

FORTE ESTATES

BEING A REPLAT OF A PORTION OF LOTS 8 AND 9,
BLOCK 7, OF THE AMENDED PLAT OF FLA-MANGO GROVELETS,
AS RECORDED IN PLAT BOOK 21, PAGE 88,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

OCTOBER, 1999

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT DOMENICO AND GIUSEPPINA FORTE, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LOTS 8 AND 9, BLOCK 7, AMENDED PLAT OF FLA-MANGO GROVELETS, AS RECORDED IN PLAT BOOK 21, PAGES 88, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL FURTHER BEING DESCRIBED IN O.R.B. 6333, PAGE 1263-1264, SAID DESCRIPTION BEING AS FOLLOWS:

THAT PORTION OF LOT 8, BLOCK 7, ADDITION NO. 1, FLA-MANGO GROVELETS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 20, PAGE 69, AND THAT PORTION OF LOT 9, BLOCK 7, AMENDED PLAT OF SHEET 2 OF 2, ADDITION NO. 1, FLA-MANGO GROVELETS, RECORDED IN PLAT BOOK 21, PAGE 88, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8 RUN (FOR THE PURPOSE OF THIS DESCRIPTION WESTERLY LINE OF SAID LOT 8 IS SAID TO BEAR NORTH AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) SOUTH 86°44'45" EAST ALONG THE SOUTH LINE OF SAID LOTS 8 AND 9 A DISTANCE OF 90.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE PARALLEL TO AND 90.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF LOT 8, A DISTANCE OF 339.75 FEET TO A POINT, SAID POINT LYING 155.00 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH RIGHT-OF-WAY LINE OF BARBADOS ROAD; THENCE SOUTH 86°44'45" EAST, ALONG A LINE PARALLEL TO AND 155.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID BARBADOS ROAD, A DISTANCE OF 227.89 FEET; THENCE SOUTH 7°27'45" EAST, A DISTANCE OF 145.25 FEET; THENCE SOUTH 6°35'15" WEST, A DISTANCE OF 76.00 FEET; THENCE SOUTH 29°29'57" WEST, A DISTANCE OF 120.53 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTH LINE OF LOT 9; THENCE NORTH 86°44'45" WEST ALONG SAID SOUTH LINE OF LOT 8 AND 9, A DISTANCE OF 232.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A ROAD EASEMENT FOR INGRESS AND EGRESS, BEING 50.00 FEET IN WIDTH, AS MEASURED AT RIGHT ANGLES AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF LOT 8, BLOCK 7, ADDITION NO. 1 OF FLA-MANGO GROVELETS RUN NORTH ALONG AFORESAID WESTERLY LINE OF LOT 8 A DISTANCE OF 139.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG A WESTERLY LINE A DISTANCE OF 50.08 FEET; THENCE SOUTH 86°44'45" EAST, A DISTANCE OF 90.15 FEET TO A POINT ON A LINE LYING 90.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY LINE OF LOT 8; THENCE SOUTH ALONG A LINE PARALLEL TO AND 90.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY LINE OF LOT 8, A DISTANCE OF 50.08 FEET; THENCE NORTH 86°44'45" WEST A DISTANCE OF 90.15 FEET TO THE INTERSECTION THEREOF WITH SAID WESTERLY LINE OF LOT 8 AND THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND / OR RESERVATIONS:

EASEMENTS:

- THE UTILITY/ DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE SWALES AND UTILITY AND UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES IN SAID EASEMENTS.
- 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. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES IN SAID EASEMENTS.

STREET DEDICATION

1. TRACT A, SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF LAKE CLARKE SHORES, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, I, DOMENICO FORTE, DO HEREBY SET MY HAND AND SEAL THIS 15 DAY OF October, 19 99.

WITNESS: [Signature] BY: [Signature]
DOMENICO FORTE

WITNESS: [Signature]

IN WITNESS WHEREOF, I, GIUSEPPINA FORTE, DO HEREBY SET MY HAND AND SEAL THIS 15 DAY OF October, 19 99.

WITNESS: [Signature] BY: [Signature]
GIUSEPPINA FORTE

WITNESS: [Signature]

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOMENICO AND GIUSEPPINA FORTE, BOTH PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF October, 19 99.

