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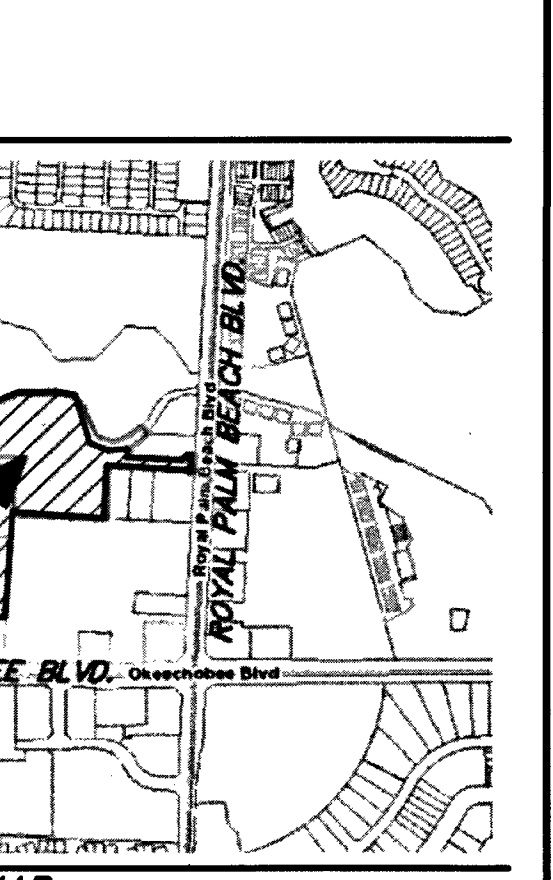
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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:00 AM THIS 31 DAY OF January 2025 AND DULY RECORDED IN PLAT NO. 138 PAGE 176 THRU 182



CLERK'S SEAL

Summary Data table with fields: PROJECT ENGINEER: WGI, INC.; STREET NAME: LAKESIDE LANDING DRIVE; NUMBER OF LOTS: 100; LINEAL FEET IN STREETS: 2,437.06 FEET; APPROXIMATE LOT SIZE: 18' X 88' MINIMUM; TOTAL AREA OF THIS PLAT: 12.2709± ACRES; OWNER: LAKESIDE THREE, LLC; A FLORIDA LIMITED LIABILITY COMPANY; AGENT: LINDSAY LIBES, AICP - WGI, INC.



LOCATION MAP SCALE 1"=1000'

"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 PALM BEACH COUNTY.

"LAKESIDE LANDING"

A REPLAT OF A PORTION OF TRACT "C", WATERWAY PLAZA, (PLAT BOOK 69, PAGE 88, PALM BEACH COUNTY RECORDS) IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 7 SHEETS

DEDICATION AND RESERVATION:

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS THAT LAKESIDE THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS "LAKESIDE LANDING", A REPLAT OF A PORTION OF WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGES 88, 89 AND 90, OF THE PUBLIC RECORDS OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT "C-2", WATERWAY PLAZA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 82 AND 83, OF THE PUBLIC RECORDS OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; THENCE ON THE BOUNDARY OF SAID TRACT "C-2", THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE NORTH 88°23'14" WEST, A DISTANCE OF 21.89 FEET; 2) THENCE SOUTH 46°36'46" WEST, A DISTANCE OF 36.36 FEET; 3) THENCE SOUTH 01°36'46" WEST, A DISTANCE OF 7.48 FEET; 4) THENCE NORTH 88°23'14" WEST, A DISTANCE OF 204.10 FEET; 5) THENCE SOUTH 89°17'57" WEST, A DISTANCE OF 93.13 FEET; 6) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 47.88 FEET TO THE END OF SAID SIX (6) COURSES AND DISTANCES AND TO A POINT ON THE BOUNDARY OF SAID TRACT "C", WATERWAY PLAZA; THENCE ON SAID BOUNDARY OF TRACT "C" THE FOLLOWING TEN (10) COURSES AND DISTANCES: 1) THENCE SOUTH 48°04'54" WEST, A DISTANCE OF 3.46 FEET; 2) THENCE SOUTH 83°04'55" WEST, A DISTANCE OF 101.12 FEET; 3) THENCE NORTH 71°41'17" WEST, A DISTANCE OF 104.40 FEET; 4) THENCE NORTH 19°48'01" WEST, A DISTANCE OF 273.90 FEET; 5) THENCE NORTH 82°40'37" WEST, A DISTANCE OF 100.50 FEET; 6) THENCE SOUTH 85°54'00" WEST, A DISTANCE OF 100.50 FEET; 7) THENCE SOUTH 88°45'01" WEST, A DISTANCE OF 100.12 FEET; 8) THENCE SOUTH 69°02'52" WEST, A DISTANCE OF 111.80 FEET; 9) THENCE SOUTH 39°18'00" WEST, A DISTANCE OF 147.33 FEET; 10) THENCE SOUTH 01°33'58" WEST, A DISTANCE OF 1045.12 FEET TO THE END OF SAID TEN (10) COURSES AND DISTANCES; THENCE NORTH 88°10'42" EAST, A DISTANCE OF 200.87 FEET; THENCE ON SAID BOUNDARY OF TRACT "C" THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 556.82 FEET; 2) THENCE SOUTH 88°23'14" EAST, A DISTANCE OF 485.92 FEET; 3) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 285.00 FEET; 4) THENCE SOUTH 88°23'14" EAST, A DISTANCE OF 419.00 FEET TO A POINT OF CURVE; 4) THENCE EASTERLY ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 40°13'43", AN ARC DISTANCE OF 33.70 FEET; 6) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 95.85 FEET TO THE END OF SAID SIX (6) COURSES AND DISTANCES AND TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA AND CONTAINING 534,519 SQUARE FEET OR 12.27087 ACRES MORE OR LESS. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LAKESIDE LANDING AND FURTHER DEDICATE AS FOLLOWS:

