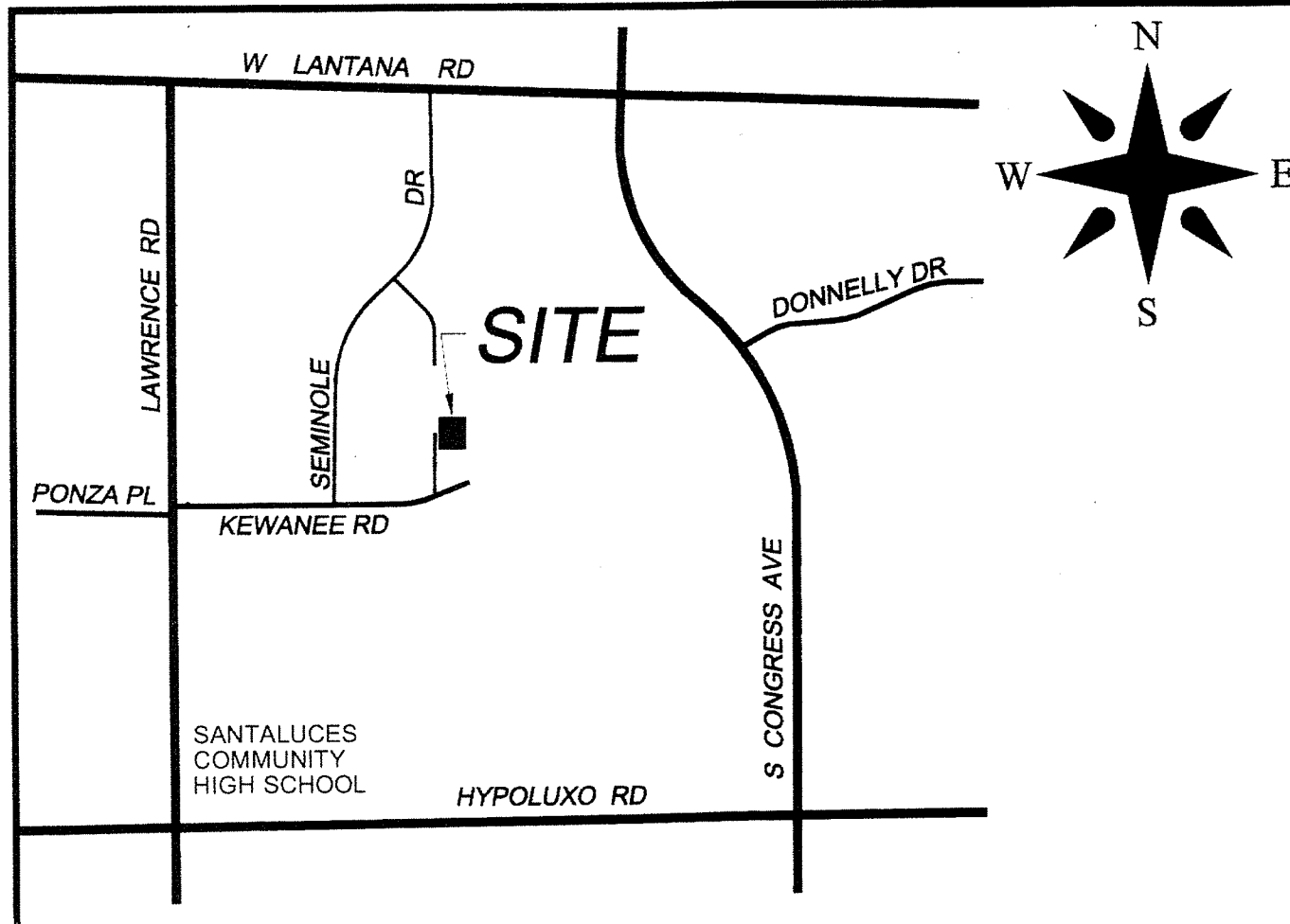


20140114141

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 11:46 a.m.  
this 13<sup>th</sup> day of APRIL, 2014,  
and duly recorded in Plat Book 118  
on Page(s) 1-2  
Sharon J. Bock, Clerk & Comptroller  
BY \_\_\_\_\_ D.C.  
SHEET 1 OF 2

# LAKE CLARKE SHORES UTILITY SITE

BEING A REPLAT OF A PORTION OF TRACT C, PLAT No. 1 SEMINOLE MANOR  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 164 THROUGH 166,  
INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6,  
TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA



VICINITY SKETCH  
NOT TO SCALE

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that the Town of Lake Clarke Shores, a municipal corporation in the State of Florida, owner of the land shown hereon as Lake Clarke Shores Utility Site, being a replat of a portion of Tract "C", Plat No. 1 Seminole Manor according to the plat thereof, recorded in Plat Book 25, Pages 164 through 166, inclusive, Public Records of Palm Beach County, Florida, lying in Section 6, Township 45 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

A Parcel of land being a portion of Tract "C", Plat No. 1, Seminole Manor, according to the plat thereof, as recorded in Plat Book 25, Pages 164 through 166, inclusive, Public Records of Palm Beach County, Florida and being more particularly described as follows:

The northerly 275 feet of the easterly 251 feet of the westerly 275 feet of said Tract "C".

Containing 1.58 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

1. Tract "U", as shown hereon is hereby reserved by the Town of Lake Clarke Shores, a municipal corporation in the State of Florida, its successor and assigns, for purposes consistent with the zoning regulations of Palm Beach County, and is the perpetual maintenance obligation of said Town of Lake Clarke Shores, its successors and assigns, without recourse to Palm Beach County.

The use of the tract is hereby limited to utility purposes for publicly owned utility agencies.

IN WITNESS WHEREOF, the above-named municipal corporation has caused these presents to be signed by its Mayor, this 11<sup>th</sup> day of March, 2014.

By: Town of Lake Clarke Shores, a municipal corporation in the State of Florida

WITNESS: Mary Pinkerman BY: Valentin Rodriguez, Jr., Mayor  
Town of Lake Clarke Shores

WITNESS: Mary Pinkerman  
Printed Name  
Daniel Clark  
Printed Name

TABULAR DATA	
CONTROL No.:	2013 - 122
TOTAL AREA:	1.58 ACRES

**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.

### ACKNOWLEDGEMENT

State of Florida

County of Palm Beach

Before me personally appeared Valentin Rodriguez, Jr., who is personally known to me or has produced \_\_\_\_\_ as identification and who executed the foregoing instrument as the Mayor of the Town of Lake Clarke Shores, a Municipal Corporation, and severally acknowledged to and before me that he executed such instrument as the Mayor of said municipal 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 a free act and deed of said corporation.

WITNESS my hand and official seal this 11<sup>th</sup> day of March, 2014.

May 18, 2017  
My Commission Expires:

867280  
My Commission Number:



Tammy Sue House  
Signature of Notary Public

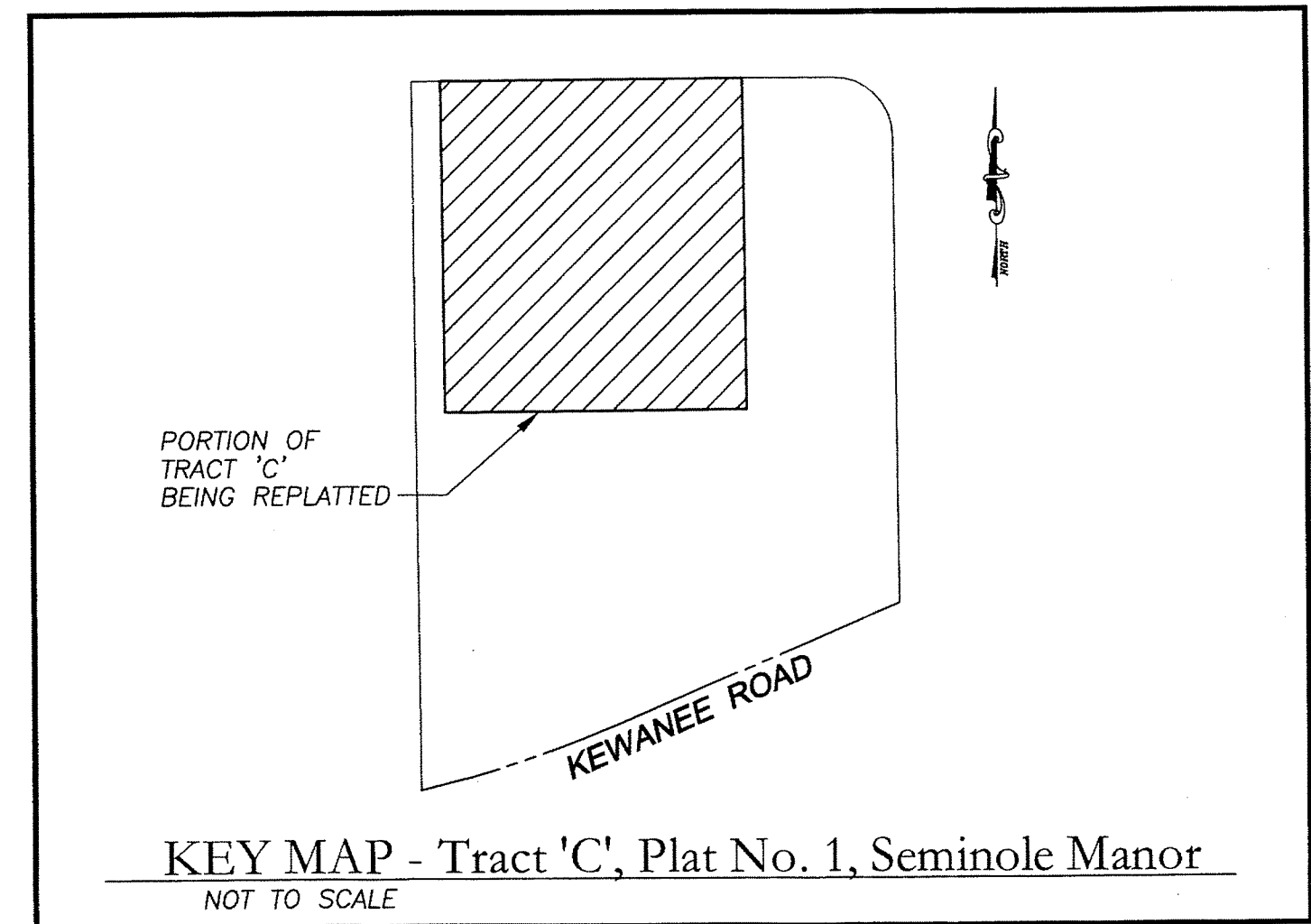
Tammy Sue House  
Printed Name of Notary Public

### TITLE CERTIFICATION

I, Charles F. Schoech, a duly licensed attorney in the State of Florida, do hereby certify: that I have examined the title to the herein described property; that the title to the property is vested in the Town of Lake Clarke Shores, a Florida municipal corporation; that there are no unsatisfied mortgages of record; that there are no unsatisfied Palm Beach County special assessments or other unsatisfied County liens of record held against said land; and that there are encumbrances of record, but said encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated this 11<sup>th</sup> day of March, 2014.

Charles F. Schoech  
Charles F. Schoech, Esquire  
Florida Bar No. 183924  
Caldwell Pacetti Edwards Schoech & Viator LLP  
250 South Australian Avenue, Suite 600  
West Palm Beach, FL 33401-5006



KEY MAP - Tract 'C', Plat No. 1, Seminole Manor  
NOT TO SCALE

### COUNTY APPROVAL

#### 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 13<sup>th</sup> day of April, 2014, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

George T. Webb, P.E.  
County Engineer

### SURVEYOR & MAPPER'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) and Monuments according to Section 177.091(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 Palm Beach County, Florida.

Dated this 28<sup>th</sup> day of February, 2014.

Thomas C. Vokoun  
Thomas C. Vokoun  
Professional Surveyor and Mapper  
Florida License No. 4382  
AECOM Technical Services, Inc.

### NOTES

1. Coordinates shown are grid.
2. Datum = NAD 83, 1990 adjustment.
3. Zone = Florida East
4. Linear unit = US foot
5. Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system Transverse Mercator Projection on the North American datum of 1983, 1990 adjustment.
6. All distances are ground unless noted otherwise.
7. Scale factor = 1.00003923 (Ground Distance = Grid Distance / Scale Factor)
8. Ground distance x scale factor = grid distance
9. The North Line of Tract "C", Plat No. 1, Seminole Manor is taken to bear South 89°31'35" West and all other bearings shown hereon are relative thereto. Bearings shown hereon are Grid.
10. 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.
11. 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
12. This instrument prepared by: Thomas C. Vokoun in the office of AECOM Technical Services, Inc. 3550 SW Corporate Parkway, Palm City, Florida 34990

TOWN OF LAKE CLARKE SHORES SEAL	COUNTY ENGINEER SEAL	NOTARY PUBLIC SEAL	SURVEYOR'S SEAL
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PLAT OF		
LAKE CLARKE SHORES UTILITY SITE		
<b>AECOM</b> AECOM Technical Services, Inc. 3550 SW Corporate Parkway, Palm City, FL 34990 T 772.286.3883 F 772.286.3925 Certificate of Authorization 8115 & LB7860 www.aecom.com		
FIELD:	JOB No.: 60224758	F.B. PG.
OFFICE: DLP	DATE: MAY, 2013	DWG. No.:
CHKD:	REF.:	SHEET 1 OF 2