

STRAWBERRY LAKES PLAT ONE

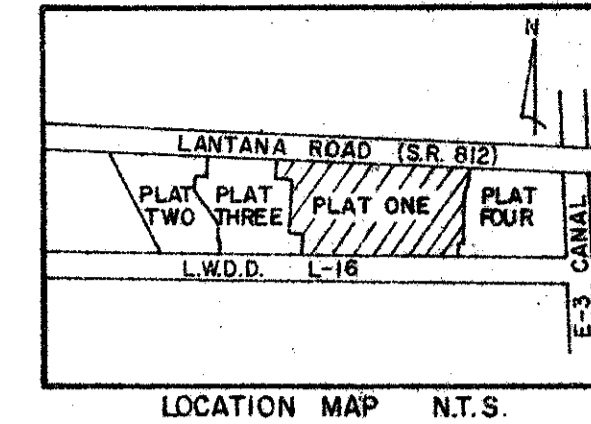
A PORTION OF LANTANA LAKES P.U.D.

SITUATE IN TRACTS 38 AND 39, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JUNE, 1986

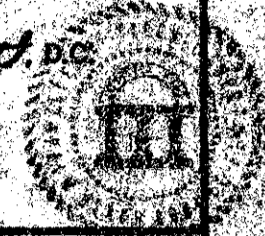
SHEET 1 OF 2.

141



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:46 P.M.
THIS 30 DAY OF MAY
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 56 ON PAGES
141 AND 142

JOHN B. DUNKLE, CLERK
BY *Barbara G. Platt, D.C.*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT C.P. WALD, LTD., OWNER OF THE LAND SHOWN HEREON AS STRAWBERRY LAKES PLAT ONE, SITUATE IN TRACTS 38 & 39, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE S88°26'32"E, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 35, A DISTANCE OF 332.33 FEET; THENCE S01°33'28"W, TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S88°26'32"E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, A DISTANCE OF 1578.02 FEET; THENCE S09°00'45"W, A DISTANCE OF 187.59 FEET; THENCE S45°28'44"W A DISTANCE OF 36.01 FEET; THENCE S00°36'00"E A DISTANCE OF 369.90 FEET; THENCE S89°24'00"W A DISTANCE OF 37.17 FEET; THENCE S00°36'00"E A DISTANCE OF 100.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE NORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-16, AS RECORDED IN OFFICIAL RECORD BOOK 2252, PAGE 732; THENCE S89°24'00"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A DISTANCE OF 1278.60 FEET; THENCE S89°11'43"W, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A DISTANCE OF 10.40 FEET; THENCE N00°36'00"W A DISTANCE OF 180.04 FEET; THENCE S89°24'00"W A DISTANCE OF 84.86 FEET; THENCE N00°36'00"W A DISTANCE OF 442.33 FEET; THENCE S89°24'00"W A DISTANCE OF 113.54 FEET; THENCE N01°27'37"E A DISTANCE OF 137.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 23.08529 ACRES, MORE OR LESS.

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

- TRACT A, THE RIGHT-OF-WAY TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACT B, THE ACCESS TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C AND D, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS F, G, H, I, J, K, O AND P ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE ACCESS EASEMENTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS M AND N, THE BUFFER ZONES, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF STRAWBERRY LAKES MASTER CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER ZONE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, C.P. WALD, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, THIS 17th DAY OF JUNE, 1986.

C.P. WALD, LTD.

BY: THE WALDMAN CORPORATION, GENERAL PARTNER

ATTEST: *Andrew C. Waldman*
ANDREW C. WALDMAN,
VICE PRESIDENT

BY: *Kenneth J. Witkin*
KENNETH J. WITKIN,
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH J. WITKIN AND ANDREW C. WALDMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF THE WALDMAN CORPORATION, A FLORIDA CORPORATION, THE GENERAL PARTNER IN C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER IN SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JUNE, 1986.

MY COMMISSION EXPIRES: SEPT. 17, 1989
DiAnne Robinson
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CENVILL INVESTORS, INC., HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4198 AT PAGE 1636 AS MODIFIED BY INSTRUMENTS RECORDED IN OFFICIAL RECORD BOOK 4423 AT PAGE 339, OFFICIAL RECORD BOOK 4498 AT PAGE 1591, OFFICIAL RECORD BOOK 4508 AT PAGE 225 AND OFFICIAL RECORD BOOK 4594 AT PAGE 1649 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENVILL INVESTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF JUNE, 1986.

ATTEST: *Alyce Drenth*
ALYCE DRENTH,
SECRETARY

BY: *Oliver Holmberg*
OLIVER HOLMBERG,
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ALVIN WILKINSKY AND ALYCE DRENTH, 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 CENVILL INVESTORS, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 19th DAY OF JUNE, 1986.

MY COMMISSION EXPIRES: DEC. 19, 1989
Sharon J. Choy
NOTARY PUBLIC

CENVILL INVESTORS, INC.

SEAL THE WALDMAN CORPORATION
SEAL NOTARY PUBLIC

SEAL CENVILL INVESTORS, INC.

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL UNITED BRANDS FLORICULTURE, INC.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

UNITED BRANDS FLORICULTURE, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4528 AT PAGE 1569 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, UNITED BRANDS FLORICULTURE, INC., 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 10th DAY OF JUNE, 1986.

ATTEST: *John J. Mahoney*
JOHN J. MAHOONEY,
SECRETARY

BY: *John J. Mahoney*
JOHN J. MAHOONEY,
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *Kirk E. Limber* AND *John J. Mahoney*, 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 UNITED BRANDS FLORICULTURE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 10th DAY OF JUNE, 1986.

MY COMMISSION EXPIRES: March 30, 1987
John J. Mahoney
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DAVID J. WIENER, 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 C.P. WALD LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

LEVY, SHAPIRO AND KNEEN, P.A.

DATE: April 1, 1987 BY: *David J. Wiener*
DAVID J. WIENER, ESQUIRE
FOR THE FIRM

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 214H-8 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 20th DAY OF JUNE, 1986.
Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4089

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF MAY, 1986.

BY: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR VICE
Ken Adams
KEN ADAMS

ATTEST: JOHN B. DUNKLE, CLERK
SEAL COUNTY COMMISSIONERS

BY: *Kathryn S. Triller*
KATHRYN S. TRILLER,
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF MAY, 1987.

BY: *Herbert F. Kahler*
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S88°26'32"E ALONG THE SOUTH SECTION LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABULAR DATA

TOTAL ACREAGE	23.085 AC.
TOTAL UNITS	90
GROSS DENSITY	3.90 DU./AC.
BUILDING COVERAGE	3.719 AC.
STREETS & UNCOVERED PARKING	3.783 AC.
WATER BODIES	4.151 AC.
TOTAL OPEN SPACE	15.593 AC.

0470-001

385/44/42

SUBDIVISION	* Strawberry Lakes
BOOK	56
FLOOD ZONE	B
QUAD	* 33
SE	
PUD NAME	Plat one
TAX	437
PAGE	141-142
FLOOD MAP	* 175B
ZONING	
ZIP CODE	33462

56/141

Meridian Surveying and mapping inc. 2000 LOMBARD STREET, WEST PALM BEACH, FL.

DRAWN	D.M.W.	DATE	FEB. 1986
CHECKED	M.A.M.	SCALE	none
DRAWING NO.			BS-P1-016

STRAWBERRY LAKES PLAT ONE

0470-001

SEAL UNITED BRANDS FLORICULTURE, INC.