

20070011055

29

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 1 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT _____ THIS 29th DAY OF NOVEMBER A.D., 2006 AND DULY RECORDED IN PLAT BOOK 109 ON PAGES 29 THROUGH 31

SHARON R. BOCK, CLERK
CIRCUIT COURT
By Michelle Bock

DEDICATION AND RESERVATION
KNOW ALL MEN BY THESE PRESENTS THAT REGATTA HOMES, INC., A FLORIDA CORPORATION, FRANK FALLETTA AND MICHELE FALLETTA, HUSBAND AND WIFE, CARLOS LOPEZ AND VIANA MARTINEZ, HUSBAND AND WIFE, JOHN C. BAJART JR. AND KATHLEEN M. BAJART, HUSBAND AND WIFE, JILL KURTZBERG, NIL TREMBLAY AND JOHANNE TREMBLAY, HUSBAND AND WIFE, AND HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF LAND SHOWN HEREON, LYING IN THE SECTIONS 12 AND 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LITTLE RIVER GLEN - P.U.D. REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 108 AND LOTS 141 THROUGH 148, LITTLE RIVER GLEN - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 130 AND 131, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, TOGETHER WITH ALL THAT PART OF TRACT "O" AS SHOWN ON SAID PLAT LYING SOUTHERLY OF, ADJACENT TO AND CONTIGUOUS WITH SAID LOTS 108 AND LOTS 141 THROUGH 148.

TOGETHER WITH ALL OF TRACT "P" IN GATEWAY GARDENS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGES 20 THROUGH 23, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, AND THAT PART OF TRACT "G" AND SAW PALMETTO LANE (TRACT "K") BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 79 OF SAID GATEWAY GARDENS, P.U.D.; THENCE BEAR NORTH 00°51'29" WEST, ALONG THE EAST LINE OF SAID LOT 79, ALSO BEING THE WEST LINE OF TRACT "K" (SAW PALMETTO LANE), A DISTANCE OF 60.00 FEET TO THE NORTHERLY LINE OF SAID GATEWAY GARDENS P.U.D.; THENCE NORTH 89°34'00" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1 OF SAID GATEWAY GARDENS, P.U.D. ALSO BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT "K" (SAW PALMETTO LANE); THENCE SOUTH 00°51'29" EAST, ALONG SAID LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°34'00" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 60,051 SQUARE FEET OR 1.379 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, A FLORIDA CORPORATION NOT FOR PROFIT, 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 PALM BEACH COUNTY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 10597, PAGE 1871 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE 2' OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

