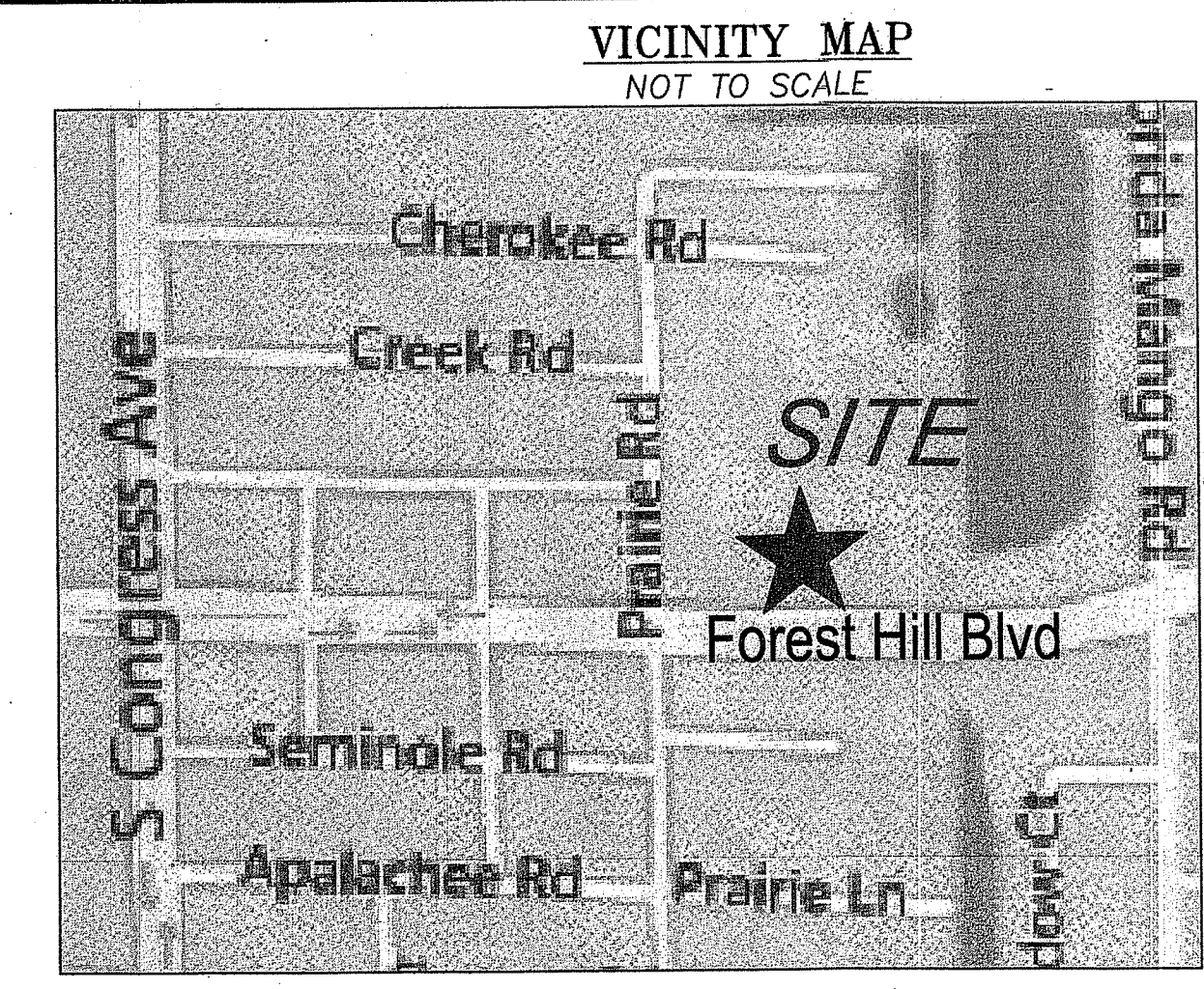


20160343546

# WATER'S EDGE DERMATOLOGY, LLC PLAT

A PORTION OF LOT 2, LAKESHORE PLAZA (PLAT BOOK 74, PAGE 106)  
LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST,  
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT A.M.  
THIS 2<sup>nd</sup> DAY OF September, A.D. 2016 AND  
DULY RECORDED IN PLAT BOOK 122 ON PAGES  
83 THRU 84 SHARON R. BOCK CLERK AND  
COMPTROLLER BY: [Signature] D.C.

