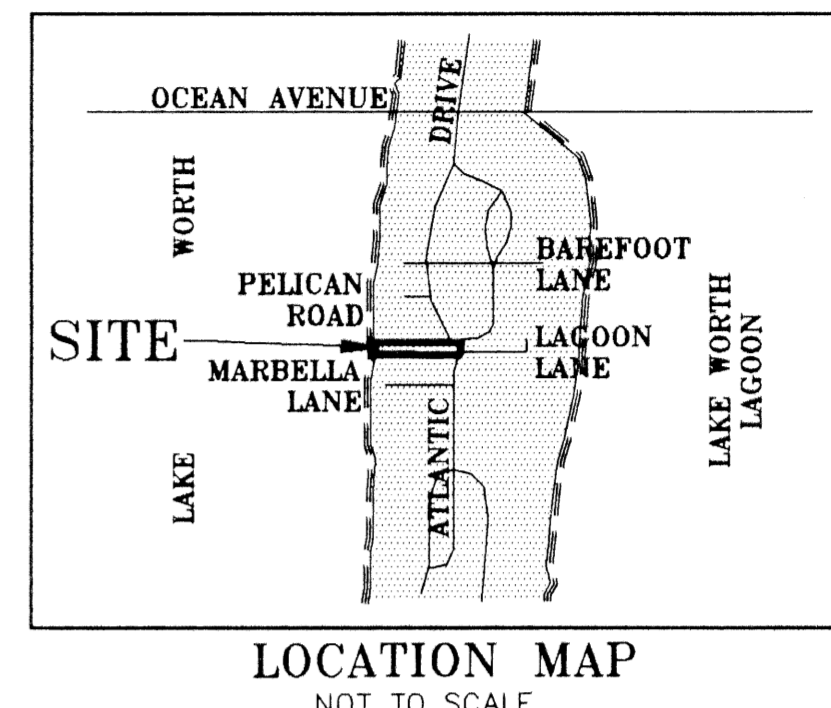
THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF
W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS
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PARADISE PROPERTIES

BEING A PORTION OF THE NORTH 74.27 FEET OF THE SOUTH 1945.39 FEET OF GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA.
JUNE, 1996
SHEET 1 OF 1

96

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD
AT 2:35 P.M. THIS 5 DAY
OF July, 1996 AND DULY
RECORDED IN PLAT BOOK NO. 77
ON PAGE 96
DOROTHY H. WILKEN,
Clerk Circuit Court
By: *Luigi A. Standley* D.C.



SURVEYOR'S NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE PLAT OF HYPOLUXO ISLAND, AS SHOWN HEREON, HAVING AN ASSUMED BEARING OF NORTH 89°58'48" WEST.
2) * - DISTANCES TO THE WATER'S EDGE OF LAKE WORTH ARE TO THE NEAREST ONE TENTH OF A FOOT AND ARE BASED ON THE WATER OBSERVED ON MAY 15, 1996, AT ELEVATION 1.75 N.G.V.D.
3) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS.
LEGEND:
R - DENOTES RADIUS OF CURVE
Δ - DENOTES DELTA (CENTRAL) ANGLE OF CURVE
A - DENOTES ARC DISTANCE OF CURVE
■ - DENOTES (P.R.M.) PERMANENT REFERENCE MONUMENT SET, P.S.M. NO. 3238
□ - DENOTES 4"x4" CONCRETE MONUMENT FOUND
N.G.V.D. - DENOTES NATIONAL GEODETIC VERTICAL DATUM
NOTARY PUBLIC
J. BRIAN McCANN
Notary Public, State of Florida
Commission No. CC 461828
My Commission Expires 05/09/99
4003-NOTARY - Fla. Notary Service & Bonding Co.
1800-3-NOTARY - Fla. Notary Service & Bonding Co.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT **PARADISE PROPERTIES EAST**, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS **PARADISE PROPERTIES**, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

STREETS:
TRACT A, AS SHOWN, IS HEREBY DEDICATED TO THE TOWN OF LANTANA, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN.

EASEMENTS:
THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE PROPERTY.
THE ACCESSEASEMENT IS HEREBY DEDICATED TO, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF, THE OWNER OF LOT 2 FOR INGRESS/EGRESS AND OTHER PROPER PURPOSES.

LIMITED ACCESS STRIPS:
THE AREA INDICATED AS LIMITED ACCESS STRIP, AS SHOWN, IS HEREBY DEDICATED TO THE TOWN OF LANTANA, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY KARL LINDROOS, AS ATTORNEY-IN-FACT, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF June, 1996.

PARADISE PROPERTIES EAST,
A FLORIDA CORPORATION
BY: *Karl Lindroos*
KARL LINDROOS, ATTORNEY-IN-FACT

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED KARL LINDROOS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT OF THE ABOVE DESCRIBED CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH ATTORNEY-IN-FACT, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS: *Jonathan Howell*
WITNESS: *Deleene G. Lambert*

BEING FORMERLY DESCRIBED AS:
THAT PORTION OF THE NORTH 70.27 FEET (NORTH TWO-FIFTEENTHS) OF THAT CERTAIN TRACT OF LAND CONVEYED BY GEORGE W. JONAS AND WIFE TO PALM BEACH IMPROVEMENT COMPANY BY DEED DATED APRIL 24, 1920, AND RECORDED IN DEED BOOK 142, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THAT CERTAIN ROCK ROAD SHOWN ON A SURVEY BY GEORGE S. BROCKWAY IN AUGUST OF 1950, AND THAT PORTION OF THAT CERTAIN 4 FOOT WIDE STRIP OF LAND LYING BETWEEN THE NORTH LINE OF SAID TRACT CONVEYED BY JONAS AND THE SOUTH LINE OF THE HYPOLUXO ISLAND ADDITION TO LANTANA, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 63, OF SAID PUBLIC RECORDS, ALSO LYING WEST OF THE ABOVE DESCRIBED ROCK ROAD.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 19 DAY OF June, 1996.
May 9, 1999
MY COMMISSION EXPIRES
NOTARY PUBLIC
J. BRIAN McCANN
Notary Public, State of Florida
Commission No. CC 461828
My Commission Expires 05/09/99
4003-NOTARY - Fla. Notary Service & Bonding Co.
1800-3-NOTARY - Fla. Notary Service & Bonding Co.

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, **ROBERT E. BOURNE, JR., ESQUIRE**, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO **PARADISE PROPERTIES EAST**, A FLORIDA CORPORATION AND THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND/OR IF APPLICABLE THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

MORTGAGEE'S CONSENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9130 AT PAGE 1571 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BY: *Robert E. Bourne, Jr.*
ROBERT E. BOURNE, JR., ESQUIRE
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

PROVENCE LIMITED,
AN ISLE OF MAN CORPORATION
BY: *Robert E. Bourne, Jr.*
ROBERT E. BOURNE, JR.
ATTORNEY-IN-FACT

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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 THE TOWN OF LANTANA, FLORIDA.
WAYNE LARRY FISH
PROFESSIONAL SURVEYOR AND MAPPER NO. 3238
STATE OF FLORIDA

BOARD OF TOWN COUNCIL
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF June, A.D., 1996.
BY: *Robert McDonald*
ROBERT McDONALD, MAYOR

TOWN MANAGER
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE LAWS AND ORDINANCES.
BY: *Ron Ferris*
RON FERRIS, TOWN MANAGER

ATTEST: TOWN CLERK
BY: *Deleene G. Lambert*

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, IN THE OFFICES OF W. L. FISH & COMPANY, INC., 105 SOUTH NARCISSUS AVENUE, SUITE 412, WEST PALM BEACH, FLORIDA 33401.