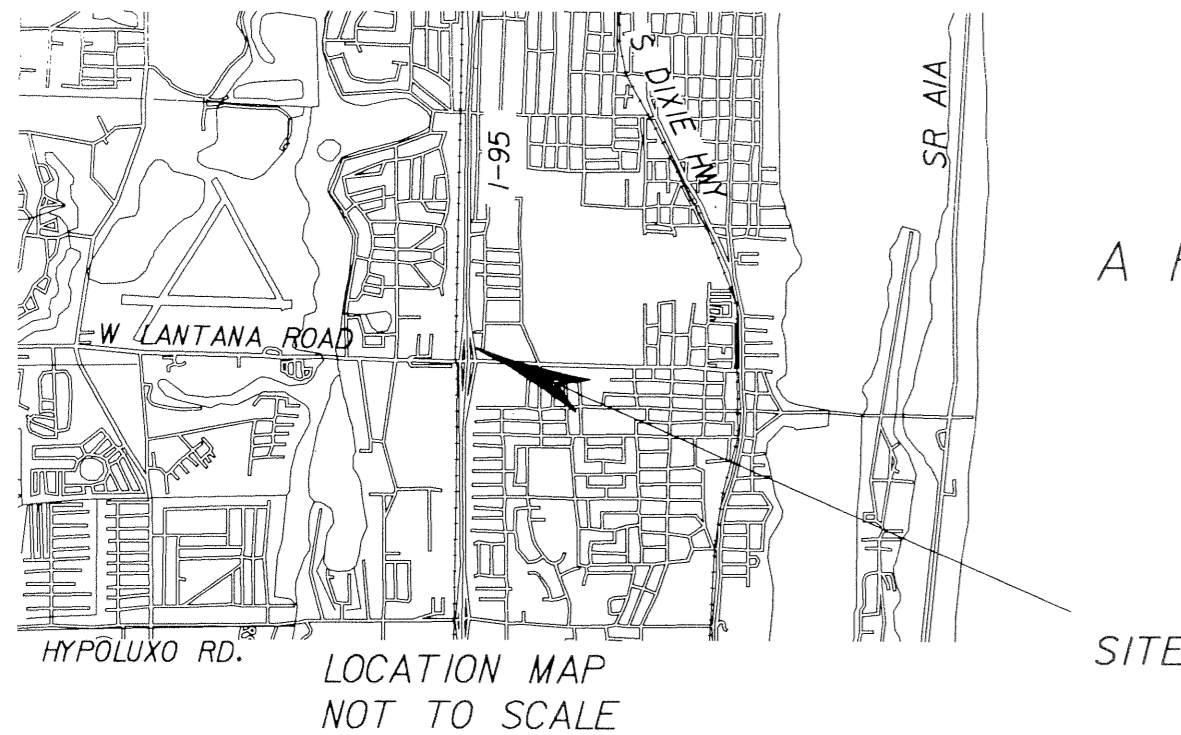


170

GUNDLACH SUBDIVISION

A REPLAT OF A PORTION OF BLOCK B AND PORTIONS OF PINE LANE AND MARY LANE "BONITA HEIGHTS" AS RECORDED IN PLAT BOOK 21, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 33, TOWNSHIP 44 SOUTH, RANGE 43 EAST TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA

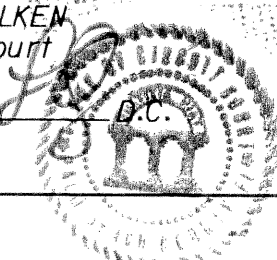


JUNE 2004
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 2:54 PM, this 2nd day of June, 2004, and duly recorded in Plat Book No. 170A on Pages 112 through 171.

DOROTHY H. WILKEN
Clerk (Circuit Court)



