

0918.002

30

LITTLE RIVER GLEN - P.U.D. REPLAT

(PROJECT - GATEWAY GARDENS, P.U.D.)

BEING A PORTION OF TRACT "O", LOT 108, AND LOTS 141 THROUGH 148 IN LITTLE RIVER GLEN - P.U.D. (PLAT BOOK 94, PAGES 130-131); AND TRACT G, TRACT P, AND A PORTION OF SAW PALMETTO LANE TRACT "K" IN GATEWAY GARDENS P.U.D. (PLAT BOOK 84, PAGES 20 THROUGH 23) IN SECTIONS

12 AND 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

MAY 2006

SHEET 2 OF 3

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
THIS _____ A.D., 2006 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ THROUGH

SHARON R. BOCK, CLERK
CIRCUIT COURT

BY: _____ DC

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15881 AT PAGE 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, STERLING BANK, F.S.B., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID ALBRIGHT, ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2ND DAY OF NOVEMBER, 2006.

STERLING BANK, F.S.B.
A FLORIDA CORPORATION

BY: [Signature]
DAVID ALBRIGHT
PRESIDENT

WITNESS: [Signature]
PRINT NAME: SUSAN NORTH

WITNESS: [Signature]
PRINT NAME: CHERYL LADD

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID ALBRIGHT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL. LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF STERLING BANK, F.S.B., A FLORIDA CORPORATION, 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 2ND DAY OF NOVEMBER, 2006.

MY COMMISSION EXPIRES: JULY 31, 2010

CHERYL LADD
NOTARY PUBLIC
DD 580260

[Signature]
Cheryl J. Ladd

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16891 AT PAGE 1804 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LORNA B. SLAUGHTER, ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12TH DAY OF DECEMBER, 2006.

WELLS FARGO BANK, N.A.
LORNA B. SLAUGHTER
VICE PRESIDENT

BY: [Signature]

WITNESS: [Signature]
PRINT NAME: DANIELA JOHNSON

WITNESS: [Signature]
PRINT NAME: RUBY WILLIAMS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LORNA B. SLAUGHTER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL. LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, N.A., SUCCESSORS BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 12TH DAY OF DECEMBER, 2006.

MY COMMISSION EXPIRES: JULY 31, 2010

CHERYL LADD
NOTARY PUBLIC
DD 580260

[Signature]
Cheryl J. Ladd

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17852 AT PAGE 1855 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, INDYMAC BANK, F.S.B. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DARRYL K. WILLIAMS, ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15TH DAY OF DECEMBER, 2006.

INDYMAC BANK, F.S.B.
A FLORIDA CORPORATION

BY: [Signature]
DARRYL K. WILLIAMS
VICE PRESIDENT

WITNESS: [Signature]
PRINT NAME: LINDA SCOTTIE

WITNESS: [Signature]
PRINT NAME: NEIL S GUCKER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DARRYL K. WILLIAMS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL. LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF INDYMAC BANK, F.S.B., A FLORIDA CORPORATION, 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 15TH DAY OF DECEMBER, 2006.

MY COMMISSION EXPIRES: JULY 31, 2010

CHERYL LADD
NOTARY PUBLIC
DD 580260

[Signature]
Cheryl J. Ladd

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18222 AT PAGE 1350 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WASHINGTON MUTUAL BANK, F.A. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JULIE MULHERN, ITS ASST. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14TH DAY OF NOVEMBER, 2006.

WASHINGTON MUTUAL BANK, F.A.
A FLORIDA CORPORATION

BY: [Signature]
JULIE MULHERN, ASST. VICE PRESIDENT

WITNESS: [Signature]
PRINT NAME: KATE SCHULTZ

WITNESS: [Signature]
PRINT NAME: LEANN FOOT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JULIE MULHERN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL. LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASST. VICE PRESIDENT OF WASHINGTON MUTUAL BANK, F.A. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 14TH DAY OF NOVEMBER, 2006.