MY COMMISSION EXPIRES: 4-1-00 [Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

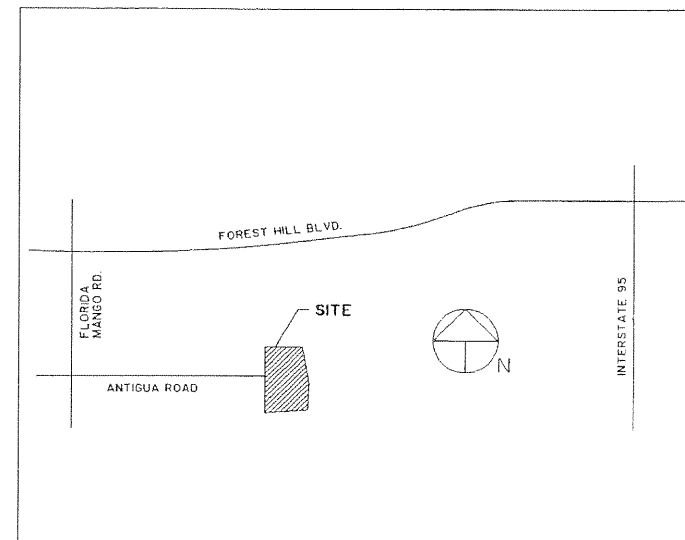
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNITED TITLE LAND SERVICES, INC., A TITLE INSURANCE 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 IS VESTED TO DOMENICO AND GIUSEPPINA FORTE; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10/15/99 [Signature]
ROBERT L. GINDEL
C.E.O. UNITED TITLE LAND SERVICES, INC.

SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENTS #5604 (P.R.M.)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE WESTERLY LINE OF LOT 8, BLOCK 7, AMENDED PLAT OF FLA-MANGO GROVELETS, SAID BEARING BEING N 00°00'00" E, ALL BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- U.E. DENOTES UTILITY EASEMENTS
R. DENOTES RADIUS
P.O.B. DENOTES POINT OF BEGINNING
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
L. DENOTES ARC LENGTH
C/L DENOTES CENTERLINE
R.L. DENOTES RADIAL LINE
P.S.M. DENOTES PROFESSIONAL SURVEYOR & MAPPER
- ALL BEARINGS ARE PLAT UNLESS OTHERWISE NOTED.
- ALL BEARINGS SHOWN ON OR WITHIN THE PLAT BOUNDARY ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE SHOWN AS RADIAL AND DENOTED: (R.L.)



LOCATION MAP (NOT TO SCALE)

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") HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 10/15/99 [Signature]
BY: JONATHAN T. GILBERT, P.S.M.
STATE OF FLORIDA
LICENSE NO. 5604

PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE TOWN OF LAKE CLARKE SHORES ITS SUCCESSORS AND OR ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID TOWN OF LAKE CLARKE SHORES AS STATED AND SHOWN HEREON, DATED THIS 23 DAY OF November, 19 99.

BY: Malcolm K. Lewis ATTEST: [Signature]
PRINT NAME: MALCOLM K. LEWIS, PE, PRINT NAME: [Signature]
MAYOR TOWN CLERK

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Malcolm K. Lewis AND [Signature] BOTH PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND TOWN CLERK OF LAKE CLARKE SHORES, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID TOWN AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TOWN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF November, 19 99.

MY COMMISSION EXPIRES: 1/7/2001 [Signature]
NOTARY PUBLIC

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:42
P.M. THIS 10 DAY OF December, 19 99
AND DULY RECORDED IN PLAT BOOK NO. 86
ON PAGE 159-160
DOROTHY WILKINSON, CLERK OF THE CIRCUIT COURT
BY: [Signature]



TOWN OF LAKE CLARKE SHORES



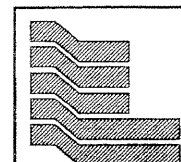
TOWN OF LAKE CLARKE SHORES
ACKNOWLEDGEMENT NOTARY



DEDICATION NOTARY



SURVEYOR



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L.B. #4396

FORTE ESTATES