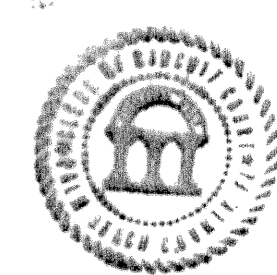


# PLANET KIDS NO. VI

LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2

# 155



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:37  
A.M. THIS 13<sup>th</sup> DAY OF December, 2001  
AND DULY RECORDED IN PLAT BOOK NO. 92  
ON PAGE 155-156  
DOROTHY H. WILKIN, CLERK OF THE CIRCUIT COURT  
BY *Sherry D. Campbell* D.C.

LOCATION MAP  
NOT TO SCALE

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED PAMELA BRASWELL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF August, 2001.  
MY COMMISSION EXPIRES: 08/14/2002  
*Dorothy H. Wilkin*  
NOTARY PUBLIC  
CC 767833

### SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019)
- DENOTES FOUND PERMANENT REFERENCE MONUMENTS AS SHOWN.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF LANTANA HOMES PLAT 9 AS RECORDED IN PLAT BOOK 58, PAGES 80 AND 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING NORTH 89°58'08" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- P.O.C. DENOTES POINT OF COMMENCEMENT  
P.O.B. DENOTES POINT OF BEGINNING  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
N DENOTES NORTHING  
E DENOTES EASTING  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
R/W DENOTES RIGHT-OF-WAY LINE  
P.B.C. DENOTES PALM BEACH COUNTY  
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER  
C.M. DENOTES CONCRETE MONUMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PAMELA BRASWELL, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLANET KIDS NO. VI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF IGLESIA HISPANA BIBLICA BAUTISTA, AS RECORDED IN PLAT BOOK 84, PAGES 44 AND 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°35'36" WEST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 315.01 FEET TO A POINT ON THE SOUTH LINE OF LANTANA HOMES PLAT 9, AS RECORDED IN PLAT BOOK 58, PAGES 80 AND 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°58'08" EAST ALONG SAID PLAT LINE, A DISTANCE OF 292.22 FEET TO A POINT ON THE WEST LINE OF LEE ESTATES PLAT I, AS RECORDED IN PLAT BOOK 69, PAGES 109 THROUGH 111, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°21'31" WEST ALONG SAID PLAT LINE, A DISTANCE OF 315.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 9851, PAGE 1666, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°58'08" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 286.99 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2.1 ACRES MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

### 1. EASEMENTS

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### 2. TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I PAMELA BRASWELL DO HEREUNTO SET MY HAND AND SEAL, THIS 9<sup>th</sup> DAY OF August, 2001.

WITNESS: *Jason Strickland*  
*Steph P. Baker*  
BY: *Pamela Braswell*  
PAMELA BRASWELL

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1811 AT PAGE 256 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9<sup>th</sup> DAY OF August, 2001.

ADMIRALTY BANK, A FLORIDA BANKING CORPORATION  
BY: *John M. Oliver*  
JOHN M. OLIVER, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN M. OLIVER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ADMIRALTY BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF August, 2001.  
MY COMMISSION EXPIRES: 12-11-01  
*Barbara C. Moore*  
NOTARY PUBLIC  
CC 987486

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MARTHA ESKUCHEN, 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 TO PAMELA BRASWELL; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW 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.

DATED: August 9, 2001  
September 28, 2001  
BY: *Martha Eskuchen*  
MARTHA ESKUCHEN, ATTORNEY  
*Martha Eskuchen*

### AREA TABULATION

TRACT "A"	= 1.8 ACRES
TRACT "B"	= 0.3 ACRES
TOTAL	= 2.1 ACRES

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 12 DAY OF DEC, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

*George V. Webb*  
GEORGE V. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

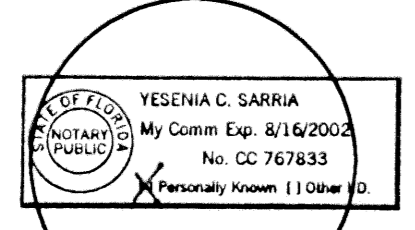
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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 PALM BEACH COUNTY, FLORIDA.

DATE: Sept. 6, 2001  
*Craig S. Pusey*  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #4396

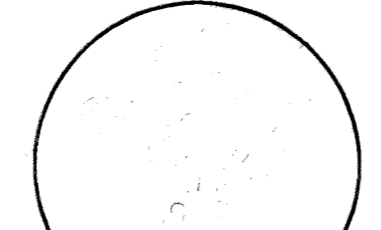
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M., UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., WEST PALM BEACH, FLORIDA.

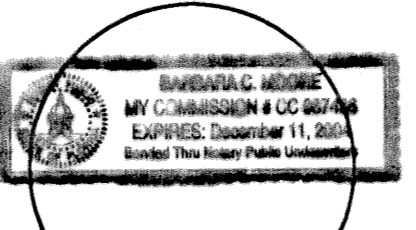
### DEDICATION NOTARY



### MORTGAGEE

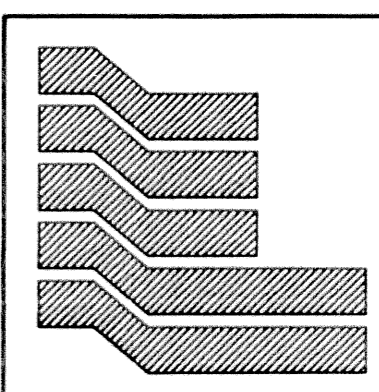


### MORTGAGEE NOTARY



*Barbara C. Moore*  
COMM. # CC 987486  
EXPIRES: 12/11/01

SUBDIVISION: PLANET KIDS No. VI  
BOOK: 92  
PAGE: 155  
FLOOD ZONE: B  
QUAD: # 23  
SE  
TAX: 930  
FUD NAME: 33463



Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

PLANET KIDS NO. VI