

104

# PLAT OF VILLA LAGO

BEING A SUBDIVISION OF PART OF THE SOVEREIGNTY LANDS LYING NORTH OF THE LAKE OKEECHOBEE MEANDER LINE  
CITY OF SOUTH BAY, PALM BEACH COUNTY, FLORIDA

SEPTEMBER, 1998

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD  
AT 8:23 Am  
THIS 15<sup>th</sup> DAY OF October  
1998, AND DULY RECORDED IN  
THE PLAT BOOK NO. 83  
ON PAGES 104 AND 105

DOROTHY H. WILKEN  
CLERK OF CIRCUIT COURT

*Jessie Adams*  
DEPUTY CLERK



### DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT VILLA LAGO DEVELOPMENT, INC., A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE LANDS SHOWN HEREON, LYING IN A PORTION OF THE SOVEREIGNTY LANDS NORTH OF THE LAKE OKEECHOBEE MEANDER LINE, CITY OF SOUTH BAY, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLA LAGO", DESCRIBED AS FOLLOWS:

A parcel of land in Section 11, Township 44 South, Range 36 East, Palm Beach County, Florida, being described as follows:  
From the Northeast corner of State Lot 2, of said Section 11, Township 44 South, Range 36 East, Palm Beach County, Florida, said corner being on the West right-of-way line of the North New River Canal (L-20), run thence North 01°27'51" West along said Canal right-of-way a distance of 1778.10 feet for the point of beginning. From said point of beginning, continue North 01°27'51" West along said Canal right-of-way a distance of 1331.80 feet; thence North 55°16'03" West a distance of 947.54 feet; thence South 36°01'54" West a distance of 1121.91 feet; thence South 56°47'36" East a distance of 1760.10 feet to the point of beginning.

TOGETHER WITH:  
A triangular shaped parcel of land lying in Section 11, Township 44 South, Range 36 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of State Lot 2 of said Section 11, said point being on the West right-of-way line of the North New River Canal (L-20); thence North 01°27'51" West, along said canal right-of-way line, a distance of 1778.10 feet; thence North 56°47'36" West, a distance of 1760.10 feet, to the POINT OF BEGINNING; thence South 36°01'54" West, a distance of 4.84 feet; thence South 59°36'09" East, a distance of 98.61 feet; thence North 56°47'36" West, a distance of 98.26 feet, to the POINT OF BEGINNING.

Reserving however, an easement for roadway and utility purposes over and across the Southwesterly 30.00 feet thereof.  
Said parcel contains 34.33 acres, more or less.

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

- UTILITY EASEMENTS  
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.
- DRAINAGE EASEMENTS  
THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF SOUTH BAY FOR THE PURPOSES OF ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS.
- STREETS AND ALLEYS  
THE STREETS AND ALLEYS SHOWN HEREON ARE HEREBY DEDICATED FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES TO THE CITY OF SOUTH BAY FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- DRAINAGE RETENTION TRACT  
THE DRAINAGE RETENTION TRACT SHOWN HEREON IS HEREBY DEDICATED FOR STORMWATER RETENTION PURPOSES TO THE CITY OF SOUTH BAY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15<sup>th</sup> DAY OF September, 1998.

ATTEST *Michael Dasso* BY *Steven Mainster*  
MICHAEL DASSO, SECRETARY STEVEN MAINSTER, PRESIDENT

