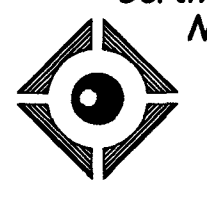


This instrument was prepared by CONTROL POINT ASSOCIATES, FL, LLC 1700 N.W. 64th Street, Suite 400 Fort Lauderdale, Florida 33309 Certificate of Authorization Number: LB #8137

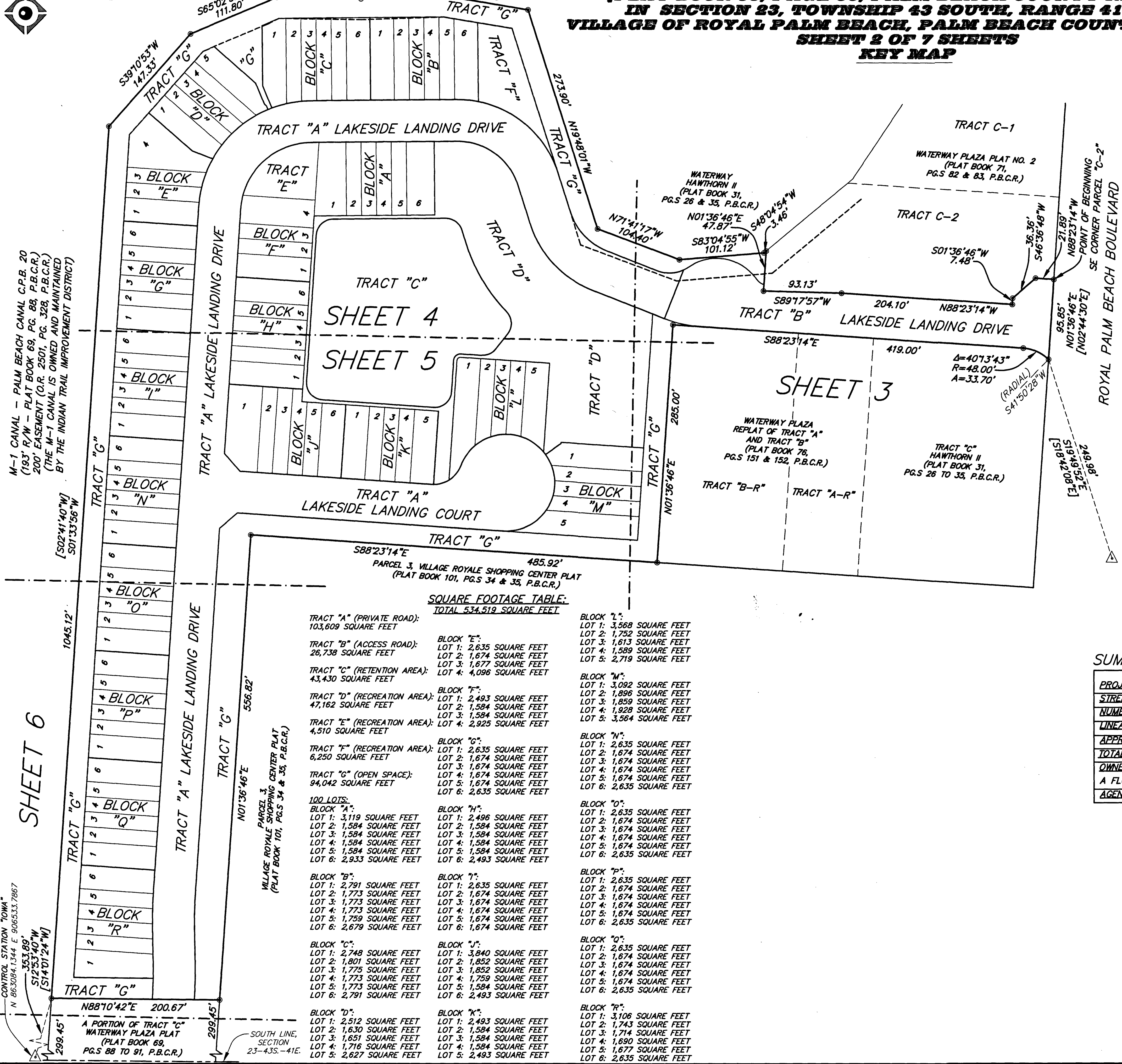
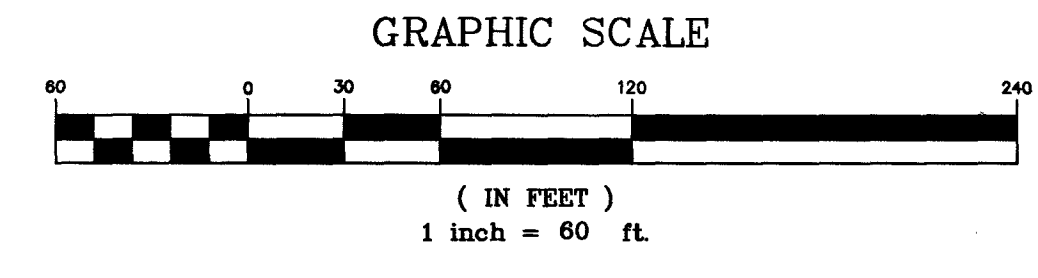


"LAKESIDE LANDING"

