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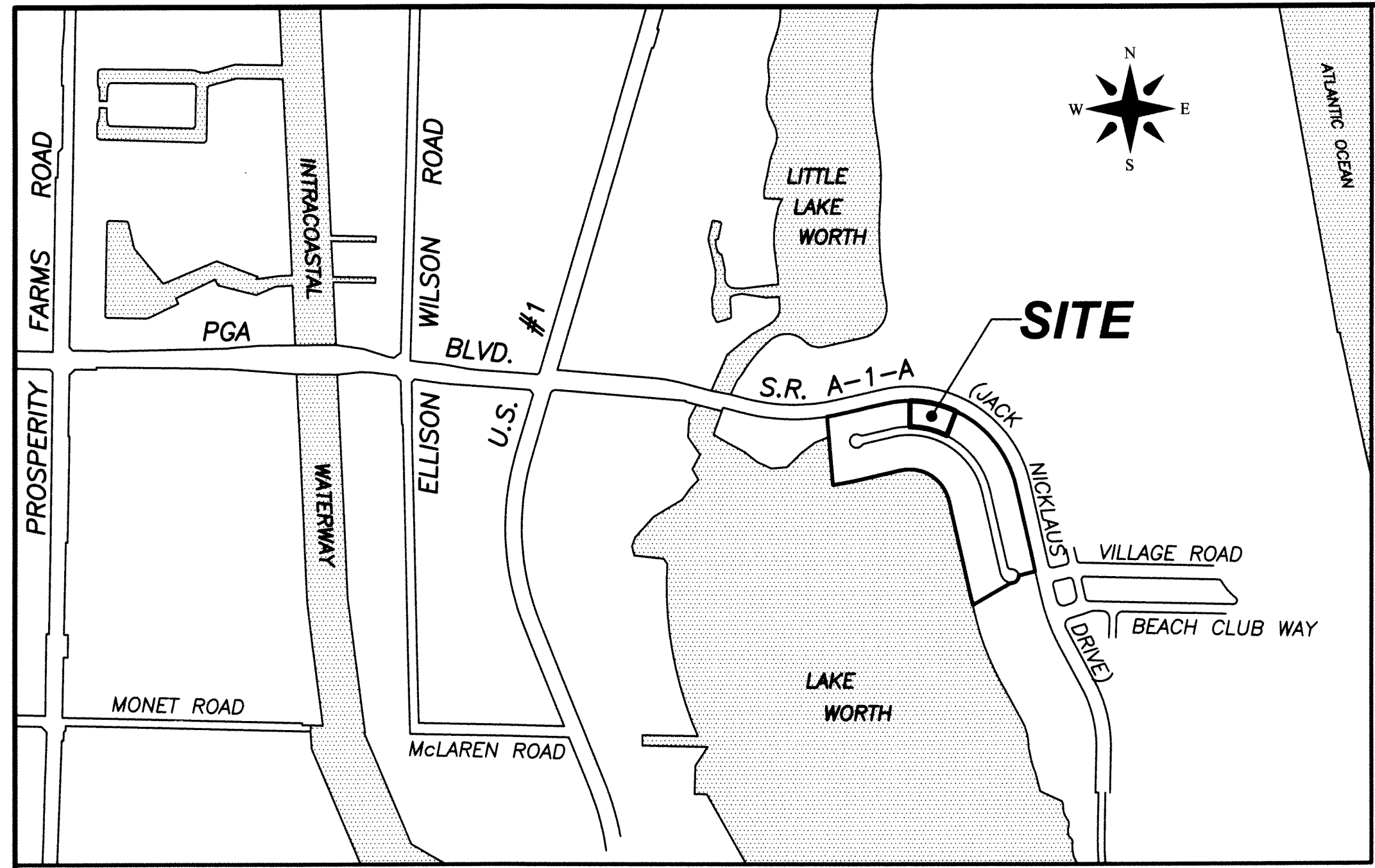
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:22 A.M.
THIS 6 DAY OF December
A.D. 2018 AND CLERK RECORDED
IN PLAT BOOK 127 ON
PAGES 41 AND 42

SHARON R. BOLK
CLERK AND COMPTROLLER
BY: Audrey
DEPUTY CLERK

OLD PORT VILLAGE PLAT NO. 1A REPLAT No. 4 at LOST TREE VILLAGE

BEING A REPLAT OF LOT 41-A, OLD PORT VILLAGE PLAT NO. 1-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 130, TOGETHER WITH LOT 42 B, OLD PORT VILLAGE PLAT NO. 1-A REPLAT No. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 132, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST



VICINITY SKETCH
(NOT TO SCALE)

SITE DATA
CONTROL #: 1973-30

SHEET 1 OF 2
CLERK'S STAMP

IN WITNESS WHEREOF, We, Jack W. Nicklaus and Barbara B. Nicklaus, do hereunto set our hands and seals this 6th day of November, 2018.

