

A PLAT OF A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

**DEDICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
CITY OF WEST PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, K. SOUTH, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "LAKE POINT CENTRE" LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE, NORTH 03°27'17" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1150.87 FEET TO THE INTERSECTION THEREOF WITH A LINE 1150.01 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 22; THENCE, SOUTH 88°45'33" EAST, ALONG AFORESAID LINE, A DISTANCE OF 62.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS PER RIGHT-OF-WAY WARRANTY DEED GRANTED TO PALM BEACH COUNTY RECORDED IN OFFICIAL RECORD BOOK 6800, PAGE 1098, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING.

THENCE, CONTINUE SOUTH 88°45'33" EAST, ALONG SAID LINE, A DISTANCE OF 746.96 FEET TO INTERSECTION THEREOF WITH THE WEST BOUNDARY LINE OF VISTA CENTRE OF PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 128, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°14'27" WEST, ALONG SAID WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 980.01 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS DEEDED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 5762, PAGE 199; SAID LINE BEING 170.00 FEET NORTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 22; THENCE, NORTH 88°45'33" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 613.78 FEET TO THE INTERSECTION THEREOF WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD; THENCE, NORTH 44°51'29" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND DEPARTING FROM THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 63.11 FEET, THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°56'57" WEST, A DISTANCE OF 36.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5288.79 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'12", A DISTANCE OF 159.71 FEET; THENCE, NORTH 45°47'33" WEST, A DISTANCE OF 17.58 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5256.79 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 87°10'27" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°49'44", A DISTANCE OF 76.05 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2995.95 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°34'20", A DISTANCE OF 82.21 FEET; THENCE, NORTH 07°45'08" EAST, A DISTANCE OF 51.58 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3007.95 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 83°48'58" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'25", A DISTANCE OF 78.23 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2780.69 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°42'49", A DISTANCE OF 277.30 FEET; THENCE, NORTH 45°13'41" WEST, A DISTANCE OF 17.47 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2792.69 FEET, AND WHOSE RADIUS POINT BEARS NORTH 88°18'02" EAST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'01", A DISTANCE OF 154.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.75 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- THE 20' LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACT "L", AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CITY OF WEST PALM BEACH WATER UTILITIES DEPARTMENT AND CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

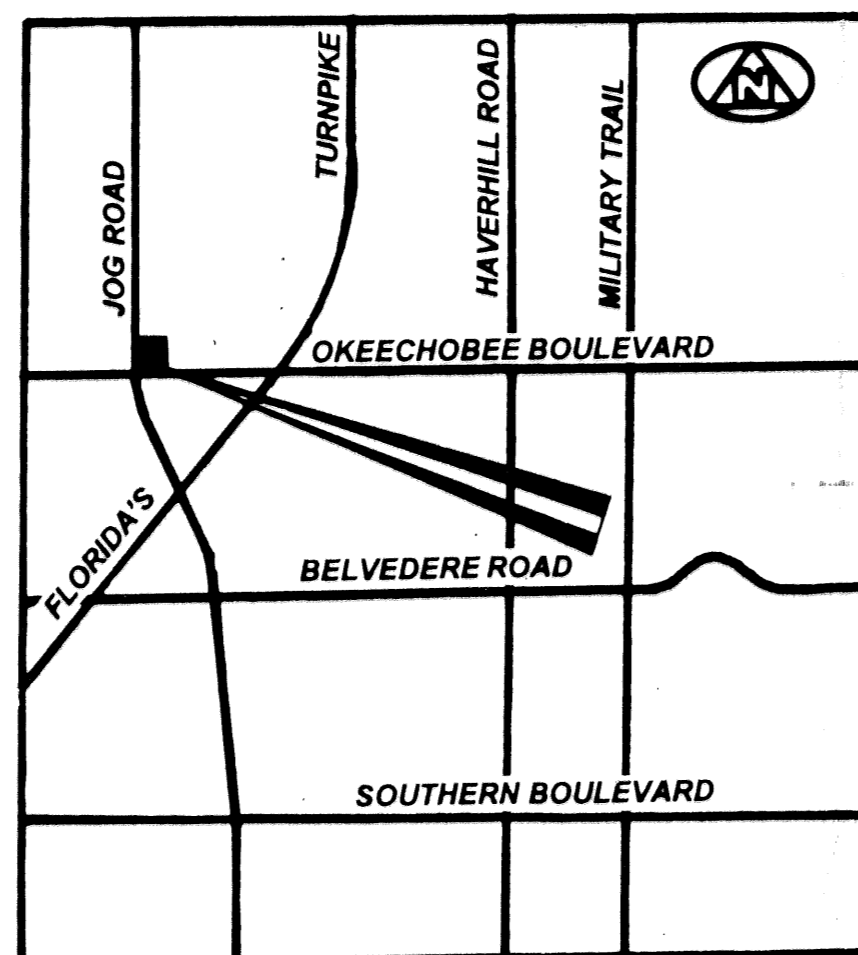
IN WITNESS WHEREOF, LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, K. SOUTH, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF November, 1996.