ATTEST *Christine Talcott* BY *Christine Talcott*  
CHRISTINE TALCOTT, SECRETARY

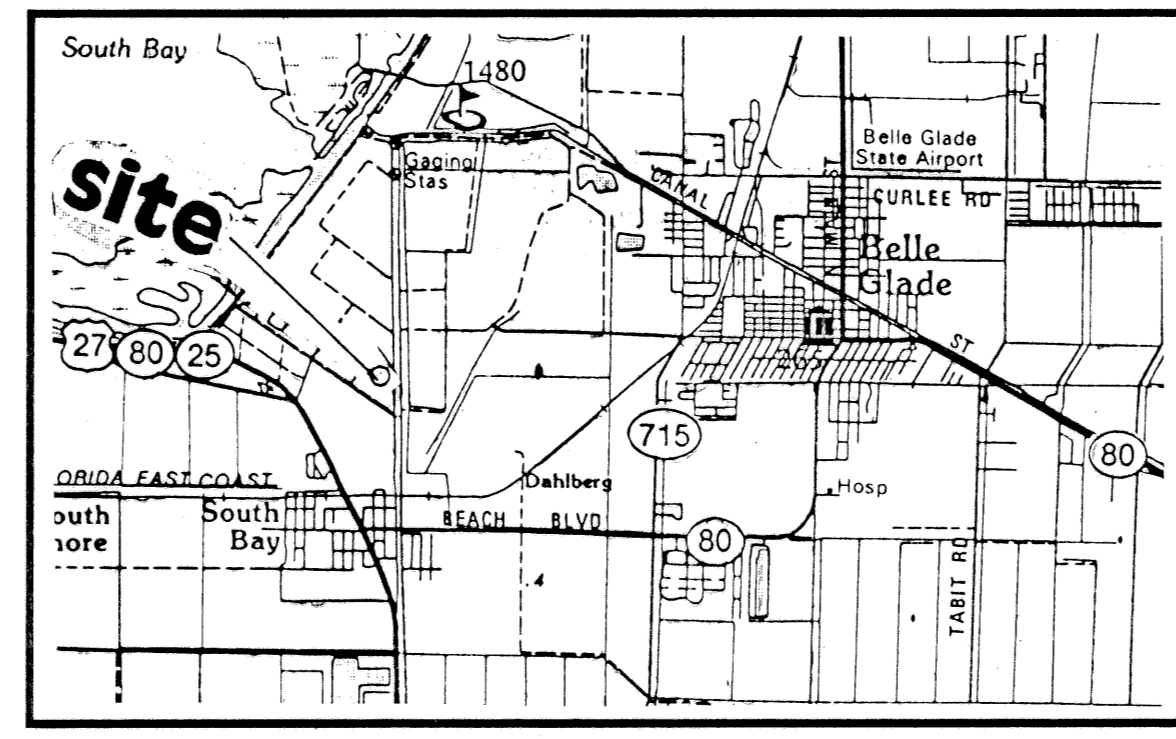
### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED STEVEN MAINSTER AND CHRISTINE TALCOTT, THE PRESIDENT AND SECRETARY, RESPECTFULLY, OF VILLA LAGO DEVELOPMENT, INC., TO ME WELL KNOWN AND WHO EXECUTED THE FOREGOING INSTRUMENT 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 OF DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF September, 1998

MY COMMISSION EXPIRES 7-15-2002  
*Karen A. Browning*  
NOTARY PUBLIC



THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA HERNAN  
COUNTY OF PALM BEACH) S.S.

SBG FARMS, INC., THE HOLDER OF A MORTGAGE ENCUMBERING THE PROPERTY DESCRIBED HEREIN DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE STREETS AND EASEMENTS HEREIN BY THE RECORDED TITLE HOLDER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10303, PAGE 1801, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SUCH DEDICATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 15<sup>th</sup> DAY OF September, 1998.

ATTEST *Sharon C. Coats* BY *Malcolm S. Wade Jr.*  
SHARON C. COATS, SECRETARY MALCOLM S. WADE JR., VICE PRESIDENT

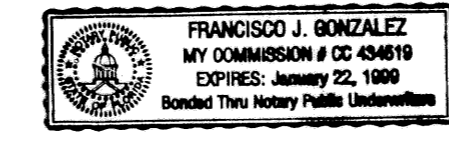
### ACKNOWLEDGMENT

STATE OF FLORIDA HERNAN  
COUNTY OF PALM BEACH) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MALCOLM S. WADE JR., WHO IS TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT, AND HE/SHE DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED SAME.

WITNESS MY HAND OF OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF September, 1998.

MY COMMISSION EXPIRES \_\_\_\_\_  
*Francisco J. Gonzalez*  
NOTARY PUBLIC



### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF DADE) S.S.

I, RICHARD E. DEUTCH JR., 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 TO BE VESTED IN VILLA LAGO DEVELOPMENT, INC., SUBJECT TO A MORTGAGE WITH SBG FARMS, INC., THAT THERE ARE NO OTHER ENCUMBRANCES EXCEPT AS EXPRESSED ON THIS PLAT AND THAT THE CURRENT TAXES HAVE BEEN PAID.

DATE: 9-14-98  
*Richard E. Deutch Jr.*  
RICHARD E. DEUTCH JR., P.A.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

*James R. Almond*  
JAMES R. ALMOND, P.S.M.  
LICENSE NO. 5081  
STATE OF FLORIDA

### CITY OF SOUTH BAY APPROVALS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH) S.S.

CITY MANAGER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>th</sup> DAY OF September, 1998.

*Michael Jackson*  
MICHAEL JACKSON, CITY MANAGER

### CITY COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>th</sup> DAY OF September, 1998.

*Virginia K. Walker*  
CITY CLERK

Villa Lago  
PAGE 104  
FLOOD MAP #  
ZONING  
QUAD #  
SE  
TAX  
PUD NAME: City of South Bay

### WEYANT AND ASSOCIATES, INC.

CONSULTING ENGINEERS  
201 S.W. PORT ST. LUCIE BLVD. - SUITE 104  
PORT ST. LUCIE, FLORIDA 34984  
Phone (561) 335-0772 Fax (561) 335-0866

### JAMES R. ALMOND, PSM

LAND SURVEYOR, MAPPER, CONSULTANT  
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OKEECHOBEE, FLORIDA 34974-2684  
Phone (941) 467-5700 Fax (941) 467-6121