WITNESS: Patricia Melnyk
Patricia Melnyk
Printed Name
BY: Jack W. Nicklaus
Jack W. Nicklaus, as Trustee under the
Barbara B. Nicklaus Revocable Trust dated
February 25, 2002
WITNESS: Jane Bedford
JANE BEDFORD
Printed Name

WITNESS: Patricia Melnyk
Patricia Melnyk
Printed Name
BY: Barbara B. Nicklaus
Barbara B. Nicklaus, as Trustee under the
Barbara B. Nicklaus Revocable Trust dated
February 25, 2002
WITNESS: Jane Bedford
JANE BEDFORD
Printed Name

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 5th day of December, 2018, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

David L. Ricks
David L. Ricks, P.E.
County Engineer

DEDICATION AND RESERVATION
KNOW ALL MEN BY THESE PRESENTS that Jack W. Nicklaus, as Trustee under the Jack W. Nicklaus Revocable Trust dated February 25, 2002, and Barbara B. Nicklaus, as Trustee under the Barbara B. Nicklaus Revocable Trust dated February 25, 2002, owners of the land shown hereon as Old Port Village Plat No. 1a Replat No. 4 at Lost Tree Village, being a replat of Lot 41-A, Old Port Village Plat No. 1-A, according to the plat thereof, as recorded in Plat Book 28, Page 130, together with Lot 42 B, Old Port Village Plat No. 1-A Replat No. 2, according to the plat thereof, as recorded in Plat Book 94, Page 132, both of the Public Records of Palm Beach County, Florida, lying in Section 4, Township 42 South, Range 43 East, being more particularly described as follows:

LEGAL DESCRIPTION:
Lot 41A, Old Port Village Plat No. 1-A, according to the map or plat thereof as recorded in Plat Book 28, Page 130, Public Records of Palm Beach County, Florida.

Together with;
Lot 42B, Old Port Village Plat No. 1-A Replat No. 2, according to the map or plat thereof as recorded in Plat Book 94, Page 132, Public Records of Palm Beach County, Florida.
Containing 1.342 acres, more or less.
has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

UTILITY EASEMENT
The Utility Easement adjacent and parallel to Old Harbour Road as shown hereon, is a non-exclusive easement and is hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

LIMITED ACCESS EASEMENT
The Limited Access Easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

ACKNOWLEDGEMENT
State of Florida
County of Palm Beach
Before me personally appeared Jack W. Nicklaus, as Trustee under the Jack W. Nicklaus Revocable Trust dated February 25, 2002, who is personally known to me or has produced N/A as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 6th day of November, 2018.
April 5th, 2019
My Commission Expires:
Notary Stamp
Signature of Notary Public
Printed name of Notary Public

ACKNOWLEDGEMENT
State of Florida
County of Palm Beach
Before me personally appeared Barbara B. Nicklaus, as Trustee under the Barbara B. Nicklaus Revocable Trust dated February 25, 2002, who is personally known to me or has produced N/A as identification, and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 6th day of November, 2018.
April 5, 2019
My Commission Expires:
Notary Stamp
Signature of Notary Public
Printed name of Notary Public

TITLE CERTIFICATION
I, David M. Shaw, 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 Jack W. Nicklaus, as Trustee under the Jack W. Nicklaus Revocable Trust dated February 25, 2002, and Barbara B. Nicklaus, as Trustee under the Barbara B. Nicklaus Revocable Trust dated February 25, 2002; 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 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.

Dated this 6 day of November, 2018.
David M. Shaw
David M. Shaw, Esquire
Florida Bar No. 294713

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 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 Palm Beach County, Florida.

Dated this 11th day of November, 2018.
Robert J. Cajal
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

- NOTES**
- All lines intersecting circular curves are radial unless otherwise noted.
 - Building setback lines shall be as required by current Palm Beach County Zoning regulations.
 - Zone = Florida East
 - Linear unit = U.S. Survey Foot
 - Coordinates shown on the control P.R.M.'S are Grid and are based upon the Florida State Plane coordinate system on the North American Datum of 1983, 1990 adjustment.
 - All distances are ground unless labeled otherwise as measured on horizontal plane.
 - Scale factor = 1.0000506
 - Ground distance x scale factor = grid distance
 - Bearings shown hereon are assumed and are based on the East line of the Southeast quarter (SE 1/4) of Section 5, Township 42 South, Range 43 East, which bears North 01°54'09" West and all other bearings are relative thereto.
 - 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.
 - 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 replanted 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.
 - 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.
 - Pursuant to Official Records Book 4012, Page 1171, there exists a blanket easement benefiting Perry Cable TV Corporation over Lost Tree Village in its entirety.
 - This plat position and orientation conforms to the Florida State Plane Coordinate System by past occupation and backsighting of the Palm Beach County monuments identifying the Southeast Section Corner and East One-Quarter Corners of Section 5, Township 42 South, Range 43 East and subsequent field traverse to and along known control points for Old Harbour Road established by Old Port Village Plat No. 1-A, recorded in Plat Book 28, Page 130, to achieve a minimum relative distance accuracy of 1:10,000.

This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

SURVEYOR'S SEAL ENGINEER'S SEAL
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 499
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551
FIELD: JOB No.: 87-1066.2 F.B. PG.
OFFICE: R.C. DATE: APRIL, 2018 DWG. No.: 87-1066-7
C'K'D: REF.: 87-1066-7.DWG SHEET 1 OF 2