

STRAWBERRY LAKES PLAT TWO

A PORTION OF LANTANA LAKES P.U.D.

IN TRACT 39, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SEPT. 1987 SHEET 1 OF 2

145

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 2:19 P.M.
26th day of AUGUST
1988, and duly recorded by the Book No.
60 on page 145 + 146
D.B. DUNKLE, Clerk Circuit Court
by James A. Hall D.C.



DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS STRAWBERRY LAKES PLAT TWO, LYING IN TRACT 39, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THENCE S. 01°31'32" W., A DISTANCE OF 54.0 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF LANTANA ROAD, THENCE N. 88°32'23" W. ALONG SAID SOUTH RIGHT OF WAY LINE, BEING 54.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 320.36 FEET TO THE POINT OF BEGINNING, THENCE S. 01°27'37" W., A DISTANCE OF 126.47 FEET, THENCE S. 18°11'03" E., A DISTANCE OF 30.96 FEET, THENCE S. 03°06'02" E., A DISTANCE OF 99.75 FEET, THENCE S. 47°38'47" E., A DISTANCE OF 439.40 FEET, THENCE S. 00°48'17" E., A DISTANCE OF 90.0 FEET, THENCE S. 02°18'53" W., A DISTANCE OF 30.04 FEET, THENCE S. 00°48'17" E., A DISTANCE OF 90.0 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE NORTH DRAINAGE DISTRICT LATERAL CANAL No. L-16 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2252, PAGE 732, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE S. 89°11'43" W. ALONG SAID NORTH RIGHT OF WAY LINE, BEING 35.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A DISTANCE OF 617.04 FEET, THENCE N. 28°30'38" W., A DISTANCE OF 897.17 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF LANTANA ROAD, THENCE S. 88°32'23" E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 707.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11.6153 ACRES MORE OR LESS.

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

1. TRACT "A", THE EIGHTY AND SIXTY FEET PORTIONS OF STRAWBERRY LAKES CIRCLE AND STRAWBERRY FIELDS WAY, AS SHOWN HEREON, IS FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND IS HEREBY DEDICATED TO THE STRAWBERRY LAKES MASTER CORPORATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
3. THE DRAINAGE EASEMENTS AND TRACTS G, H, J, K, AND L 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 AND MAINTENANCE ACCESS, 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.
4. TRACTS B AND C, THE ACCESS TRACTS, 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.
5. THE MAINTENANCE EASEMENT AND TRACT F, THE WATER MANAGEMENT TRACT, 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.
6. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
7. TRACTS D AND E, 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.
8. THE DRAINAGE EASEMENT RUNNING CONTINUOUSLY THROUGH TRACTS "D", "G", "B" AND "H" IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE CONSTRUCTION OF MAINTENANCE AND DRAINAGE.

IN WITNESS WHEREOF, C.P. WALD, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, THIS 19 DAY OF JULY, 1988.

C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: THE WALDMAN CORPORATION, GENERAL PARTNER

ATTEST: Kenneth J. Witkin BY: Edward Waldman
VICE PRESIDENT/SECRETARY PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH J. WITKIN AND EDWARD WALDMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT/SECRETARY AND PRESIDENT 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 19th DAY OF JULY, 1988.

MY COMMISSION EXPIRES: November 14, 1991 James A. Hall
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CENVILL INVESTORS, INC., A DELAWARE 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 4198 AT PAGE 1426 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, OFFICIAL RECORD BOOK 4594 AT PAGE 1649, OFFICIAL RECORD BOOK 4751 AT PAGE 243, OFFICIAL RECORD BOOK 4844 AT PAGE 700, OFFICIAL RECORD BOOK 4987 AT PAGE 948, OFFICIAL RECORD BOOK 5020 AT PAGE 1237, AND OFFICIAL RECORD BOOK 5378 AT PAGE 480, 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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF JULY, 1988.

CENVILL INVESTORS, INC., A DELAWARE CORPORATION

ATTEST: Alyce Drakulich BY: Alvin Wilensky
SECRETARY PRESIDENT
ALYCE DRAKULICH ALVIN WILENSKY

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CENVILL INVESTORS, INC., A DELAWARE 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, AS ASSIGNED BY INSTRUMENT RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORD BOOK 5094, AT PAGE 928, 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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF JULY, 1988.

CENVILL INVESTORS, INC., A DELAWARE CORPORATION

ATTEST: Alyce Drakulich BY: Alvin Wilensky
SECRETARY PRESIDENT
ALYCE DRAKULICH ALVIN WILENSKY

