

VOGEL LAGA 00056.030

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, BEING, A REPLAT OF PORTION OF LOTS 3, 4, 5, 6, 7, AND 8, BLOCK 23, MONROE HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2005

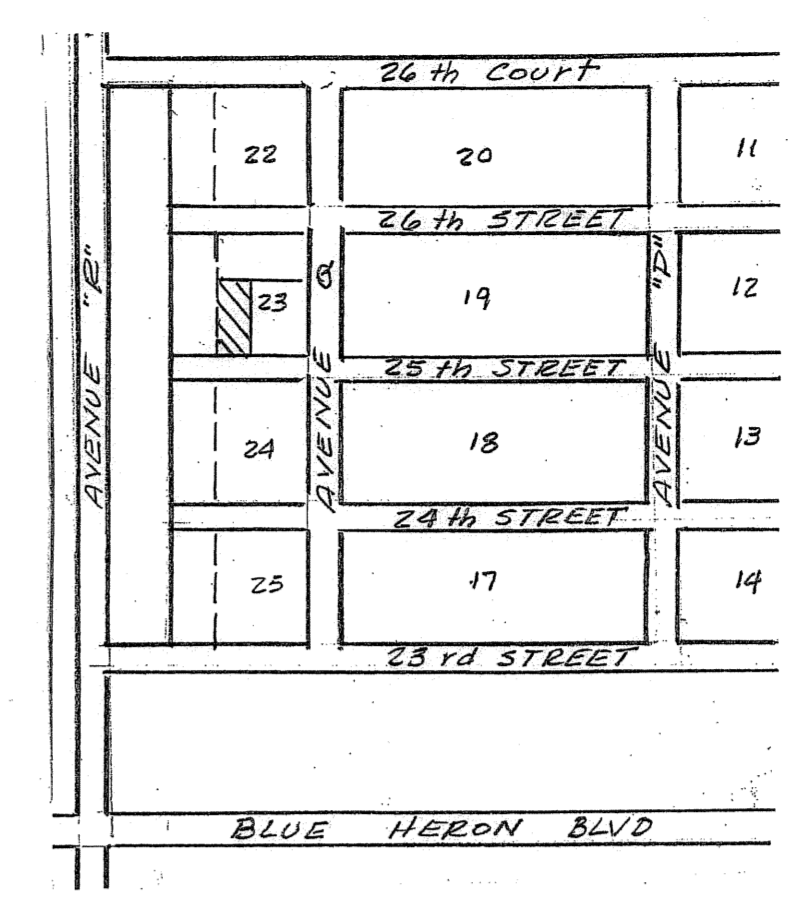
158

COUNTY CLERKS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT AM THIS 19 DAY OF September 2005, AND DULY RECORDED IN PLAT BOOK 106 ON PAGE 158

CLERK OF CIRCUIT COURT
BY: Maria P. Johnson
CLERK/COMPTROLLER,
SHARON BOCK



DEDICATION;

KNOW ALL MEN BY THESE PRESENTS THAT PEGASUS PROPERTIES, INC., A FLORIDA CORPORATION, AND LEE S. VOGEL, A MARRIED MAN, OWNER OF THE LAND SHOWN HEREON, AS VOGEL LAGA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOTS 3 THROUGH 8, INCLUSIVE, BLOCK 23, MONROE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, THENCE EASTERLY ON THE SOUTH BOUNDARY OF SAID LOT 8, A DISTANCE OF 49.82 FEET, TO A 1/2 INCH IRON PIPE, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE MAKING AN INCLUDED ANGLE TO THE RIGHT OF 89 DEGREES, 43 MINUTES, 05 SECONDS, PROCEED NORTHERLY A DISTANCE OF 144.72 FEET, TO A POINT IN THE NORTH LINE OF SAID NORTH LINE OF LOT 3, SAID POINT LYING 50.00 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 3, AND THE POINT OF TERMINATION OF SAID LINE

THE 5.00 FOOT UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF THE CABLE TELEVISION SYSTEM SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES

ALL LYING IN THE COUNTY OF PALM BEACH.

CONTAINING 7,223 SQUARE FEET, (0.17 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS;

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF September 2005.