- 1) RESIDENTIAL ACCESS STREET - TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
2) PRIVATE STREET - TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES AND SHALL BE SUBJECT OF A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND ROADWAY FOR THE BENEFIT OF THE PUBLIC, THAT IS NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
3) WATER MANAGEMENT TRACT - TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
4) OPEN SPACE TRACTS - TRACTS "D", "E", "F" AND "G", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
5) DRAINAGE, MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
6) SPECIAL DRAINAGE AND LANDSCAPE EASEMENTS - THE SPECIAL DRAINAGE AND LANDSCAPE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LIMITED DRAINAGE AND LANDSCAPE PURPOSES, INCLUDING MECHANICAL EQUIPMENT THAT SERVES EACH LOT WITH THE APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA. THE MAINTENANCE OF ALL DRAINAGE FACILITIES AND LANDSCAPING, LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
7) COMMERCIAL DRAINAGE EASEMENT - THE COMMERCIAL DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE FACILITIES THAT SERVE THE ADJACENT COMMERCIAL PROPERTIES AND ALLOW ACCESS THROUGH ALL AREAS OF THE RESIDENTIAL DEVELOPMENT FOR THE ADJACENT COMMERCIAL PROPERTIES AND INDIAN TRAILS IMPROVEMENT DISTRICT, WITH THE RIGHT BUT NOT THE OBLIGATION FOR UPKEEP, MAINTENANCE OR CONSTRUCTION, TO MAINTAIN THE DRAINAGE CONVEYANCE FOR ACCESS TO THE BYPASS SYSTEM FOR MAINTENANCE AND OPERATION BY ALL ENTITIES THAT CURRENTLY HAVE AN EASEMENT OVER THE PROPOSED PROJECT AREA. THE MAINTENANCE OF ALL DRAINAGE FACILITIES, LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
8) BUFFER EASEMENTS - THE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED TO THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR LANDSCAPE PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
9) UTILITY EASEMENTS - ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN UNDERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS AND WITHOUT THE PRIOR WRITTEN NOTICE TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
10) OTHER UTILITY EASEMENTS - THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO RESIDENTIAL ACCESS STREETS, AS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. UNLESS OTHERWISE APPROVED BY THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS AND WITHOUT THE PRIOR WRITTEN NOTICE TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
11) PRESERVATION TREE EASEMENTS - THE PRESERVATION TREE EASEMENTS ARE HEREBY RESERVED TO THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS IN PERPETUITY FOR THE PRESERVATION, MAINTENANCE AND/OR REPLACEMENT OF ANY SPECIMEN, PRESERVATION AND/OR MITIGATION TREES ("MITIGATION TREES") LOCATED WHEREVER THEY EXIST ON THE PROPERTY AND AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, CODE OF ORDINANCES, SECTIONS 15-78, 15-79 AND 15-130. THE MAINTENANCE OF ALL MITIGATION TREES LOCATED WHEREVER THEY EXIST ON THE PROPERTY (INCLUDING MITIGATION TREES LOCATED ON PRIVATELY-OWNED LOTS LISTED IN PRESERVATION TREE EASEMENTS TABLE ON SHEETS 3 TO 6 AND SHOWN ON DETAIL SHEET 7) SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WHICH SHALL AT NO TIME INCLUDE THE INDIVIDUAL LOT OWNERS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA. THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED A PERPETUAL EASEMENT OVER ANY PORTION OF THE PROPERTY (INCLUDING MITIGATION TREES LOCATED ON PRIVATELY-OWNED LOTS LISTED IN PRESERVATION TREE EASEMENTS TABLE ON SHEETS 3 TO 6 AND SHOWN ON DETAIL SHEET 7) TO FULFILL THE ASSOCIATION'S OBLIGATIONS HEREUNDER AND AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, CODE OF ORDINANCES.
12) PALM BEACH COUNTY UTILITY EASEMENT (P.B.C.U.E.) - THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 31 DAY OF December, 2024. WITNESS: Robert McLaren, NAME OF WITNESS PRINTED Robert McLaren, LAKESIDE THREE, LLC, AUTHORIZED MEMBER.