ACKNOWLEDGMENT

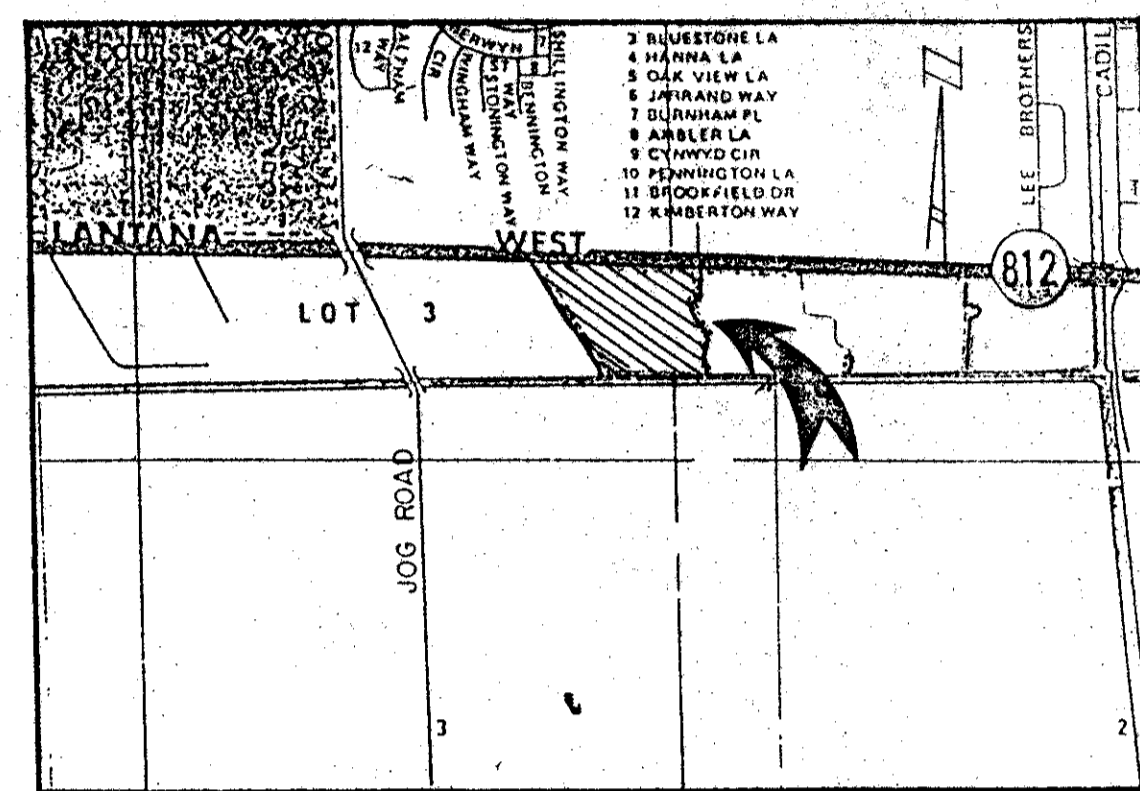
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ALVIN WILENSKY AND ALYCE DRAKULICH, 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 14th DAY OF JULY, 1988.

MY COMMISSION EXPIRES: April 17, 1990 Markus Waldman
NOTARY PUBLIC

SEAL C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP
SEAL THE WALDMAN CORPORATION, GENERAL PARTNER
SEAL NOTARY PUBLIC
SEAL CENVILL INVESTORS, INC.
SEAL NOTARY PUBLIC
SEAL NOTARY PUBLIC
SEAL PROFESSIONAL LAND SURVEYOR
SEAL COUNTY ENGINEER



LOCATION MAP

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., A FLORIDA LIMITED PARTNERSHIP; 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 AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT AFFECT THE SUBDIVISION OF THIS PROPERTY.

LEVY, KNEEN, BOYES, WIENER, GOLDSTEIN & KORNFELD

DATE: _____ BY: DAVID J. WIENER, ESQUIRE
FOR THE FIRM

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY 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 HAVE BEEN SET AS REQUIRED BY LAW AND THAT (P.C.P.'S) 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21H-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-22-88 BY: Nick Miller

NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3888

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF AUGUST 1988.

BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

SEAL COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK

BY: John O'Connell
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF AUGUST 1988.

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

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF 89°32'23" E. ALONG THE SOUTH SECTION LINE OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
 - U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
● DENOTES PERMANENT CONTROL POINT (P.C.P.)
 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 3. CONSTRUCTION, TREES OR SHRUBS PLACED UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
 5. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 6. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
 7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LAND USE

RESIDENTIAL LOTS (54)	6.65 Ac.
TRACT A	0.91 Ac.
TRACTS B & C	0.70 Ac.
TRACT D	0.21 Ac.
TRACT E	0.63 Ac.
TRACT F	2.36 Ac.
TRACTS G THROUGH L	0.16 Ac.

TOTAL AREA 11.62 AC. MORE OR LESS
DENSITY 4.65 D.U./AC.

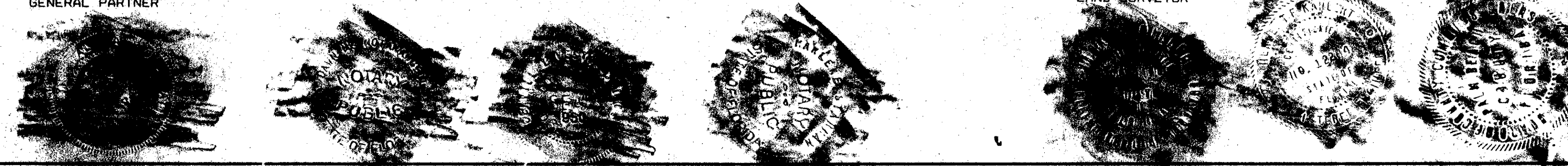
THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

0470-002

SCALE: _____ DATE: SEPT. 1987 DRAWN BY: _____
NICK MILLER, INC. Land Surveying
Planning & Development Consultants
CHK

STRAWBERRY LAKES PLAT TWO

2560 R.C.A. Blvd. Suite 105
Palm Beach Gardens, Florida 33410 (305) 627-5200
DRAWING NUMBER 87-0026



TAZ 437
 24/11/87
 BOOK 60
 PAGE 145
 11/104
 33463
 PUB. BEACH & COASTAL SURVEYING