

42/73

PLAT OF

# ATLANTIS PINES

## A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

73

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GOLDEN GLOBE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PARCEL OF LAND LYING IN THE WEST HALF OF THE SOUTHEAST ONE-QUARTER; OF THE SOUTHWEST ONE-QUARTER; OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST LESS THE SOUTH 55.00 FEET; PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ATLANTIS PINES, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE EASTERLY WITH A BEARING OF SOUTH 86°52'57" EAST, ALONG THE SOUTH LINE OF SECTION 25, A DISTANCE OF 665.96 FEET; THENCE NORTH 1°29'04" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF L.W.D.D. LATERAL N. 14, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE WITH A BEARING OF NORTH 1°29'04" EAST, A DISTANCE OF 617.61 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE TOHINEN SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF SOUTH 86°56'09" EAST, ALONG THE SOUTH LINE OF TOHINEN SUBDIVISION, A DISTANCE OF 332.91 FEET TO A POINT ON THE WEST LINE OF BARAMA PARK, A SUBDIVISION RECORDED IN PLAT BOOK 26, PAGE 166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF SOUTH 1°29'01" WEST, ALONG THE WEST LINE OF BARAMA PARK, A DISTANCE OF 617.91 FEET TO A POINT ON THE NORTH LINE OF L.W.D.D. LATERAL NO. 14; THENCE WITH A BEARING OF NORTH 86°52'57" WEST, ALONG THE NORTH LINE OF L.W.D.D. LATERAL NO. 14, (SAID LINE BEING 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 25) A DISTANCE OF 332.93 FEET MORE OR LESS TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS: THAT TRACT S-1 AS SHOWN HEREON IS FOR PRIVATE ROAD PURPOSES, UTILITIES AND DRAINAGE AND IS HEREBY DEDICATED TO THE ATLANTIS PINES CONDOMINIUM ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  - THAT TRACT S-2 AS SHOWN HEREON SHALL BE FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PURPOSES OF ACCESS AND IS HEREBY DEDICATED TO THE ATLANTIS PINES CONDOMINIUM ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- EASEMENTS
  - UTILITY AND DRAINAGE EASEMENTS: THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  - LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT A: THAT TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO THE ATLANTIS PINES CONDOMINIUM ASSOCIATION FOR THE PERPETUAL USE FOR THE PURPOSES OF RECREATION AND PARKING.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF April, 1981.

GOLDEN GLOBE, INC., A CORPORATION OF THE STATE OF FLORIDA.  
ATTEST: Hannu Syyvanieni, Secretary By: Leif Lindberg, President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEIF LINDBERG AND HANNU SYIVANIEMI, 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 GOLDEN GLOBE, INC., A 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 1st DAY OF April, 1981.  
Notary Public

MY COMMISSION EXPIRES: Oct. 8, 1984

MICHAEL B. SCHORAH & ASSOCIATES, INC.  
CONSULTING ENGINEERS & PLANNERS  
SHEET ONE OF TWO SHEETS

### NOTES:

- THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE INDICATED.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]
- PERMANENT CONTROL POINTS ARE SHOWN THUS: [Symbol]
- BEARING REFERENCE: THE BEARING ALONG THE SOUTH LINE OF SECTION 25 IS ASSUMED TO HAVE A BEARING OF SOUTH 86°52'57" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### MORTGAGEE'S CONSENT (FIRST MORTGAGE)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3449 AT PAGE 736 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 AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF April, 1981.

NARU CORPORATION, A CORPORATION OF THE STATE OF FLORIDA.  
BY: Edwin W. Lammi, President  
ATTEST: Sharon K. Lammi, Secretary

### MORTGAGEE'S CONSENT (SECOND MORTGAGE)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3449 AT PAGE 739 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 AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF April, 1981.

ALOFAR PROPERTIES, INC. A CORPORATION OF THE STATE OF FLORIDA.  
AS ASSIGNED TO THE NARU CORPORATION, A CORPORATION OF THE STATE OF FLORIDA, SAID ASSIGNMENT BEING RECORDED IN OFFICIAL RECORD BOOK 3457 AT PAGE 247 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
NARU CORPORATION, A CORPORATION OF THE STATE OF FLORIDA  
BY: Edwin W. Lammi, President  
ATTEST: Sharon K. Lammi, Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWIN W. LAMMI AND SHARON K. LAMMI, 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 NARU 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.