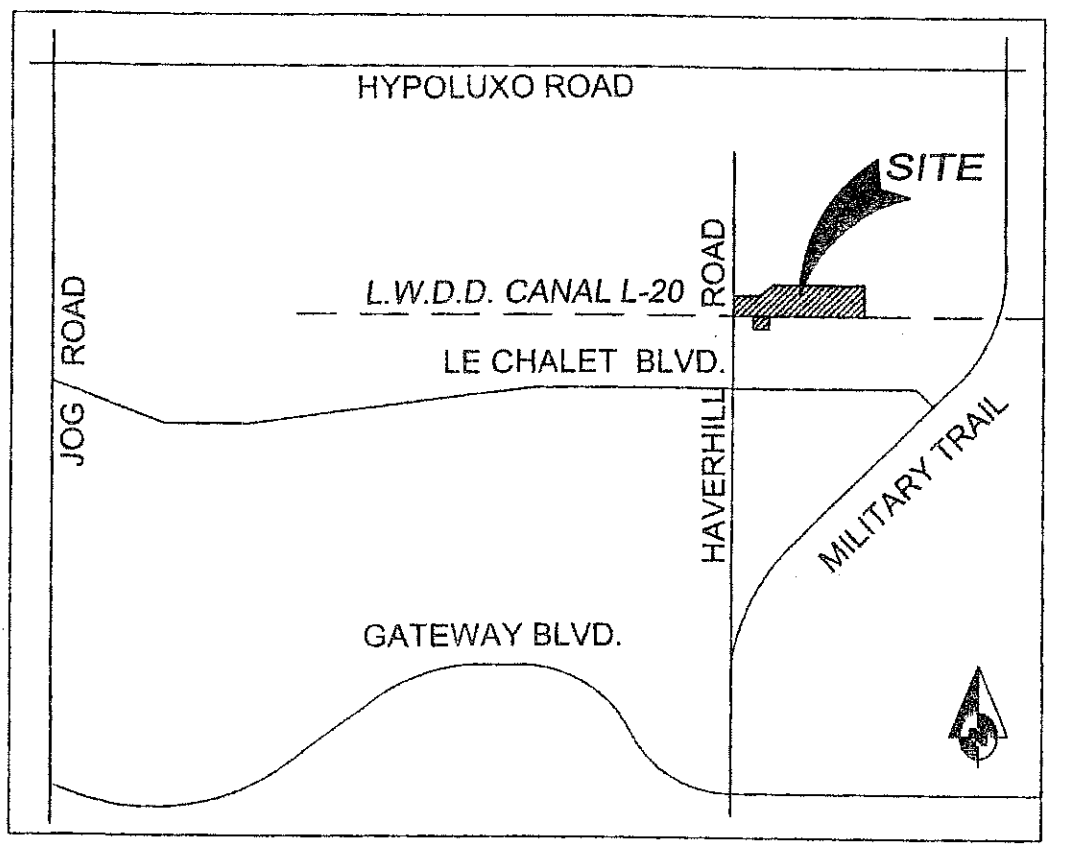
AS TO LOTS 108, 144, 145 AND 148
IN WITNESS WHEREOF, REGATTA HOMES, INC., A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARDS OF DIRECTORS, THIS 29th DAY OF NOVEMBER, 2006.

REGATTA HOMES, INC.
A FLORIDA CORPORATION
BY: Paul Griesmer
PRESIDENT
WITNESS: Linda Scottie
PRINT NAME: LINDA SCOTTIE
WITNESS: Susan North
PRINT NAME: SUSAN NORTH

ACKNOWLEDGEMENT (AS TO LOTS 108, 144, 145 AND 148)
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL GRIESMER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF REGATTA HOMES, INC., 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 29th DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260



LOCATION MAP
NOT TO SCALE

AS TO LOT 141
IN WITNESS WHEREOF, WE, FRANK FALLETTA AND MICHELE FALLETTA, A MARRIED COUPLE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 29th DAY OF NOVEMBER, 2006.

WITNESS: Linda Scottie
PRINT NAME: LINDA SCOTTIE
BY: Frank Falletta
FRANK FALLETTA
WITNESS: Susan North
PRINT NAME: SUSAN NORTH
BY: Michele Falletta
MICHELE FALLETTA

ACKNOWLEDGEMENT (AS TO LOT 141)
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK FALLETTA AND MICHELE FALLETTA, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260

AS TO LOT 142
IN WITNESS WHEREOF, WE, CARLOS LOPEZ AND VIANA MARTINEZ, A MARRIED COUPLE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 6th DAY OF NOVEMBER, 2006.

WITNESS: Linda Scottie
PRINT NAME: LINDA SCOTTIE
BY: Carlos Lopez
CARLOS LOPEZ
WITNESS: Susan North
PRINT NAME: SUSAN NORTH
BY: Viana Martinez
VIANA MARTINEZ

ACKNOWLEDGEMENT (AS TO LOT 142)
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARLOS LOPEZ AND VIANA MARTINEZ, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260

AS TO LOT 143
IN WITNESS WHEREOF, WE, JOHN C. BAJART JR. AND KATHLEEN M. BAJART, A MARRIED COUPLE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 29th DAY OF NOVEMBER, 2006.

