VICINITY MAP NOT TO SCALE

DEDICATION

PARCEL A

STATE OF FLORIDA

LEGAL DESCRIPTION:

DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING.

DAY OF \_\_\_\_\_ 2004.

**ACKNOWLEDGMENT** 

STATE OF FLORIDA

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COUNTY OF PALM BEACH

PELICAN VILLAGE A REPLAT OF LOTS 9, 10 AND 11, AND A PORTION OF THE 10 FOOT ALLEY NORTH OF LOT 11, BLOCK 17, PALM

BEACH FARMS COMPANY PLAT NO.5, PLAT BOOK 5, PAGES 48 THROUGH 49, IN SECTION 15, TOWNSHIP 44

This plat was filed for record at 16:31 pm this 23 day of September, 2004, and duly recorded in Plat Book No. 103 Pages 64 through 65

COUNTY OF PALM BEACH

STATE OF FLORIDA

DOROTHY H. WILKEN Clerk Circuit Count

SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA ACCEPTANCE OF DEDICATION AND MAINTENANCE OBLIGATION

> THE PELICAN VILLAGE PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND ALSO HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREIN. IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 300 DAY OF JUNE 2004.

THE PELICAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION

**ACKNOWLEDGMENT** 

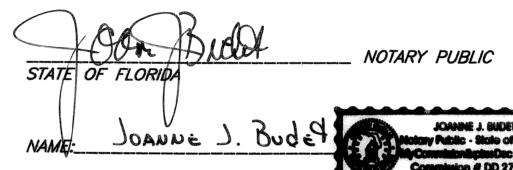
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED MARY ATALLA TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABOVE NAMED PELICAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., WHO SEVERELY ACKNOWLEDGED, TO AND BEFORE THAT SHE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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

WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF JUNE 2004.

LICENSE NO. (PRINT) : DD 276 928

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS



CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Seet. 2004

RODNEY G. ROMANO, MAYOR

BY: War Flower WES BLACKMAN, PLANNING BOARD

PAMELA J. LOPEZ. CITY CLERK Valerie Y. Hurley, Deputy Cit Clerk

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS AND MONUMENTS AT LOT CORNERS.

DATE: JUNE 14.2004

NAME: MARY HANNA CLODEELT SR REGISTERED SURVEYOR AND MAPPER FLORIDA LICENSE NUMBER: (17/62)

PELICAN

VILLEGE

SEAL.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

TITLE TO THE PROPERTY IS VESTED TO MARY ATALLA AND WALID E. NASSIF, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES ENCUMBERING THE LAND DESCRIBED HEREON AND THAT THERE ARE NO ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

MCCABE AND SAMILJAN, LLC

NOTHORIZED AGENT

"SEAL"



PROFESSIONAL LAND SURVEYOR CITY OF LAKE WORTH

SURVEYOR'S NOTES:

1. BEARING BASE HEREON ARE BASED UPON AN ASSUMED BEARING OF NORTH 00°00'00" EAST, ALONG THE CENTERLINE OF NORTH 18TH AVENUE.

2. BUILDING SETBACK LINES SHALL BE APPROVED BY THE CITY OF LAKE WORTH, FLORIDA.

3. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND, WITHOUT THE PERMISSION OF THE OCCUPYING UTILITIES.

4. NOTICE: THIS PLAT, RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANOTHER 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.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

HEREBY CERTIFY THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY COMPLIES WITH CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS AND MONUMENTS AT LOT CORNERS HAVE BEEN SET IN AND ABOVE ACCORDANCE WITH CHAPTER 177.091 (9) OF THE FLORIDA STATUTES; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

THIS 20 DAY, OF APPLIL

GT SURVEYING SERVICES, INC. LICENSED BUSINESS NO.: 6026

REGISTERED LAND SURVEYOR AND MAPPER FLORIDA LICENSE NO.: 5044

I, TIM McCABE, AUTHORIZED AGENT FOR McCABE AND SAMILJAN, LLC, A DULY AUTHORIZED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE

BY: MICKE

PELICAN VILLAGE



2636 WESTGATE AVENUE, WEST PALM BEACH FLORIDA 33409 OFFICE: 561-688-0553 FAX: 561-688-9579 F-MAIL: gsurvey@bellsouth.net

A REPLAT OF LOTS 9, 10 AND 11 AND A PORTION OF THE 10 FOOT ALLEY NORTH OF LOT 11, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 5, PLAT BOOK 5, PAGES 48 THROUGH 49, PALM BEACH COUNTY, FLORIDA DATE: 02-20-04 SCALE: N/A SHEET 1 OF 2

COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED MARY ATALLA AND WALID E. NASSIF, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNERS OF THE LAND SHOWN HEREIN. WITNESS MY HAND AND OFFICIAL SEAL, THIS \_ 1 DAY OF \_\_\_ JUNE \_\_\_\_, 2004. MY COMMISSION EXPIRES: \_ 2004 DAY OF DECEMBER , 2004 2007 B COMMISSION DD 276928

JOANNE J. Budet

NUMBER (PRINT)

NOTARY PUBLIC STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT MARY ATALLA AND WALID E. NASSIF. OWNERS OF THE LAND SHOWN HEREIN AS PELICAN VILLAGE, SITUATE IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM

LOTS 9, 10 AND LOT 11 AND A PORTION OF THE 10 FOOT ALLEY NORTH OF LOT 11, BLOCK 17, PALM

BEACH FARMS COMPANY PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 17, THENCE NORTH 90'00'00" WEST (BEARING

EAST, 185.00 FEET, TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF LOTS 9 AND

BASE ASSUMED AS THE SOUTH LINE OF SAID LOT 11, BLOCK 17), 50.00 FEET: THENCE NORTH 00'00'00"

10, BLOCK 17 AND THE SOUTH RIGHT OF WAY OF NORTH 18TH AVENUE; THENCE SOUTH 90°00'00" EAST.

50.00 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 17 ( ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTH 18TH AVENUE AND THE WEST RIGHT OF WAY LINE OF FEDERAL

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 17, THENCE NORTH 90°00'00" WEST, 50.00

00°00'00" EAST, 60.00 FEET; THENCE NORTH 90°00'00" WEST, 5.00 FEET; THENCE NORTH 00°00'00" EAST. 125.00 FEET; THENCE SOUTH 90°00'00" EAST, 55.00 FEET; THENCE SOUTH 00°00'00" WEST, 185.00 FEET TP

FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90'00'00" WEST, 50.00 FEET; THENCE NORTH

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 19,125.00 SQUARE FEET, 0.44 ACRES, MORE OR LESS.

ALL THE LANDS CONTAINED HEREIN SHALL BE SUBJECT TO ALL RESTRICTIONS AND COVENANTS OF THE PELICAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., AND ALL AMENDMENTS HERETO, AS RECORDED IN THE

IN WITNESS WHEREOF, WE MARY ATALLA AND WALID E. NASSIF DO HEREBY SET OUR HANDS THIS

48 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY

BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HIGHWAY: THENCE SOUTH 00°00'00" EAST. 185.00 FEET TO THE POINT OF BEGINNING.



Fanny Grajales M