A PORTION OF TRACT 15, BLOCK 8, OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, IN PALM BEACH COUNTY, FLORIDA,

LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

NOVEMBER, 2002 SHEET 2 OF 3

## MORTGAGEE'S CONSENT:

STATE OF FLORIDA;
S
COUNTY OF PALM BEACH;

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED 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 [2154] AT PAGE 371 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIDELITY FEDERAL BANK & TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS POAY OF WITH THE AUTHORITY OF ITS

WITNESS: 8 MAN. Colliss

PRINT NAME: Collis Moderna Moderna Moderna

CHRISTOPHER H. COOK EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA;

COUNTY OF PALM BEACH;



BEFORE ME PERSONALLY APPEARED CHRISTOPHER H. COOK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE—PRESIDENT OF FIDELITY FEDERAL BANK AND TRUST, 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 PAY OF MANNER, 2002.

MY COMMISSION EXPIRES: 7-25-04 NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

I, RICHARD T. DAVIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JACK A. MECCA AND MARY C. MECCA AND B&J HOLDINGS, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD 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.

DATE: 11/18/02 BY: RICHARD T. DAVIS
CAMERON, DAVIS, & GONZALEZ, P.A.
LICENSED IN FLORIDA

### SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 MONUMENTS ACCORDING TO CHAPTER 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH 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 THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

THIS ZOTH DAY OF NOVEMBER , 2002.

ROBIN B. PETZOLD

PROFESSIONAL SURVEYOR AND MAPPER #4567
STATE OF FLORIDA LB #7055

### SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 01°34'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- 3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.

VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA;

COUNTY OF PALM BEACH;

VILLAGE COUNCIL:

BY: DAVID LODWICK, MAYOR

VILLAGE ENGINEER:

BY: RAYMOND D. LIGGINS JR., FOE., VILLAGE ENGINEER

ATTEST: DURL DISONTO

MARY ANN GOULD, VILLAGE CLERK
DIANE DISANTO, DEPUTY VILLAGE CLERK

REVIEWING SURVEYORS APPROVAL:

STATE OF FLORIDA; COUNTY OF PALM BEACH;

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES IS SHOWN AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT

THIS DAY

OF \_\_\_\_\_\_\_. THIS \_\_\_\_\_\_\_ DAY

OF \_\_\_\_\_\_\_. A.D. 2002

AND DULY RECORDED IN PLAT BOOK

ON PAGES \_\_\_\_\_\_ AND \_\_\_\_\_.

DOROTHY H. WILKEN

CLERK CIRCUIT COURT

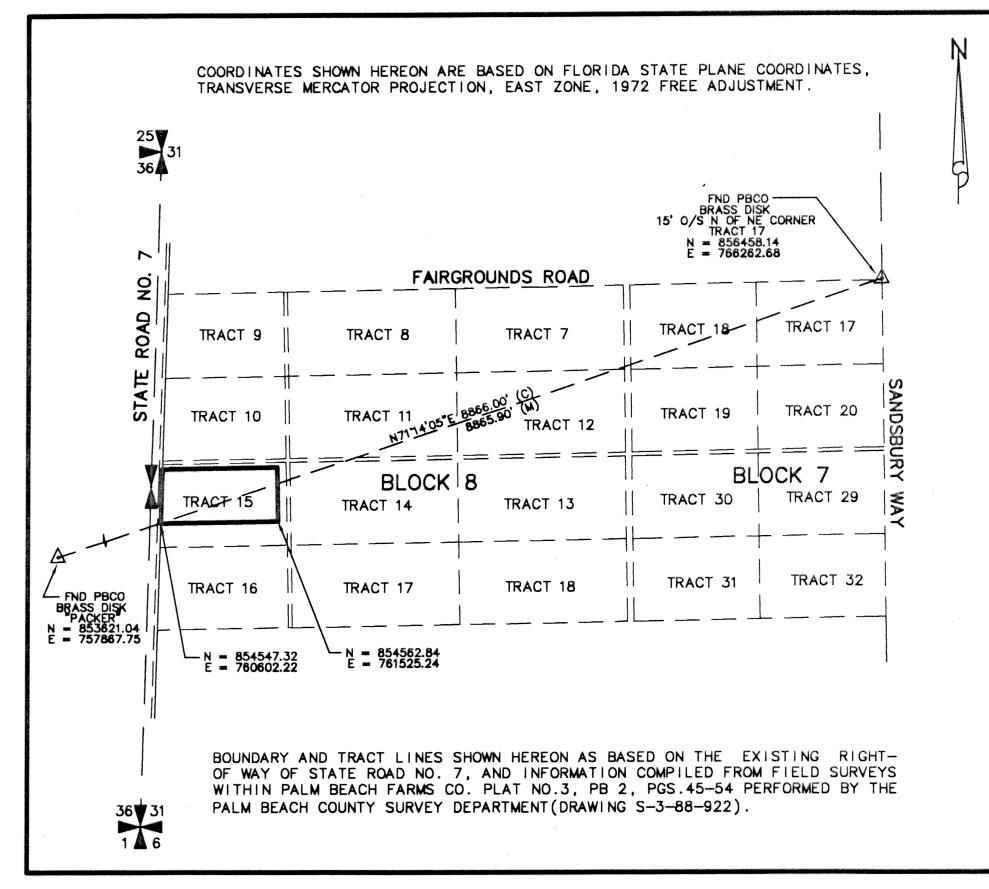
BY: \_\_\_\_\_\_\_

DEPUTY CLERK

TRACT ACRES

"A1" 1.857
"A" 4.360
"B" 0.881
"C" 0.945
"D" 0.951

TOTAL 8.994



LOCATION MAP AND CONTROL DETAIL NOT TO SCALE

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 THIS COUNTY.



# Wantman Group, Inc.

Engineering & Surveying & Mapping
901 NORTHPOINT PARKWAY, SUITE 204
WEST PALM BEACH, FL 33407
(561) 687-2220 phone (561) 687-1110 fax

CERT No. 6091 - LB No. 7055

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F	AJP					DATE	06/27/02	-
(D	RBP	SHEET	2	OF	3	DWG		

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RICHARD T. DAVIS CAMERON DAVIS & GONZALEZ P.A.

SEAL

VIELAGE OF
ROYAL PALM
BEACH, FLORIDA

SEAL
RAYMOND C.
LIGGINS JR., PE
MILLAGE ENGINEER
MILLAGE OF
ROYAL PALM
BEACH,
FLORIDA

SEAL MILLAGE OF ROYAL PALM BEACH, FLORIDA CONSULTING SURVEYOR SEAL
ROBIN B.
PETZOLD
PSM 4567