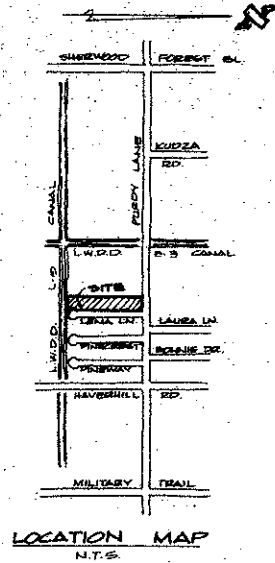


44/186



LENA LANE WEST

BEING A REPLAT OF A PORTION OF TRACTS 21,22,23,&24
OF MODEL LAND CO. SUBDIVISION OF SECTION 14;
TOWNSHIP 44 SOUTH; RANGE 42 EAST; AS RECORDED IN
PLAT BOOK 5, PAGE 78 PUBLIC RECORDS OF
PALM BEACH COUNTY,FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at
9:33am this 4 day of October
1982, and duly recorded in Plat Book
No. 44 on Page 176-187
JOHN B. DUNKLE, Clerk of the Circuit
Court
By Julie Shiroffo, D.C.

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS that G & A Development Corporation, A Florida Corporation, owner of the land shown hereon, being in Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Lena Lane West, being more particularly described as follows:

The East 1/8 of Tracts 21,22,23 & 24, Less the North 55.00 feet of Tract 21, MODEL LAND COMPANY SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, Palm Beach County, Florida, as recorded in Plat Book 5, Page 78 in the Office of the Clerk of the Circuit Court in and for said County, containing 4.63 acres more or less

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

- "R" TRACTS:
Tracts "R-1" and "R-2" as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper road right-of-way purposes.
- Easements:
Utility and Drainage Easements - The utility easements 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.
- Lot "A":
Lot "A" is for a single family detached residence.
- Parcel 1:
Parcel 1 as shown is hereby dedicated to the Alpine Villas West Homeowners Association and is the perpetual maintenance obligation of Association.

IN WITNESS WHEREOF, the above named G & A DEVELOPMENT CORPORATION has caused these presents to be signed by its President and Secretary this 27th day of SEPT. 1982

ATTEST:
John B. Waddell
John B. Waddell, Secretary
Herwart Hugel
Herwart Hugel, President

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Herwart Hugel and John B. Waddell, 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 G & A-DEVELOPMENT CORPORATION, a Florida Corporation, and severally acknowledge 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 such 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 27th day of SEPT. 1982

Donna C. Jones
Notary Public, State of Florida at Large
My Commission expires: 2-5-86

LAND USE

TRACT R-1	0.036 Acres
TRACT R-2	0.007 Acres
LOT "A"	0.375 Acres
PARCEL 1	4.208 Acres
TOTAL AREA	4.626 Acres ±

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certify that they are the holder of a mortgage upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agree that their mortgage which is recorded in Official Record Book 3488 at Page 89 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF ME, Byron Thurston and Gladys Thurston, my wife, do hereunto set our hands and seals this 6th day of November, 1981.

Patricia A. Egan
Witness
Byron Thurston
Byron Thurston
Patricia A. Egan
Witness
Gladys Thurston
Gladys Thurston

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Bryon Thurston and Gladys Thurston, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 6th day of November, 1981.

Victoria E. Day
Notary Public
My Commission expires: Dec. 19, 1983

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 28 day of September, 1982.

BY: Jordan R. Gregory
Jordan R. Gregory, Chairman

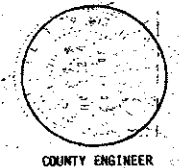
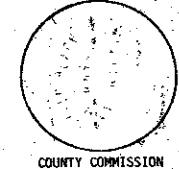
COUNTY ENGINEER

This plat is hereby approved for record this 28 day of September, 1982.

BY: Herbert Kahler
Herbert Kahler, County Engineer

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

By Deputy Clerk



TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, John Waddell, 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 property is vested in G & A DEVELOPMENT CORPORATION; that the current taxes have been paid; and that their property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct, and that there are no other recorded encumbrances.

Date: SEPTEMBER 17, 1982. John B. Waddell
John B. Waddell

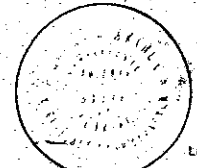
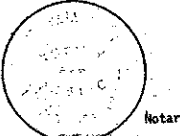
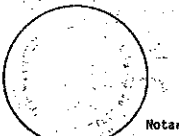
SURVEYOR'S CERTIFICATE

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements 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.

Date SEPT. 17, 1982. James L. Kramer
James L. Kramer
Registered Land Surveyor
Florida Certificate No. 2688

0274-001

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This instrument was prepared by:
James L. Kramer, PLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida

ADAIR & BRADY, INC.			
CONSULTING ENGINEERS & LAND SURVEYORS			
WEST PALM BEACH			
DATE	FILE	SCALE	DESK
10-22-81	10-22-81	F-10	10-22-81
10-22-81	10-22-81	10-22-81	10-22-81
LENA LANE WEST			RECORD PLAT
FP 1236			1 of 2