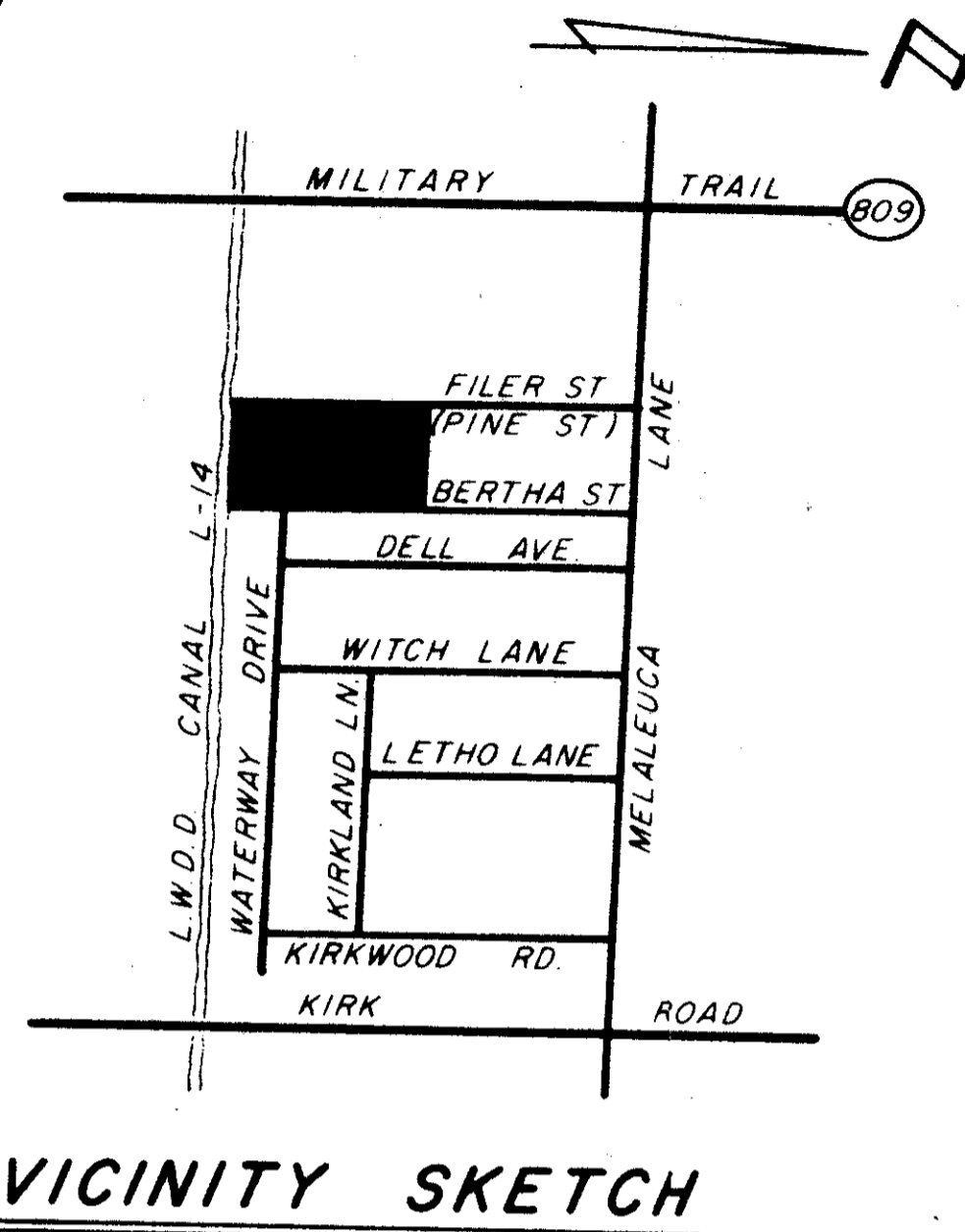
WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF April, 1981.  
MY COMMISSION EXPIRES: 3-12-84

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWIN W. LAMMI AND SHARON K. LAMMI, 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 NARU 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 2nd DAY OF April, 1981.  
MY COMMISSION EXPIRES: 3-12-84



### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF April, 1981.

BY: Frank H. Foster, Jr., Chairman

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF April, 1981.

BY: Herbert F. Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: Deputy Clerk

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN E. MARKE, 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 GOLDEN GLOBE, INC.; AND 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: April 2, 1981  
JOHN E. MARKE, ATTORNEY AT LAW

0197-000

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER OF RICHARD L. SHEPARD AND ASSOC., INC., 2310 S. E. 2ND AVENUE, BOYNTON BEACH, FLORIDA AND JOHN A. MCELROY IN THE OFFICE OF:

### SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:59 A.M. this 23rd day of April, 1981, and duly recorded in Plat Book No. 42 on Page 738-74  
John B. Dunkle, Clerk Circuit Court  
By: [Signature] D.C.