**LAKE POINT CENTRE ASSOCIATES, LTD.**  
A FLORIDA LIMITED PARTNERSHIP

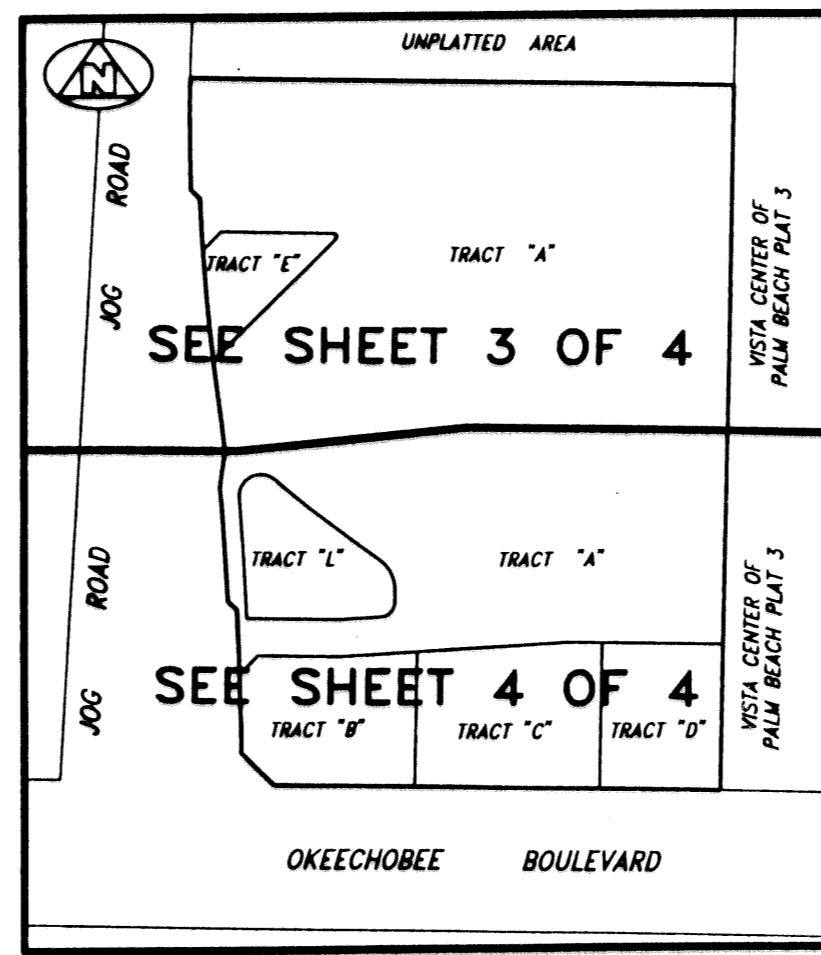
BY: ITS GENERAL PARTNER  
**K. SOUTH, INC.**  
A FLORIDA CORPORATION

ATTEST: Maria S. Ashenfelter BY: Fred P. Steinmark  
MARIA S. ASHENFELTER, VICE PRESIDENT FRED P. STEINMARK, PRESIDENT

Donna M. Harbaino



LOCATION MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE

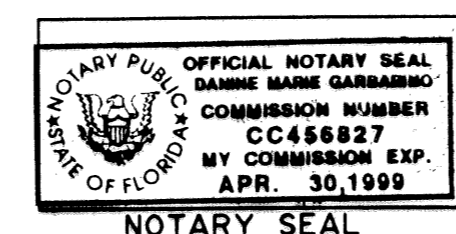
**ACKNOWLEDGMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED FRED P. STEINMARK AND MARIA S. ASHENFELTER OF K. SOUTH, INC., A FLORIDA CORPORATION, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND) (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AS GENERAL PARTNER OF LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP, 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 AS GENERAL PARTNER OF LAKE POINT CENTRE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL  
THIS 18th DAY OF November, 1996.