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF MIAMI-DADE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION THIS 31 DAY OF December, 2024, BY: Joel Vago, AS AUTHORIZED MEMBER FOR LAKESIDE THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. MY COMMISSION EXPIRES: June 10, 2025, NOTARY PUBLIC Darlene De Paula, NAME PRINTED Darlene De Paula, NOTARY PUBLIC STATE OF FLORIDA.

MORTGAGEE'S JOINDER AND CONSENT: STATE OF FLORIDA COUNTY OF MIAMI-DADE 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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34661 AT PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO WITH THE BY AND AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3 DAY OF January, 2025. WITNESS: Robert McLaren, NAME PRINTED Robert McLaren, CITY NATIONAL BANK OF FLORIDA. WITNESS: Philip Lyew, NAME PRINTED Philip Lyew, TITLE: SENIOR VICE PRESIDENT.

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF MIAMI-DADE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [X] ONLINE NOTARIZATION THIS 3 DAY OF January, 2025, BY: PHILIP LYEW AS SENIOR VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF January, 2025. MY COMMISSION EXPIRES: Sep 2, 2025, NOTARY PUBLIC Darlene De Paula, NAME PRINTED Darlene De Paula, NOTARY PUBLIC STATE OF FLORIDA.

ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA COUNTY OF PALM BEACH THE LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3 DAY OF January, 2025. WITNESS: Darlene De Paula, NAME OF WITNESS PRINTED Darlene De Paula, LAKESIDE LANDING PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. WITNESS: Deborah Leonard, NAME PRINTED Deborah Leonard, TITLE: President.

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION THIS 3 DAY OF January, 2025, BY: Rebecca Z. Cortes, AS IDENTIFICATION. MY COMMISSION EXPIRES: May 12, 2028, NOTARY PUBLIC Rebecca Z. Cortes, NAME PRINTED Rebecca Z. Cortes, NOTARY PUBLIC STATE OF FLORIDA.

VILLAGE APPROVAL: THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THIS PLAT OF LAKESIDE LANDING FOR RECORD THIS 14 DAY OF January, 2025. VILLAGE OF ROYAL PALM BEACH A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. BY: Jeff Hmara, NAME PRINTED: JEFF HMARIA, TITLE: MAYOR. BY: Diane Disanto, NAME PRINTED: DIANE DISANTO MMC, TITLE: THE VILLAGE CLERK.

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JEFF HMARIA AND DIANE DISANTO, ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [X] ONLINE NOTARIZATION WHO ARE [ ] PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE. WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF January, 2025 (AS TO BOTH). MY COMMISSION EXPIRES: NOTARY PUBLIC Jacquelin M. Shick, NAME PRINTED Jacquelin M. Shick, NOTARY PUBLIC STATE OF FLORIDA.

VILLAGE ENGINEER: THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22. THIS 14 DAY OF January, 2025. BY: Christopher Marsh, P.E., NAME PRINTED: CHRISTOPHER MARSH, P.E., TITLE: THE VILLAGE ENGINEER, DATED THIS 14 DAY OF January, 2025. PALM BEACH COUNTY: PALM BEACH COUNTY HEREBY ACCEPTS THE DEDICATION OF THE PALM BEACH COUNTY UTILITY EASEMENTS. BY: Ali Bayat, NAME PRINTED: ALI BAYAT, TITLE: Director of WATER UTILITIES DEPARTMENT, PALM BEACH COUNTY, DATED THIS 6 DAY OF January, 2025.

REVIEWING SURVEYOR'S STATEMENT: THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE. BY: Bryan A. Merritt, NAME PRINTED: BRYAN A. MERRITT, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NUMBER LS6558.

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH I, Edward J. McCormick, 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 IS VESTED IN LAKESIDE THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: Dec 31, 2024 BY: Edward J. McCormick, Jr. (ATTORNEY AT LAW LICENSED IN FLORIDA) FLORIDA BAR # 365050.

SURVEYORS AND MAPPER'S CERTIFICATE: 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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

Professional seals for Village Engineer (Christopher Marsh, P.E.), Village of Royal Palm Beach, Reviewing Surveyor (Bryan A. Merritt), and Surveyor (Edward J. McCormick, Jr.).

BY: James M. McLaughlin, Jr., REGISTERED LAND SURVEYOR NO. LS4497 STATE OF FLORIDA. THIS INSTRUMENT WAS PREPARED BY: CONTROL POINT ASSOCIATES, FL, LLC 1700 N.W. 64TH STREET, SUITE 400 FORT LAUDERDALE, FLORIDA 33309 CERTIFICATE OF AUTHORIZATION NUMBER: LB 8137

CFN 20250022250 PL BK 138 PG 176