PEGASUS PROPERTIES, INC.
A FLORIDA CORPORATION,

WITNESS: Lee S. Vogel BY: Lee S. Vogel
LEE S. VOGEL, PRESIDENT

WITNESS: Hand Bond

IN WITNESS WHEREOF, I LEE S. VOGEL, DO HEREUNTO SET MY HAND AND SEAL THIS DAY OF September 2005

WITNESS: Lee S. Vogel BY: Lee S. Vogel
LEE S. VOGEL,

WITNESS: Hand Bond

ACKNOWLEDGMENT;

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, LEE S. VOGEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF PEGASUS PROPERTIES, INC, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 19 DAY OF Sept 2005

MY COMMISSION EXPIRES: 10/1/09 BY: Notary Public
NOTARY PUBLIC
STATE OF FLORIDA
EXPIRES: October 1, 2009

BEFORE ME PERSONALLY APPEARED, LEE S. VOGEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF Sept 2005

MY COMMISSION EXPIRES: 10/1/09 BY: Notary Public
NOTARY PUBLIC
STATE OF FLORIDA
EXPIRES: October 1, 2009

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, COAST TO COAST TITLE, A TITLE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PEGASUS PROPERTIES, INC, A FLORIDA CORPORATION AND LEE S. VOGEL, A MARRIED MAN, THAT THE CURRENT TAXES HAVE BEEN PAID, THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

COAST TO COAST TITLE
6850 FORREST HILL BOVD.
WEST PALM BEACH, FLORIDA, 33413

DATED 9/19/2005 BY: Amy Wilson
AMY WILSON

CITY OF RIVIERA BEACH APPROVALS;

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VOGEL LAGA, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, THIS 11 DAY OF November, 2005

BY: Carrie E. Ward BY: Michael D. Brown
CARRIE E. WARD, CITY CLERK MICHAEL D. BROWN, MAYOR

BY: Lal John Samadi
LAL JOHN SAMADI, P.E. CITY ENGINEER

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR THE CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES

BY: Gary A. Rager DATE 12/01/2005
FLORIDA REGISTRATION NO. 4828

SURVEYORS CERTIFICATION;

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"), PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

DATE: 9/16/05 BY: Joseph M. Tucker
JOSEPH M. TUCKER, P.L.S.
LICENSE NO. 3285
STATE OF FLORIDA

SURVEYORS NOTES;

NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

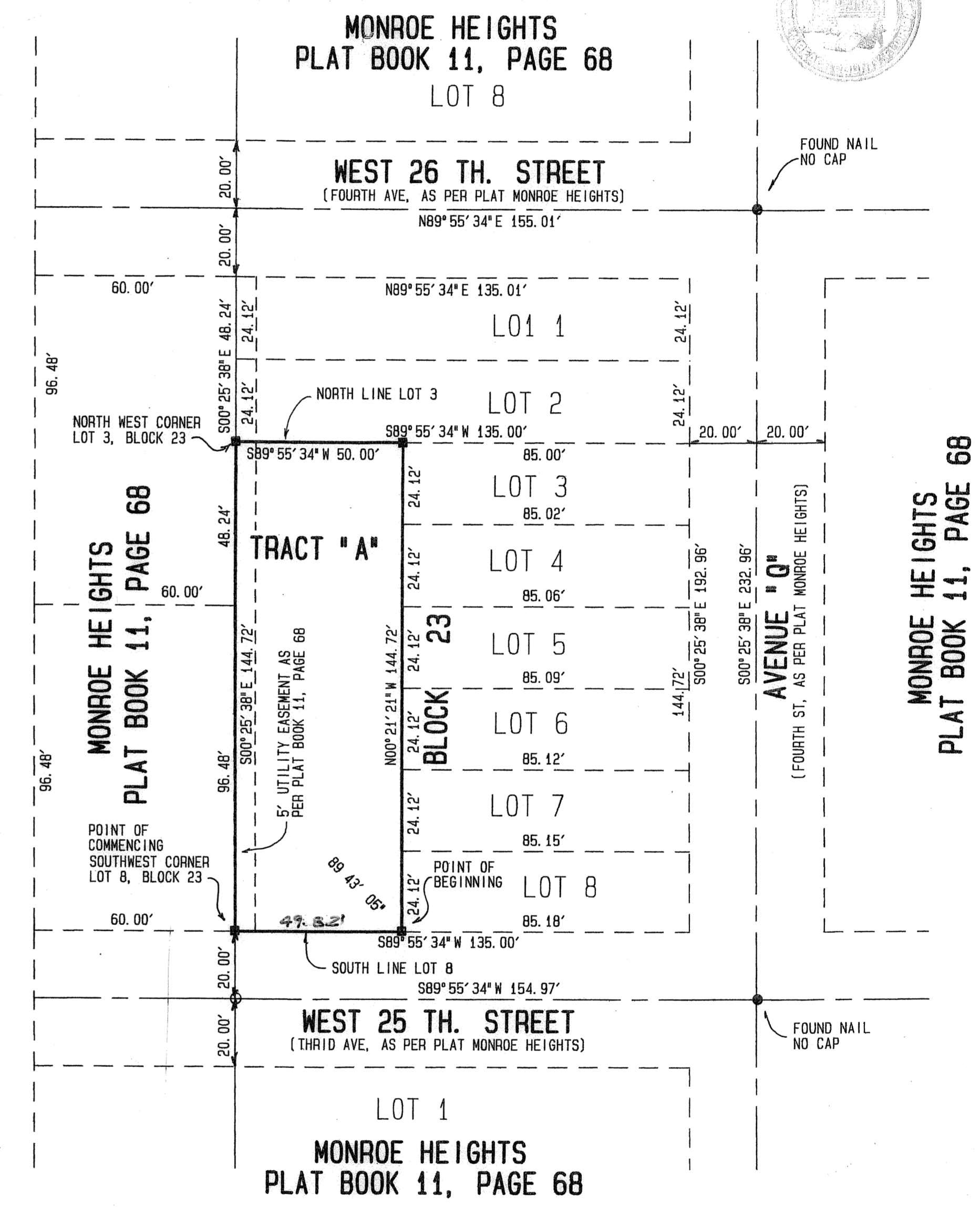
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF RIVIERA BEACH ZONING REGULATIONS.

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 ON A BEARING OF SOUTH 00°25'38"E EAST, ALONG THE CENTERLINE OF AVENUE "Q", AS SHOWN ON THE PLAT OF MONROE HEIGHTS, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO.

DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES, AND ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON THE DEFINITION OF A FOOT, AS ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, REFER TO THE HORIZONTAL PLANE

REPLAT NO. 1, MONROE HEIGHTS
PLAT BOOK 35, PAGE 27

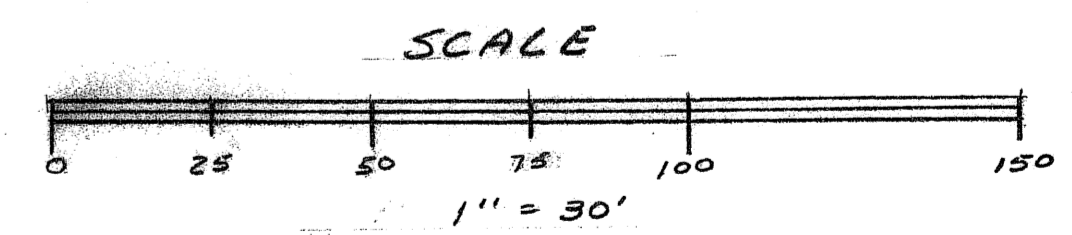


PREPARING SURVEYOR'S STATEMENT;

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH M. TUCKER
RICHARD L. SHEPHARD & ASSOCIATES, INC.
219 S.E. 23 RD. AVENUE
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435
PHONE NO. 1-561-737-6546

LEGEND;

- INDICATES P.R.M. (PERMANENT REFERENCE MONUMENT) L.B. 2102
- INDICATES P.C.P. (PERMANENT CONTROL POINT) SET L.B. 2102
- INDICATES FOUND NAIL, NO TAB (NO ID)



LB 2102 Joe Tucker

RICHARD L. SHEPHARD and Associates

219 S.E. 23RD AVENUE
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435

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