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 2 OF 7 SHEETS KEY MAP

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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 202____ AND DULY RECORDED IN PLAT NO. _____ PAGE _____ THRU _____ JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: _____ DEPUTY CLERK



SQUARE FOOTAGE TABLE:

TOTAL 534,519 SQUARE FEET

TRACT "A" (PRIVATE ROAD): 103,609 SQUARE FEET	TRACT "B" (ACCESS ROAD): 26,738 SQUARE FEET	TRACT "C" (RETENTION AREA): 43,430 SQUARE FEET	TRACT "D" (RECREATION AREA): 47,162 SQUARE FEET	TRACT "E" (RECREATION AREA): 4,510 SQUARE FEET	TRACT "F" (RECREATION AREA): 6,250 SQUARE FEET	TRACT "G" (OPEN SPACE): 94,042 SQUARE FEET	100 LOTS:
BLOCK "A": LOT 1: 3,119 SQUARE FEET LOT 2: 1,584 SQUARE FEET LOT 3: 1,584 SQUARE FEET LOT 4: 1,584 SQUARE FEET LOT 5: 1,584 SQUARE FEET LOT 6: 2,933 SQUARE FEET	BLOCK "B": LOT 1: 2,791 SQUARE FEET LOT 2: 1,773 SQUARE FEET LOT 3: 1,773 SQUARE FEET LOT 4: 1,773 SQUARE FEET LOT 5: 1,759 SQUARE FEET LOT 6: 2,679 SQUARE FEET	BLOCK "C": LOT 1: 2,748 SQUARE FEET LOT 2: 1,801 SQUARE FEET LOT 3: 1,775 SQUARE FEET LOT 4: 1,773 SQUARE FEET LOT 5: 1,773 SQUARE FEET LOT 6: 2,791 SQUARE FEET	BLOCK "D": LOT 1: 2,512 SQUARE FEET LOT 2: 1,630 SQUARE FEET LOT 3: 1,651 SQUARE FEET LOT 4: 1,716 SQUARE FEET LOT 5: 2,627 SQUARE FEET	BLOCK "E": LOT 1: 2,635 SQUARE FEET LOT 2: 1,674 SQUARE FEET LOT 3: 1,677 SQUARE FEET LOT 4: 4,096 SQUARE FEET	BLOCK "F": LOT 1: 2,493 SQUARE FEET LOT 2: 1,584 SQUARE FEET LOT 3: 1,584 SQUARE FEET LOT 4: 2,925 SQUARE FEET	BLOCK "G": LOT 1: 2,635 SQUARE FEET LOT 2: 1,674 SQUARE FEET LOT 3: 1,674 SQUARE FEET LOT 4: 1,674 SQUARE FEET LOT 5: 1,674 SQUARE FEET LOT 6: 2,635 SQUARE FEET	BLOCK "H": LOT 1: 2,496 SQUARE FEET LOT 2: 1,584 SQUARE FEET LOT 3: 1,584 SQUARE FEET LOT 4: 1,584 SQUARE FEET LOT 5: 1,584 SQUARE FEET LOT 6: 2,493 SQUARE FEET

STATE PLANE COORDINATES:

COORDINATES SHOWN ARE GRID. DATUM = MAD 83, 1990 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNITS = U.S. SURVEY FOOT. COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.00003843. GRID DISTANCE X SCALE FACTOR = GRID DISTANCE. BEARINGS SHOWN THUS [XX'XX'XX"] ARE GRID BEARINGS AND REFERENCE THE EAST LINE OF THE SW 1/4 OF SECTION 12-44S-42E. AS [NORTH 01'30'19" WEST]. BEARING SHOWN HERON REFER TO RECORD PLATS. BEARING ROTATION EQUATION: N01'36'46"E (PLAT) ----- 01'07'44" CLOCKWISE ROTATION [N02'44'30"E] (GRID)

LEGEND:

- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE POST W/METAL ROD AND BRASS CAP STAMPED L.B. 285)
- P.C.P. - INDICATES PERMANENT CONTROL POINT - MCLAUGHLIN (MCL) NAIL WITH CAP #285
- L.B. - INDICATES LICENSED BUSINESS NUMBER
- P.B., PG. - INDICATES PLAT BOOK & PAGE
- P.B.C.R. - INDICATES PALM BEACH COUNTY RECORDS
- SQ. FT. - INDICATES SQUARE FEET (NR) - INDICATES NOT RADIAL
- (R) - INDICATES RADIAL
- O.R., PG., - INDICATES OFFICIAL RECORDS BOOK, PAGE
- R/W - INDICATES RIGHT-OF-WAY
- N100000 - INDICATES STATE PLANE COORDINATE NORTHING
- E100000 - INDICATES STATE PLANE COORDINATE EASTING
- ⊙ - INDICATES CENTERLINE
- F.S. - INDICATES FLORIDA STATUTES
- R - INDICATES RADIUS
- Δ - INDICATES CENTRAL ANGLE (DELTA)
- A - INDICATES ARC LENGTH (DESC.) - INDICATES DESCRIPTION
- (R) - INDICATES RADIAL BEARING
- (NR) - INDICATES NON-RADIAL BEARING
- (CH. BRG.) - INDICATES CHORD BEARING
- (CH.) - INDICATES CHORD
- (TO P.C.) - INDICATES TO POINT OF CURVE

SUMMARY DATA:

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.

SURVEYOR'S NOTES:

1. 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, FLORIDA.
2. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGES OF ROYAL PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPE 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.