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## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LAKESHORE CENTER, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WATER'S EDGE DERMATOLOGY, LLC PLAT, BEING A PORTION OF LOT 2 OF LAKESHORE PLAZA (PLAT BOOK 74, PAGE 106 OF THE PALM BEACH COUNTY RECORDS) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DESCRIPTION

A PORTION OF LOT 2, LAKESHORE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2, (ALSO KNOWN AS THE SOUTHEAST CORNER OF TRACT "A" AS SHOWN ON THE PLAT OF LAKESHORE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 106) THENCE RUN SOUTH 87°49'45" EAST, ALONG THE SOUTH LINE OF LOT 2 (ALSO BEING THE NORTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD) A DISTANCE OF 161.17 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 02°23'23" EAST, A DISTANCE OF 179.00 FEET; THENCE RUN SOUTH 87°31'02" EAST, A DISTANCE OF 186.43 FEET; THENCE RUN SOUTH 02°23'23" WEST, A DISTANCE OF 177.99 FEET MORE OR LESS TO THE AFOREMENTIONED SOUTH LINE OF LOT 2 (ALSO BEING THE NORTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD); THENCE RUN NORTH 87°49'45" WEST, ALONG AFOREMENTIONED SOUTH LINE OF LOT 2, A DISTANCE OF 186.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,276 SQUARE FEET OR 0.76 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DOES HEREBY DEDICATE AS FOLLOWS.

- 1. THE 5.0' LIMITED ACCESS EASEMENT- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 2. THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION 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 THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED, MY HAND AND OFFICIAL SEAL, THIS 8 DAY OF Sept., 2016.

BY: [Signature]  
ROBERT BRANDT  
(MANAGER)

WITNESS: [Signature]  
Yillian Sarmiento  
PRINT NAME  
[Signature]  
RAUL CALADO  
PRINT NAME

## ACKNOWLEDGMENT

STATE OF FLORIDA,  
COUNTY OF PALM BEACH,

BEFORE ME PERSONALLY APPEARED ROBERT BRANDT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LAKESHORE CENTER LLC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENTS 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 8 DAY OF September, 2016.

By: [Signature] Yillian Sarmiento  
(PRINTED NAME) - NOTARY PUBLIC  
COMMISSION NUMBER: 176018 MY COMMISSION EXPIRES: 11-13-18

## VILLAGE OF PALM SPRINGS APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, THIS 22<sup>nd</sup> DAY OF Sept. 2016.

BY: [Signature]  
BEV SMITH, MAYOR

ATTESTED BY: [Signature]  
SUSAN M. CALJEAN, CMC, VILLAGE CLERK

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 21877, AT PAGE 1 AND OFFICIAL RECORDS BOOK 22085, AT PAGE 1450 AND MODIFIED BY OFFICIAL RECORDS BOOK 23858, PAGE 1862 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF Sept., 2016.

BANCO POPULAR NORTH AMERICA  
A NEW YORK CORPORATION

WITNESS: [Signature]  
WITNESS: [Signature]  
BY: [Signature]  
MARK MATTOZZI  
VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF FLORIDA,  
COUNTY OF PALM BEACH,

BEFORE ME PERSONALLY APPEARED MARK MATTOZZI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF BANCO POPULAR NORTH AMERICA, A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENTS 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 8 DAY OF September, 2016.

By: [Signature]  
Yillian Sarmiento NOTARY PUBLIC  
COMMISSION NUMBER: 176018 MY COMMISSION EXPIRES: 11-13-18

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LAWRENCE S. KLITZMAN, 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 THE TITLE TO THE PROPERTY IS VESTED IN LAKESHORE CENTER LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OTHER THAN ENCUMBRANCES INDICATED ON SCHEDULE B-1 AND B-II OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT DATED APRIL 22, 2016 AT 11:00 PM AND REFERRED TO AS FUND FILE NUMBER 284965 A1 BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Sept. 8, 2016 BY: [Signature]  
KLITZMAN LAW GROUP, P.L.L.C.  
1391 SAWGRASS CORPORATE PARKWAY  
SUNRISE, FLORIDA 33323  
ATTORNEY AT LAW  
FLORIDA BAR NO. 312878

## REVIEWING SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: [Signature]  
KEVIN BECK, P.S.M., LS6168 DATE: September 17, 2016

## SURVEYORS CERTIFICATE

I HEREBY 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF PALM SPRINGS.

[Signature] 9-1-16  
KENNETH J. OSBORNE DATE  
FLORIDA LICENSED SURVEYOR AND MAPPER  
PROFESSIONAL SURVEYOR AND MAPPER #6415

## SURVEYOR & MAPPER NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF PALM SPRINGS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. 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 THIS 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.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.

LAKESHORE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY	BANCO POPULAR NORTH AMERICA A NEW YORK CORPORATION	VILLAGE OF PALM SPRINGS ENGINEER	VILLAGE OF PALM SPRINGS REVIEWING SURVEYOR'S	PLATTING SURVEYOR'S	JOB#: C-13833 DRAWN BY: D.S.D.
[Signature]	[Signature]	[Signature]	[Signature]	[Signature]	6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 PHONE (561) 640-4800 FACSIMILE (561) 640-0576
SEAL	SEAL	SEAL	SEAL	SEAL	COMPASS SURVEYING WWW.COMPASSSURVEYING.NET LB #7463