MY COMMISSION EXPIRES April 30, 1999  
Donna Marie Harbaino  
NOTARY PUBLIC



**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 23rd DAY OF DECEMBER 1996.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

ATTEST: Peter L. Pimentel  
PETER L. PIMENTEL  
SECRETARY, BOARD OF SUPERVISORS

BY: William L. Kerslake  
WILLIAM L. KERSLAKE  
PRESIDENT, BOARD OF SUPERVISORS

**SURVEYOR'S CERTIFICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

**BENCH MARK LAND SURVEYING & MAPPING, INC.**

DATE: 11-11-96

BY: Wm. R. Van Campen  
WM. R. VAN CAMPEN, R.L.S. 2427

**SURVEYOR'S NOTES:**

- ☐ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.

**GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:**

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**TITLE CERTIFICATION:**

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS

I, JAMES M. NORMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LAKE POINT CENTRE ASSOCIATES, LTD.; THAT THE CURRENT TAXES ARE NOT DELINQUENT; AND THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 11/15/96

BY: James M. Norman  
JAMES M. NORMAN, ATTORNEY-AT-LAW

**CITY APPROVAL:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
CITY OF WEST PALM BEACH )

THIS PLAT, AS SHOWN HEREON, IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 18th DAY OF February 1997.

BY: Nancy M. Graham  
NANCY M. GRAHAM, MAYOR

APPROVED: March 14 1997  
CITY PLANNING BOARD

BY: William M. Moss  
WILLIAM M. MOSS, CHAIRMAN

**COORDINATE, DISTANCE, AND BEARING NOTES:**

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID AZIMUTHS ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000258 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

**AREA TABULATION:**

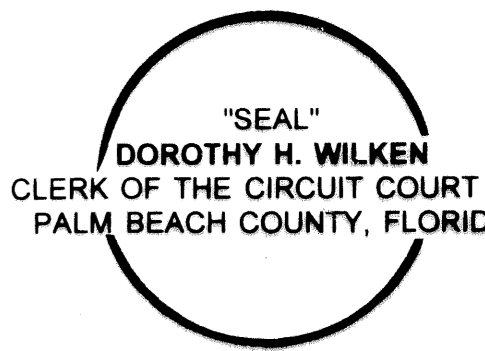
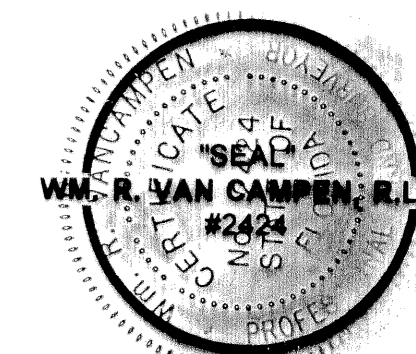
TRACT "A"	11.84 ACRES
TRACT "B"	0.96 ACRES
TRACT "C"	1.14 ACRES
TRACT "D"	0.76 ACRES
TRACT "E"	0.37 ACRES
TRACT "L"	0.68 ACRES
TOTAL	15.75 ACRES

STATE OF FLORIDA )

COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 12:27 PM, THIS 18 DAY OF March, 1997, AND DULY RECORDED IN PLAT BOOK 79, ON PAGES 61 THROUGH 64

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: Dawn A. Martin  
DEPUTY CLERK



THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404  
Fax (407) 844-9659 Phone (407) 848-2102

**RECORD PLAT**  
**LAKE POINT CENTRE**

DWN	S.E.G.	FB	DATE 05/30/96	WO.# P180
CKD	FILE	PLATT.dwg	SCALE 1" = 40'	SHEET 1 OF 4

SUBDIVISION LAKE POINT CENTRE  
BOOK 79  
PAGE 61  
FLOOD MAP  
ZONING  
QUAD  
SE  
ZIP CODE  
PUD NAME  
CITY OF WEST PALM BEACH

7/12/97