

# LAKE COLONY PHASE 1

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1,  
TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MAY 1979

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 9:27 AM  
this 7 Day of August AD 1980,  
and duly recorded in Plat Book No. 40  
on Pages 76 thru 77  
JOHN B. DUNKLE, Clerk  
Circuit Court  
BY: John B. Dunkle  
D.C.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Kirk Road Land Company, a Florida Corporation, owner of land shown hereon, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as "LAKE COLONY PHASE 1" and being more particularly described as follows:

Commence at the East 1/4 Corner of said Section 1; Thence run S 03° 11' 56" W along the Westerly Right of Way Line of Kirk Road for a distance of 408.19 feet to the Point of Beginning; Thence run S 03° 11' 56" W along said Westerly Right of Way Line of Kirk Road for a distance of 502.32 feet; Thence run N 88° 51' 19" W for a distance of 218.41 feet; Thence run N 01° 08' 41" E for a distance of 40.23 feet; Thence run N 88° 51' 19" W for a distance of 223.27 feet; Thence run S 34° 39' 41" W for a distance of 86.26 feet; Thence run S 01° 08' 41" W for a distance of 110.00 feet; Thence run N 88° 51' 19" W for a distance of 111.98 feet; Thence run N 43° 51' 19" W for a distance of 94.07 feet; Thence run N 88° 51' 19" W for a distance of 70.00 feet; Thence run N 43° 51' 19" W for a distance of 102.29 feet; Thence run N 88° 51' 19" W for a distance of 130.00 feet; Thence run N 01° 08' 41" E for a distance of 138.57 feet; Thence run S 88° 51' 19" E for a distance of 113.51 feet; Thence run W 01° 08' 41" E for a distance of 106.09 feet; Thence run S 88° 51' 19" E for a distance of 75.00 feet; Thence run N 01° 08' 41" E for a distance of 118.17 feet; Thence run N 88° 51' 19" W for a distance of 48.34 feet; Thence run N 01° 08' 41" E for a distance of 49.77 feet; Thence run S 88° 51' 19" E for a distance of 142.09 feet; Thence run N 01° 08' 41" E for a distance of 196.50 feet; Thence run S 88° 51' 19" E for a distance of 209.30 feet; Thence run N 03° 11' 56" E for a distance of 223.82 feet to the South Right of Way Line of Lake Worth Drainage District Lateral Canal L-5; Thence run S 88° 51' 19" E along said South Right of Way Line, said line being parallel with and 80 feet Southerly of as measured at right angles to the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 1 for a distance of 24.75 feet; Thence run S 03° 11' 56" W along a line parallel with the Westerly Right of Way line of Kirk Road for a distance of 328.14 feet; Thence run S 88° 51' 19" E along a line parallel with the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 1 for a distance of 445.58 feet to the Point of Beginning.  
Containing 10.58 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- The interior road shown on this plat is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the perpetual use of the public for proper purposes.
- The drainage easements shown hereon are hereby dedicated in perpetuity for the Construction and Maintenance of Drainage.
- The Water Management Tract, Drainage Easements, Bicycle Path Easements, and the Recreation Tract as shown are hereby dedicated to "Lake Colony Homeowners Association, Inc." and are the perpetual maintenance obligation of said Homeowner's Association.
- The Parking and Utility Tract as indicated on this plat are hereby dedicated to "Lake Colony Homeowner's Association, Inc." and is the perpetual maintenance obligation of said Homeowner's Association.
- The limited Access Easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- The Water Management Tract, as shown, is hereby dedicated in perpetuity for the Construction and Maintenance of Drainage.
- The utility easements as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity to Florida Power and Light Company and other public utilities for the construction, operation, maintenance, inspections, replacement and repair of utility facilities, equipment and appurtenances.

In Witness Whereof Kirk Road Land Company, a Florida Corporation, has caused these presents to be signed by its President, Douglas McNeill and attested by its Secretary, Martin H. Sahn (Asst. Sec'y) and its corporate seal to be affixed by and with the authority of its Board of Directors this 4th Day of April, AD 1980.

Kirk Road Land Company, a Corporation of the State of Florida  
Attest: Martin H. Sahn  
Assistant Secretary  
By: Douglas McNeill  
Douglas McNeill, President