MY COMMISSION EXPIRES: JULY 31, 2010

CHERYL LADD
NOTARY PUBLIC
DD 580260

[Signature]
Cheryl J. Ladd

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19670 AT PAGE 1120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HSBC MORTGAGE A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ANN M. REFF, ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27TH DAY OF NOVEMBER, 2006.

HSBC MORTGAGE CORPORATION (USA)
A FLORIDA CORPORATION

BY: [Signature]
ANN M. REFF
ASSISTANT VICE PRESIDENT

WITNESS: [Signature]
PRINT NAME: CHARLES LATHAM

WITNESS: [Signature]
PRINT NAME: JACQUELINE DIMON

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANN M. REFF, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED SATISFACTORY EVIDENCE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT OF HSBC MORTGAGE CORPORATION (USA) A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 27TH DAY OF NOVEMBER, 2006.

MY COMMISSION EXPIRES: JULY 31, 2010

CHERYL LADD
NOTARY PUBLIC
DD 580260

[Signature]
Cheryl J. Ladd

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16432 AT PAGE 350 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, NATBANK, N.A., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT LAVOIE, ITS SENIOR CREDIT MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9TH DAY OF NOVEMBER, 2006.

NATBANK, N.A.

BY: [Signature]
ROBERT LAVOIE
SENIOR CREDIT MANAGER

WITNESS: [Signature]
PRINT NAME: ROYALINE EYR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT LAVOIE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL. LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR CREDIT MANAGER OF NATBANK, N.A., A FLORIDA CORPORATION, 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 9TH DAY OF NOVEMBER, 2006.

MY COMMISSION EXPIRES: JULY 31, 2010

CHERYL LADD
NOTARY PUBLIC
DD 580260

[Signature]
Cheryl J. Ladd

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 9TH DAY OF NOVEMBER, 2006 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, PRIORITY TITLE, INC., A TITLE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY OF LOTS 108, 144, 145 AND 148 IS VESTED TO REGATTA HOMES, INC., A FLORIDA CORPORATION, LOT 141 IS VESTED TO FRANK FALLETTA AND MICHELE FALLETTA, HUSBAND AND WIFE, LOT 142 IS VESTED TO CARLOS LOPEZ AND VANIA MARTINEZ, HUSBAND AND WIFE, LOT 143 IS VESTED TO JOHN C. BAJART JR. AND KATHLEEN M. BAJART, HUSBAND AND WIFE, LOT 146 IS VESTED TO JILL KURTZBERG, LOT 147 IS VESTED TO NIL TREMBLAY AND JOHANNE TREMBLAY, HUSBAND AND WIFE AND TRACTS A, G, K, O AND P ARE VESTED TO HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC., A FLORIDA CORPORATION, NOT FOR PROFIT; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: Nov. 9th 2006

[Signature]
MICHAEL H. MERINO, PRESIDENT

SURVEYOR'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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SECTION 177.09(1)(b), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: DEC. 12, 2006

[Signature]
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

STATE PLANE COORDINATES

STATE PLANE COORDINATES ARE GRID DATUM
NORTH AMERICAN DATUM 83, 1980 ADJUSTMENT
FLORIDA EAST ZONE
TRANSVERSE MERCATOR PROJECTION
LINEAR FOOT = US SURVEY FOOT
ALL DISTANCES ARE GROUND DISTANCES
SCALE FACTOR = 1.0000363
BEARING ROTATION PLAT TO GRID = 00°-00'-02" COUNTER-CLOCKWISE

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
6295 LAKE WORTH ROAD, SUITE 13
LAKE WORTH, FLORIDA 33463

EWING AND SHIRLEY, INC.

SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 3752
6295 LAKE WORTH ROAD • SUITE 13
LAKE WORTH • FLORIDA • 33463
TELE: (561)968-0421 • FAX: (561)968-0478

SECTION 149
PAGE 20
PLAT BOOK 94
PAGE 130-131
SECTION 13
QUAD 24
SEE CORRECTIONS

