

# LAKE COLONY PHASE 2

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.

AUG 1980

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 9:02 AM  
this 15th Day of January, AD 1981,  
and duly recorded in Plat Book No. 41  
on Pages 157 thru 158.  
JOHN B. DUNKLE, Clerk  
Circuit Court  
BY: John B. Dunkle  
D.C.

157

**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 2" 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 80.05 feet to the South Right of Way line of Lake North Drainage District Lateral Canal L-5; thence run N 88°51' 19" W 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 46.58 feet to the North Boundary Line of Lake Colony Phase 1, as recorded in Plat Book 40 at Page 76477 of the Public Records of Palm Beach County, Florida; thence continue N 88°51' 19" W along the North Boundary Line of said Lake Colony Phase 1 for a distance of 24.75 feet to the Point of Beginning; thence run along the Boundary of said Lake Colony Phase 1 for the following courses and distances:

- S 03°11' 56" W for a distance of 223.82 feet; N 88°51' 19" W for a distance of 209.10 feet; S 01°08' 41" E for a distance of 196.50 feet; N 88°51' 19" W for a distance of 142.09 feet;
- S 01°08' 41" E for a distance of 49.77 feet; S 88°51' 19" E for a distance of 48.34 feet; S 01°08' 41" W for a distance of 118.17 feet; N 88°51' 19" W for a distance of 75.00 feet;
- S 01°08' 41" W for a distance of 106.09 feet; N 88°51' 19" W for a distance of 113.51 feet;
- N 01°08' 41" E for a distance of 3.52 feet; thence run N 88°51' 19" W for a distance of 14.06 feet; thence run N 01°08' 41" E for a distance of 22.50 feet; thence run N 88°51' 19" W for a distance of 253.62 feet; thence run N 01°08' 41" E for a distance of 668.19 feet to the South Right of Way line of Lake North 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 863.58 feet to the Point of Beginning, Containing 10.636 Acres, more or less.

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

1. 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.
2. The Drainage Easements, as shown, are hereby dedicated in perpetuity for the Construction and Maintenance of Drainage.
3. The Drainage and Bicycle Path Easements as shown are hereby dedicated to "Lake Colony Homeowners Association, Inc." and are the perpetual maintenance obligation of said Homeowner's Association.
4. 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.
5. 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.

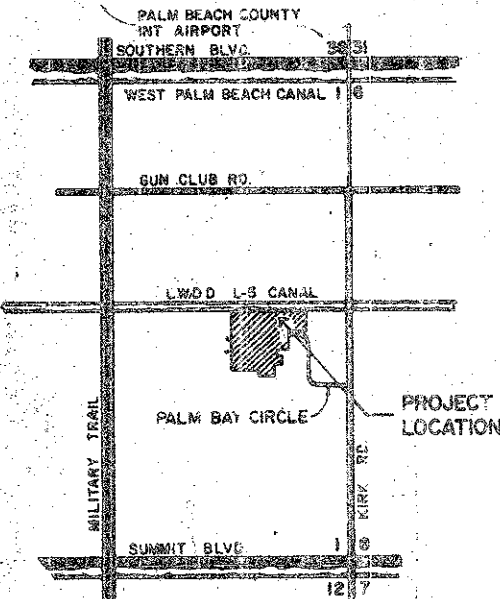
In Witness Whereof Kirk Road Land Company, a Florida Corporation, has caused these presents to be signed by its President Douglas McNeill and attested by its Secretary Frank W. Foster and its corporate seal to be affixed by and with the authority of its Board of Directors this 15th Day of January, AD 1981.

Kirk Road Land Company, a Corporation of the State of Florida  
Attest: Frank W. Foster Secretary  
BY: Douglas W. McNeill President  
Douglas McNeill, President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
Before me personally appeared Douglas McNeill and Frank W. Foster, 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 lawfully 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 15th Day of January, AD 1981.  
Notary Public Judy Larson  
My Commission Expires July 6, 1981



LOCATION MAP  
NT

PREPARED BY:  
**METRIC ENGINEERING, INC.**  
CONSULTING ENGINEERS-PLANNERS-SURVEYORS  
1931 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 in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 1845 of Page 100 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. Zibilou, and attested by its Secretary, Vince A. Zibilou, and its Seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of January, AD 1981.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION,  
of West Palm Beach,  
and Association under the laws of the United  
States of America  
BY: Vince A. Zibilou  
Vince A. Zibilou, Senior Vice President

**ATTEST:**

Suzanne H. Matz

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Vince A. Zibilou and Suzanne H. Matz 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 15th day of January, AD 1981.  
My Commission expires: August 1, 1982

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Larry S. 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, 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: JANUARY 14 Day of 1981  
BY: Larry S. Alexander  
Larry S. 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 JANUARY 15, 1981, they completed the survey of lands as shown on this Survey 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 guidance 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 3, Florida Statutes, as Amended, and Ordinance of Palm Beach County, Florida.

ROBERT E. OWENS & ASSOCIATES

Wilson De La Torre  
Wilson De La Torre  
Registered Surveyor No. 1270  
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 JANUARY 15, 1981, 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. 1270  
State of Florida

**APPROVALS:**

PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record this 15th Day of January, AD 1981.

BY: Frank Foster Chairman

**ATTEST:**

John B. Dunkle, Clerk

BY: John B. Dunkle Deputy Clerk

**COUNTY ENGINEER**

This Plat is hereby approved for record this 15th Day of January, AD 1981.

BY: Robert F. Rabier P.E. County Engineer

**REQUIREMENTS**

**SURVEYOR'S NOTES:**

1. Building setback lines shall be as required by the current Palm Beach County Zoning Regulations.
2. All permanent reference monuments, PRM's, are designated thus: (C)
3. All permanent control points, PCP's, are designated thus: (P)
4. There shall be no construction or buildings placed on easements.
5. 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.

LAKE COLONY Ph. 2  
This instrument was prepared by Wilson De La Torre in the office of Metric Engineering, Inc., Phone 255-5098, 11511 South Dixie Highway, Miami, Florida 33156.  
0264-002  
SHEET No. 1 of 2