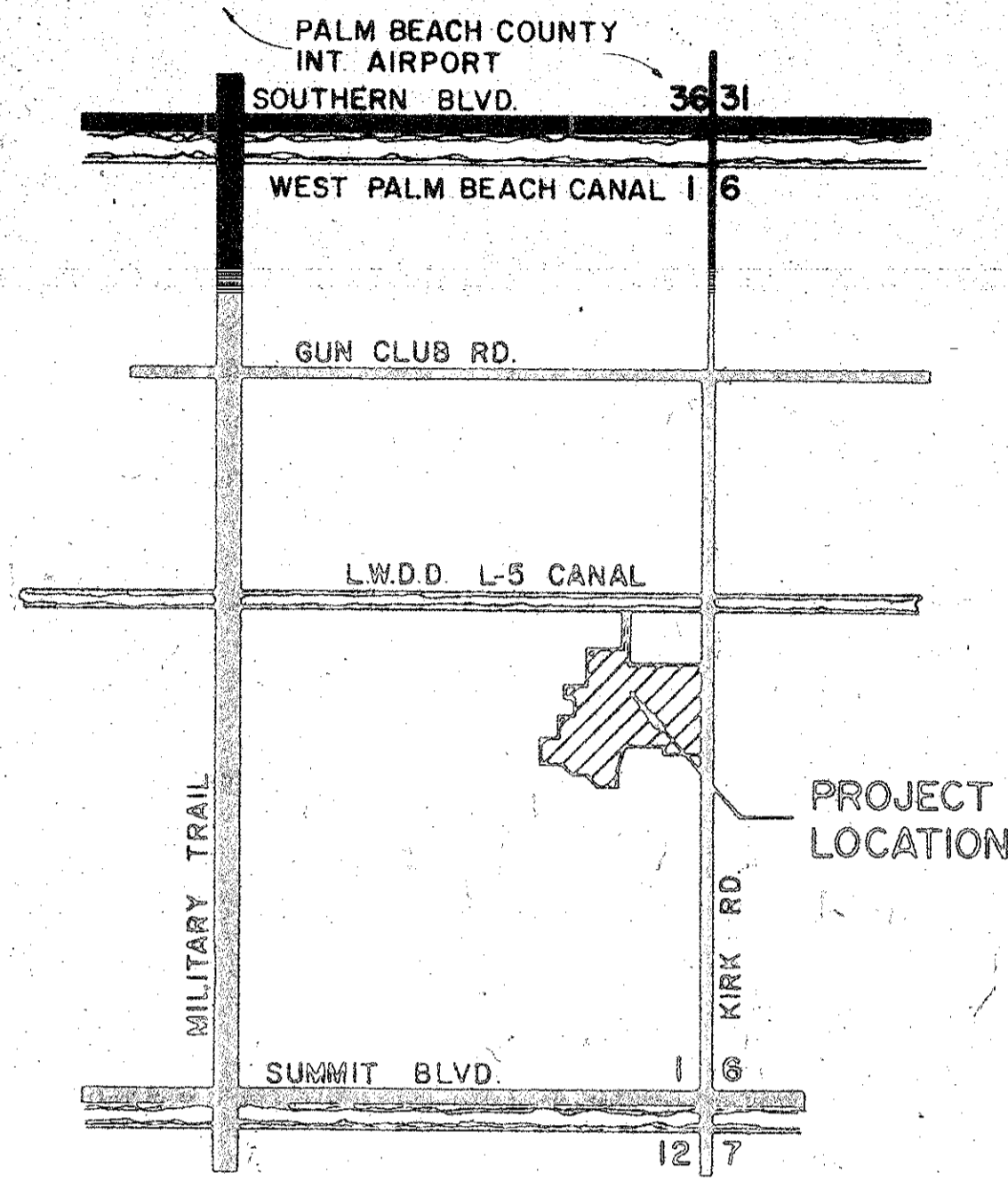
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared Douglas McNeill and Martin H. Sahn to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Kirk Road Land Company, a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, 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 4th Day of April, AD 1980

Notary Public Denise Kason  
My Commission Expires July 6, 1981



LOCATION MAP  
NTS

PREPARED BY:  
**METRIC ENGINEERING, INC.**  
CONSULTING ENGINEERS-PLANNERS-SURVEYORS  
11531 SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage 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 mortgage which is recorded in Official Record Book 3144 of Page 602 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Senior Vice President, Vince A. Elhilow and attested by its Secretary, Betty C. Edwards, and its seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of May, AD 1980.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION,  
of West Palm Beach  
and Association under the laws of the United  
States of America

BY: Vince A. Elhilow  
Vince A. Elhilow, Senior Vice President

ATTEST:  
Betty C. Edwards

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Vince A. Elhilow and Betty C. Edwards to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Secretary of the FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION of West Palm Beach an Association and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 16th day of May, AD 1980.

My Commission expires: October 11, 1982

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Larry B. Alexander, 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 to Kirk Road Land Company, a Florida corporation, that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

Date: Twenty - SECOND Day of MAY, 1980

BY: Larry B. Alexander  
Larry B. Alexander

**SURVEYOR'S CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MARCH 10th, 1980, they completed the survey of lands as shown on the hereon plat, that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

ROBERT E. OWENS & ASSOCIATES

Robert E. Owens  
Mard L. Hitzelberg  
Registered Surveyor No. 1632  
State of Florida

**SURVEYOR'S CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on APRIL 18th, 1980, the hereon plat was prepared and delineated under my supervision and it is a correct representation of the lands hereon described as surveyed by Robert E. Owens & Associates.

METRIC ENGINEERING, INC.

Wilson De La Torre  
Wilson De La Torre  
Registered Surveyor No. 1870  
State of Florida

**APPROVALS:**

PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record this 5th Day of August, AD 1980

BY: Dennis P. Koehler  
DENNIS P. KOEHLER, Chairman  
Board of County Commissioners

**ATTEST:**

John B. Dunkle, Clerk

BY: John B. Dunkle  
Deputy Clerk

**COUNTY ENGINEER**

This Plat is hereby approved for record this 5th Day of August, AD 1980

BY: Herbert F. Kahlert  
Herbert F. Kahlert, P.E. County Engineer

**SURVEYOR'S NOTES:**

- Building set back lines shall be as required by the current Palm Beach County Zoning Regulations.
- All permanent reference monuments, PRM's., are designated thus: ⊙
- All permanent control points, CCP's., are designated thus: ⊙
- There shall be no construction or buildings placed on easements.
- All bearings stated hereon, and as shown hereon, are based on an assumed bearing shown for the East line of Section 1, Township 44 South, Range 42 East, Palm Beach County, Fla.

This instrument was prepared by Wilson De La Torre in the offices of Metric Engineering, Inc., Phone 245-5098, 11531 South Dixie Highway Miami, Florida 33156.