WITNESS: Linda Scottie
PRINT NAME: LINDA SCOTTIE
BY: John C. Bajart Jr.
JOHN C. BAJART JR.
WITNESS: Susan North
PRINT NAME: SUSAN NORTH
BY: Kathleen M. Bajart
KATHLEEN M. BAJART

REGATTA HOMES, INC.
NOTARY
HOMEOWNERS ASSOCIATION
NOTARY
NOTARY LOT 141
NOTARY LOT 142
NOTARY LOT 143
NOTARY LOT 144
NOTARY LOT 145
NOTARY LOT 146
NOTARY LOT 147
ACCEPTANCE HOMEOWNERS ASSOCIATION
NOTARY

LAND USE DATA

PROJECT NAME	GATEWAY GARDENS P.U.D. (LITTLE RIVER GLEN - P.U.D. REPLAT)
PETITION NUMBER	PDD97-085A
TOTAL AREA OF ALL LOTS	57,422 SQ. FT. (1.318 ACRES)
TOTAL AREA OF ALL TRACTS	2,629 SQ. FT. (0.060 ACRES)
TOTAL AREA	60,051 SQ. FT. (1.379 ACRES)

ACKNOWLEDGEMENT (AS TO LOT 143)
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN C. BAJART JR. AND KATHLEEN M. BAJART, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260

AS TO LOT 146
IN WITNESS WHEREOF, I, JILL KURTZBERG, DO HEREUNTO SET MY HAND AND SEAL THIS 2nd DAY OF NOVEMBER, 2006.

WITNESS: Susan North
PRINT NAME: SUSAN NORTH
BY: Jill Kurtzberg
JILL KURTZBERG
WITNESS: Cheryl Ladd
PRINT NAME: CHERYL LADD

ACKNOWLEDGEMENT (AS TO LOT 146)
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JILL KURTZBERG, 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 2nd DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260

AS TO LOT 147
IN WITNESS WHEREOF, WE, NIL TREMBLAY AND JOHANNE TREMBLAY, A MARRIED COUPLE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 3rd DAY OF NOVEMBER, 2006.

WITNESS: Linda Scottie
PRINT NAME: LINDA SCOTTIE
BY: Nil Tremblay
NIL TREMBLAY
WITNESS: Susan North
PRINT NAME: SUSAN NORTH
BY: Johanne Tremblay
JOHANNE TREMBLAY

ACKNOWLEDGEMENT (AS TO LOT 147)
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NIL TREMBLAY AND JOHANNE TREMBLAY, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260

AS TO TRACTS "A" AND "B"
IN WITNESS WHEREOF, HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARDS OF DIRECTORS, THIS 29th DAY OF NOVEMBER, 2006.

HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: Paul Griesmer
PRESIDENT
WITNESS: Linda Scottie
PRINT NAME: LINDA SCOTTIE
WITNESS: Susan North
PRINT NAME: SUSAN NORTH

ACKNOWLEDGEMENT (AS TO TRACTS "A" AND "B")
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL GRIESMER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 29th DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 29th DAY OF NOVEMBER, 2006.

HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: Paul Griesmer
PRESIDENT
WITNESS: Linda Scottie
PRINT NAME: LINDA SCOTTIE
WITNESS: Susan North
PRINT NAME: SUSAN NORTH

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL GRIESMER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HOMEOWNERS ASSOCIATION OF GATEWAY GARDENS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 29th DAY OF NOVEMBER, 2006
MY COMMISSION EXPIRES: July 31, 2010
CHERYL F. LADD
NOTARY PUBLIC
DD580260

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

SUBMITTER: LITTLE RIVER GLEN - REPLAT
 BOOK: 109
 PAGE: 29
 COUNTY: PALM BEACH
 DATE: 11/29/06
 TIME: 10:40 AM
 BY: CHERYL F. LADD
 NOTARY PUBLIC
 DD580260