

THIS INSTRUMENT WAS PREPARED BY:  
**JEFF S. HODAPP OF**  
**CARNAHAN-PROCTOR AND ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
 SURVEYORS ENGINEERS PLANNERS  
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063  
 FEBRUARY 1996 9305060 JSH

SMITH DAIRY EAST P.U.D.

0677-002

108

# LAKEVIEW ESTATES PHASE 2

A REPLAT OF A PORTION OF BLOCK 38, "PALM BEACH FARMS CO. PLAT NO. 3"  
 (P.B.2, PGS.45-54, P.B.C.R.) AND THE RIGHTS-OF-WAY INCLUDED THEREIN,  
 IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 4 SHEETS

### MORTGAGEE'S CONSENT

STATE OF OHIO )  
 COUNTY OF CUYAHOGA )  
 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 ARE RECORDED IN OFFICIAL RECORD BOOK 9512 AT PAGE 700 AND OFFICIAL RECORDS BOOK 9512 AT PAGE 726 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18<sup>TH</sup> DAY OF OCTOBER, 1997.

WITNESS: Patricia A. Hoadt OHIO SAVINGS BANK,  
 PRINT NAME: PATRICIA A. HOADT A FEDERAL SAVINGS BANK  
 BY: Eric Edlund  
 NAME: ERIC EDLUND  
 VICE-PRESIDENT

### ACKNOWLEDGEMENT

STATE OF OHIO )  
 COUNTY OF CUYAHOGA ) SS

BEFORE ME PERSONALLY APPEARED ERIC EDLUND, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 15<sup>TH</sup> DAY OF OCTOBER, 1997.

MY COMMISSION EXPIRES: OCTOBER 09, 2001  
 NOTARY PUBLIC - STATE OF OHIO  
Patricia A. Hoadt  
 PATRICIA A. HOADT

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2<sup>ND</sup> DAY OF DECEMBER, 1997.

WITNESS: Stevyn Butcher LAKEVIEW HOMEOWNERS ASSOCIATION, INC.,  
 PRINT NAME: STEVYN BUTCHER A FLORIDA NOT FOR PROFIT CORPORATION  
 BY: Stevyn Butcher  
 NAME: STEVYN BUTCHER  
 VICE-PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED STEVEN BUTCHER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 9 DAY OF DEC, 1997.

MY COMMISSION EXPIRES: COMMISSION NO:  
 NOTARY PUBLIC - STATE OF FLORIDA  
Lawrence H. Green

### P.U.D. STATISTICS

PETITION NO. 86-106  
 ACREAGE 27.211  
 UNITS 40  
 DENSITY 1.47 D.U./AC.  
 TYPE OF UNITS SINGLE FAMILY

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 14 DAY OF Oct, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb  
 NAME: GEORGE T. WEBB, P.E.  
 COUNTY ENGINEER

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

THE SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2<sup>ND</sup> DAY OF DECEMBER, 1997.

WITNESS: Michael Gunaugh SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC.,  
 PRINT NAME: MICHAEL GUNAUGH A FLORIDA NOT FOR PROFIT CORPORATION  
 BY: Jack D. Butcher  
 NAME: JACK D. BUTCHER  
 VICE-PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JACK D. BUTCHER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 8 DAY OF DE, 1997. 177.079(1)(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

MY COMMISSION EXPIRES: COMMISSION NO:  
 NOTARY PUBLIC - STATE OF FLORIDA  
Lawrence H. Green

### TITLE CERTIFICATION

STATE OF FLORIDA )  
 COUNTY OF ) SS

I, Larry S. Alexander, 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 GOLDCOAST HOMES, INC., A FLORIDA CORPORATION AND LENNAR FLORIDA LAND VI O.A., LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: July 13, 1998  
 FEB 11, 1998  
 BY: Larry S. Alexander  
 ATTORNEY AT LAW

### NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4 HAVING A BEARING OF NORTH 89°19'28" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.  
 THE SCALE FACTOR USED IS 1.0000284.  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- THE COORDINATE VALUES ON THIS PLAT WILL NOT MATCH COORDINATE VALUES ON THE PLAT OF "LAKEVIEW ESTATES PHASE I" (PB. 81, PGS. 58-63) DUE TO AN ERROR FOUND ON THAT PLAT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### 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; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.079(1)(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 7-23-97  
 JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

Subdivision Lakeview Estates Phase 2  
 Block 38 Page 108  
 Flood Zone FLOOD MAP # 170A  
 Quad # 49 ZONING R-10  
 SS: 06070004657 ZIP CODE 33437  
 TAX # 92 Smith Dairy East  
 PUB NAME

FILE: g:\projects\se08\se08dapp1.dgn  
 DATE: 23-Sep-97 09:11