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GUNDLACH PROPERTIES RIDGE ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF BLOCK B, AND PORTIONS OF PINE LANE AND MARY LANE (ABANDONED BY THE TOWN OF LANTANA), AS SHOWN ON THE PLAT OF BONITA HEIGHTS, RECORDED IN PLAT BOOK 21, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MARY LANE AND THE WEST RIGHT OF WAY LINE OF RIDGE ROAD AS SHOWN ON PLAT OF BONITA HEIGHTS; THENCE NORTH 88° 29' 08" WEST ALONG THE CENTERLINE OF MARY LANE OF SAID PLAT OF BONITA HEIGHTS A DISTANCE OF 100.01 FEET; THENCE NORTH 06° 31' 23" WEST, A DISTANCE OF 113.41 FEET; THENCE NORTH 00° 33' 40" EAST A DISTANCE OF 191.73 FEET, THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 9 (INTERSTATE 95, FDOT PROJECT 93220-3505); THENCE SOUTH 88° 29' 07" EAST ALONG THE CENTERLINE OF PINE LANE OF SAID PLAT OF BONITA HEIGHTS, A DISTANCE OF 114.00 FEET; THENCE SOUTH 00° 33' 40" WEST, ALONG THE WEST RIGHT OF WAY LINE OF RIDGE ROAD AND THE OF EAST LINE OF BLOCK B SAID PLAT OF BONITA HEIGHTS A DISTANCE OF 304.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.778 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF LANTANA, FPL, AND BELL SOUTH FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, GUNDLACH PROPERTIES RIDGE ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY AT 914 N. ATLANTIC DRIVE, LANTANA, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS THIS 29 DAY OF JULY, 2004.

WITNESS: Katherine Banko
(PRINT NAME): KATHERINE BANKO

WITNESS: Steven J. Doerken
(PRINT NAME): STEVEN J. DOERKEN

GUNDLACH PROPERTIES RIDGE ROAD, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: Paul Gundlach
PAUL GUNDLACH
MANAGING MEMBER
BY: Stephan Gundlach
STEPHAN GUNDLACH
MANAGING MEMBER
BY: Stanley Gundlach
STANLEY GUNDLACH
MANAGING MEMBER

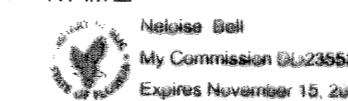
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL GUNDLACH, STEPHAN GUNDLACH AND STANLEY GUNDLACH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBERS OF GUNDLACH PROPERTIES RIDGE ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS MANAGING MEMBERS OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND THIS 29 DAY OF JULY, 2004.

MY COMMISSION EXPIRES: 11-15-2007 Neelise Bee
NOTARY PUBLIC

NOTARY COMMISSION NO.: DD 235239 NELOISE BELL
PRINT NAME



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, SCOTT A. ELK, 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 TITLE TO THE PROPERTY IS VESTED TO GUNDLACH PROPERTIES RIDGE ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 ON THIS PLAT.

BY: Scott A. Elk 7-28-2004
SCOTT A. ELK DATE

TOWN OF LANTANA APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO TOWN OF LANTANA CODE, SECTION 17.5, AND IN ACCORDANCE WITH SECTION 177.07(2) F.S., THIS 30th DAY OF JULY, 2004 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF LANTANA IN ACCORDANCE WITH SECTION 177.08(1) F.S.

TOWN COUNCIL OF LANTANA
BY: David J. Stewart
DAVID J. STEWART, MAYOR
BY: Rebecca Travis
REBECCA TRAVIS, P.E., TOWN ENGINEER
ATTEST: Darla M. Levy
DARLA M. LEVY, TOWN CLERK

LAND SURVEYORS 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.), PERMANENT CONTROL POINTS (P.C.P.) AND MONUMENTS ACCORDING TO SECTION 177.09(9), F.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 TOWN OF LANTANA, FLORIDA.

BY: Katherine Banko 7/29/04
KATHERINE BANKO, PSM DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5503

LAND SURVEYOR'S NOTES

THE BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO NATIONAL OCEAN SURVEY, TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT), GRID NORTH, HAVING THE BEARING BEARING OF NORTH 06° 09' 11" WEST AS ESTABLISHED BETWEEN FDOT MONUMENTS A237 AND A240 AND SHOWN ON PROJECT NETWORK CONTROL FOR STATE ROAD 9 (I-95) PROJECT 93220-3505 UNLESS OTHERWISE NOTED.

NO BUILDING 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 TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

THIS PROPERTY IS SUBJECT TO THE AGREEMENT REGARDING MAINTENANCE OF LANDSCAPING AND TREES LOCATED WITHIN EXISTING ROAD RIGHT-OF-WAY AND UPON CERTAIN TOWN-OWNED PROPERTY AS RECORDED IN O.R.B. 16818, PG. 0452.

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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT TOWN OF LANTANA ZONING REQUIREMENTS.

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 SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY

