

20150002532

AURA SEASIDE

BEING A REPLAT OF A PORTION OF GOVERNMENT LOT 5 IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST IN PLAT BOOK 18, PAGE 78, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA.

NOVEMBER, 2014 SHEET 1 OF 2

38

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CENACLE CONVENT OF PALM BEACH COUNTY, INC. A FLORIDA NON PROFIT CORPORATION, OWNER OF THE LANDS AS SHOWN HEREON AS PLAT OF AURA SEASIDE, BEING A PORTION OF GOVERNMENT LOT 5, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ALL OF THE LANDS CONTAINED IN THE PLAT OF THE NORTH 413.3 FEET OF THE SOUTH 826.6 FEET OF GOVERNMENT LOT 5, OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, SITUATED IN PALM BEACH COUNTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 5 FEET OF LOT 24, BLOCK 1, GREYNOLDS HIGHLANDS UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 25 TO 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF THE ABOVE REFERENCED PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM A POINT ON THE SOUTH LINE SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, AND 116 FEET FROM THE CENTER LINE OF THE FLORIDA EAST COAST RAILROAD AS MEASURED 90 DEGREES FROM NORTH TO EAST, SAID POINT OF COMMENCEMENT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) THENCE, CONTINUE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 02 DEGREES 55'25" EAST, A DISTANCE OF 413.35 FEET; THENCE, NORTH 89 DEGREES 58'00" EAST, A DISTANCE OF 28.04 FEET TO THE "POINT OF BEGINNING". THENCE CONTINUE NORTH 89 DEGREES 58'00" EAST, A DISTANCE OF 1048.93 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH; THENCE NORTHERLY ALONG THE SHORE OF LAKE WORTH AND ALONG THE EASTERLY FACE OF A CONCRETE SEAWALL AND THE SOUTHERLY EXTENSION THEREOF, NORTH 09 DEGREES 02'57" EAST, A DISTANCE OF 72.80 FEET; THENCE NORTH 00 DEGREES 17'19" WEST, A DISTANCE OF 95.26 FEET; THENCE NORTH 02 DEGREES 16'35" WEST, A DISTANCE OF 245.67 FEET; THENCE DEPARTING SAID SEAWALL, SOUTH 89 DEGREES 58'00" WEST, A DISTANCE OF 449.24 FEET; THENCE SOUTH 02 DEGREES 55'37" EAST, A DISTANCE OF 16.02 FEET; THENCE NORTH 88 DEGREES 32'30" WEST, A DISTANCE OF 490.11 FEET; THENCE, NORTH 02 DEGREES 55'25" EAST, A DISTANCE OF 8.05 FEET; THENCE, NORTH 88 DEGREES 32'30" WEST, A DISTANCE OF 120.00 FEET TO THE INTERSECTION OF EAST RIGHT-OF-WAY LINE OF U.S. NO. 1 (S.R. 5) SAID RIGHT-OF-WAY LYING 116 FEET FROM THE CENTER LINE OF THE FLORIDA EAST COAST RAILROAD.; THENCE, SOUTH 02 DEGREES 55'25" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 108.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "MARTIN STREET" AS SHOWN ON THE PLAT OF GREYNOLDS HIGHLANDS, UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGES, 25, 26 AND 27, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA (SAID PORTION OF ROADS AND ALLEYS HAVE BEEN VACATED BY BOARD OF COUNTY COMMISSIONERS, RECORDED IN OFFICIAL RECORD BOOK 819 PAGE 294); THENCE SOUTH 88 DEGREES 32'30" EAST, A DISTANCE OF 28.01 FEET; THENCE SOUTH 02 DEGREES 55'25" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88 DEGREES 32'30" WEST, A DISTANCE OF 28.01 FEET; THENCE SOUTH 02 DEGREES 55'25" WEST, A DISTANCE OF 118.00 FEET; THENCE SOUTH 00 DEGREES 10'50" EAST, ALONG THE RIGHT OF WAY LINE AS SHOWN ON THE FLORIDA D.O.T. MAP, PROJECT NO. 2296571, A DISTANCE OF 119.87 FEET; THENCE NORTH 89 DEGREES 58'00" EAST, A DISTANCE OF 22.76 FEET; THENCE SOUTH 02 DEGREES 55'25" WEST, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING. CONTAINING 437,055 SQUARE FEET OR 10.03 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY THIS 17th DAY OF Dec., 2014.

THE CENACLE CONVENT OF PALM BEACH COUNTY, INC, A FLORIDA NON PROFIT CORPORATION.

WITNESS: Barbara A. Pritchard Sister Mary Sharon Riley

WITNESS: Barbara A. Pritchard SISTER MARY SHARON RILEY, PRESIDENT

WITNESS: Barbara A. Pritchard Sister Janice Bemowski

WITNESS: Barbara A. Pritchard SISTER JANICE BEMOWSKI, SECRETARY

ACKNOWLEDGEMENT:
STATE OF ~~FLORIDA~~ **ILLINOIS**
COUNTY OF ~~PALM BEACH~~ **COOK**

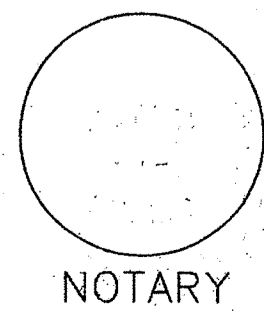
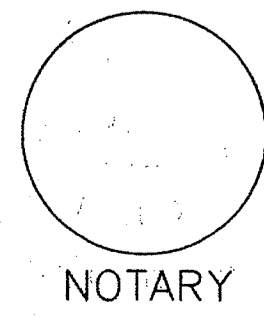
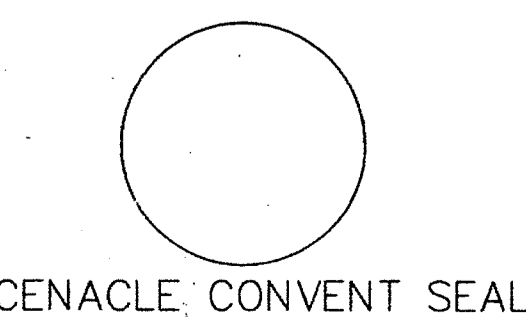
BEFORE ME PERSONALLY APPEARED SISTER MAPY SHARON RILEY, AS PRESIDENT OF SAID CORPORATION WHO IS PERSONALLY KNOWN TO ME ~~ON THE PREVIOUS~~ ~~NO IDENTIFICATION~~, AND WHO EXECUTED THE FORGOING INSTRUMENT AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF Dec 2014

MY COMMISSION EXPIRES:
October 7, 2017

COMMISSION NUMBER: 722497

Donna K. Balducci
PRINTED NAME:
NOTARY PUBLIC



ACKNOWLEDGEMENT:
STATE OF ~~FLORIDA~~ **ILLINOIS**
COUNTY OF ~~PALM BEACH~~ **COOK**

BEFORE ME PERSONALLY APPEARED SISTER JANICE BEMOWSKI, AS SECRETARY OF SAID CORPORATION WHO IS PERSONALLY KNOWN TO ME ~~ON THE PREVIOUS~~ ~~NO IDENTIFICATION~~, AND WHO EXECUTED THE FORGOING INSTRUMENT AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF Dec. 2014

MY COMMISSION EXPIRES:
October 7, 2017

COMMISSION NUMBER: 722497

Donna K. Balducci
PRINTED NAME:
NOTARY PUBLIC

APPROVALS:

TOWN OF LANTANA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF January, 2015

ATTEST: Crystal A. Gibson BY: David J. Stewart
CRYSTAL A. GIBSON, MPA, MMC, TOWN CLERK DAVID J. STEWART, MAYOR

TOWN ENGINEER

THIS PLAT IS APPROVED FOR RECORD THIS 22nd DAY OF DECEMBER 2014 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF LANTANA AND IN ACCORDANCE WITH SEC. 177.081(1) F.S.

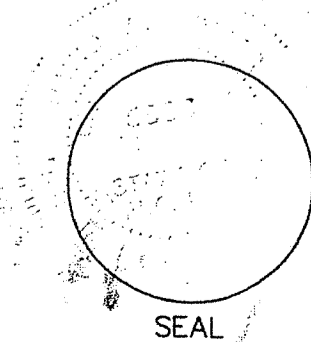
BY: Rebecca Travis
REBECCA TRAVIS, P.E.,
MATHEWS CONSULTING, INC.
AS TOWN ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LANTANA, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

BY: David Bower
DAVID BOWER, P.S.M.
FLORIDA CERTIFICATE NO. 5888

DATE: 12/22/14



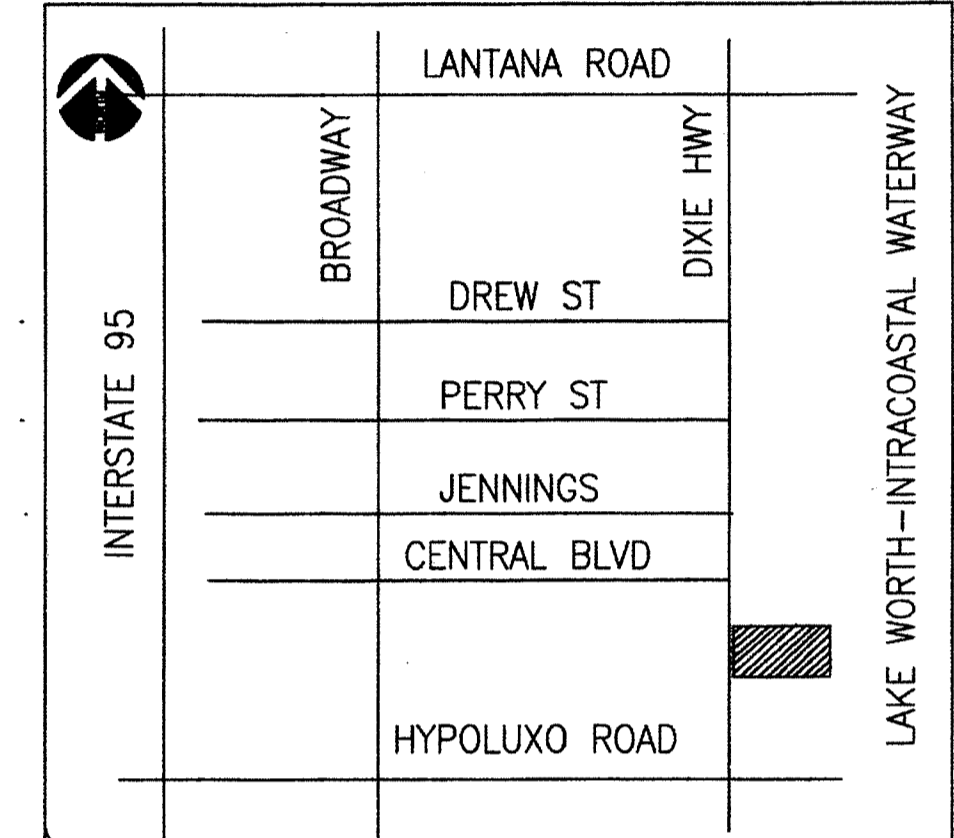
TITLE CERTIFICATION;

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, KENNETH W. DODGE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED IN CENACLE CONVENT OF PALM BEACH COUNTY, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATED: 12/15/2014

Kenneth W. Dodge
KENNETH W. DODGE
FLORIDA BAR NUMBER 994146



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- ALL DISTANCES ARE GROUND BASED ON THE U.S. SURVEY FOOT.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 3 WHICH IS ASSUMED TO BEAR NORTH 89°58'00" EAST AND ALL OTHER BEARINGS ARE RELATED THERETO.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THIS PLAT, AS DEPICTED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS AS 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 PALM BEACH COUNTY, FLORIDA.
- ALL RECORDING REFERENCES ARE AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

LEGEND

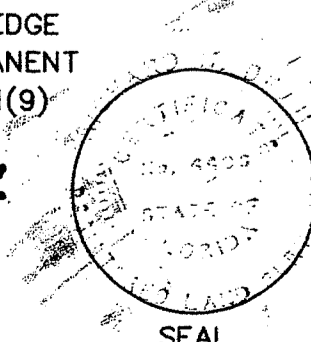
- INDICATES PERMANENT REFERENCE MONUMENT LB#6936
- ⊕ INDICATES CENTER LINE
- P.O.B. INDICATES POINT OF BEGINNING
- R/W INDICATES RIGHT OF WAY
- S.R. INDICATES STATE ROAD
- P.O.B. INDICATES POINT OF BEGINNING
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE

SURVEYOR'S 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; AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW.

BY: Richard N. Dean
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 12/15/2014



Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Weppole Avenue
Suite A3
West Palm Beach, Florida 33409
Tel: (561) 625-8748 Facsimile: (561) 625-4558

FIELD:	DATE: OCTOBER 2014
DRAWN: D.J.M.	SCALE: N/A
SHEET: 1 of 2	JOB No.: 014-202