

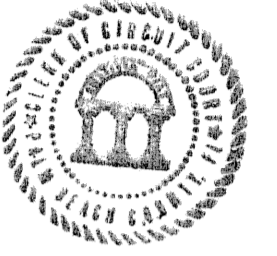
PELKONEN PLAZA

A REPLAT OF LOTS 26, 27, & 28, TRACT 1, MANTYHARJU,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 86,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF LANTANA,
PALM BEACH COUNTY, FLORIDA,

SEPTEMBER 2004

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:00 A.M. THIS
18 DAY OF NOVEMBER
2004 AND DULY RECORDED
IN PLAT BOOK No. 103
ON PAGE 14-80
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *Blair L. D.C. Johnson*

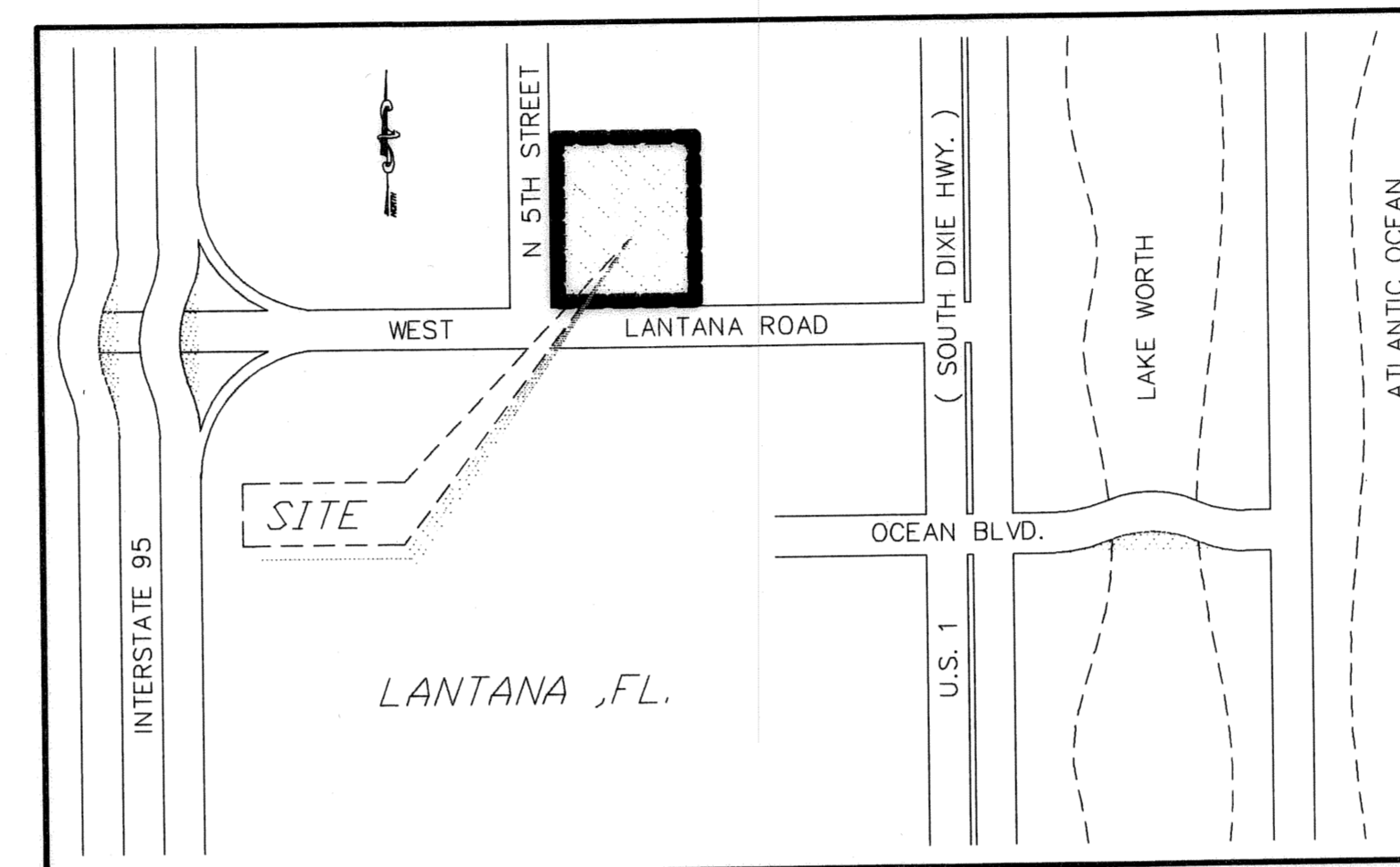


DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT EARTH SYSTEMS HOLDINGS, LLC., A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PELKONEN PLAZA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 26 AND 28, TRACT 1, MANTYHARJU, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 86, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AND
LOT 27, TRACT 1, MANTYHARJU, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 86, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION OF SAID LOT 27, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 12 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 27, AND TANGENT TO THE WEST LINE OF SAID LOT 27.



LOCATION MAP
(NOT TO SCALE)

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, *Bence W. Parise* AS 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 EARTH SYSTEMS HOLDINGS, LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/29/04

Bence W. Parise

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 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.

DATE: 9/30/2004

MILLER LAND SURVEYING
CERTIFICATE OF AUTHORIZATION L.B. NO. 6838
Michael J. Miller
MICHAEL J. MILLER, P.S.M.
FLORIDA CERTIFICATE NO. 4034
STATE OF FLORIDA

SURVEYORS NOTES

- 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF N 01°54'20" E BEING THE CENTERLINE OF NORTH 5TH STREET, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, BASED ON THE 1983 STATE PLANE COORDINATE SYSTEM.
- THE TOWN OF LANTANA IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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 IMPROVEMENTS.
- MILLER LAND SURVEYING, LICENSED AUTHORIZATION NO. L.B. 6838
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LANTANA ZONING REGULATIONS.

TOWN OF LANTANA APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE TOWN OF LANTANA CODE OF ORDINANCES, CHARTER 17.5, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES.

THIS 25th DAY OF Oct., 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY TOWN OF LANTANA, FL., IN ACCORDANCE WITH SECTION 177.081(1) F.S.

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

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.L.S. IN THE OFFICES OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL. 33460 (561)586-2669

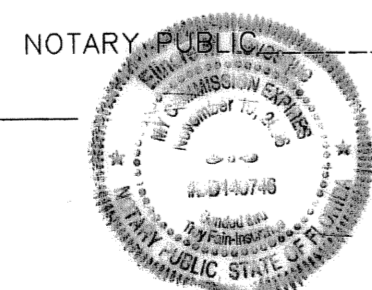
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

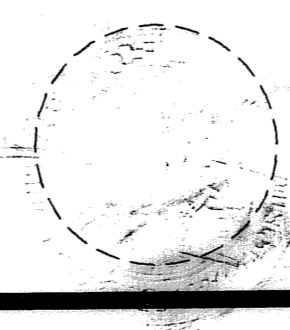
BEFORE ME PERSONALLY APPEARED *Rick Ofsanko* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *JIA* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER, OF EARTH SYSTEMS HOLDINGS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF October, 2004.

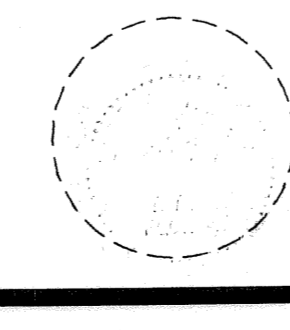
Edward M. Levesque
MY COMMISSION EXPIRES: 11/19/06
MY COMMISSION NUMBER: 00140746
PRINT NAME: EDWARD M. LEVESQUE



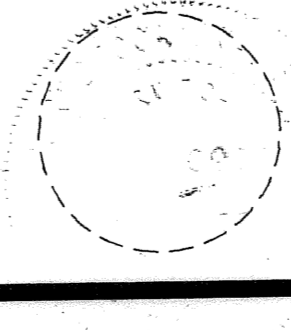
TOWN CLERK



SURVEYOR'S SEAL



TOWN ENGINEER



SCALE: 1" = 20'	MILLER LAND SURVEYING 1121 LAKE AVE. LAKE WORTH, FLORIDA 33460	REFERENCES M-2580
DR: PICARD		JOB NO. Y042069
FIELD: M.M.		L-1606
DATE: AUGUST 2004		