

PINEAPPLE VILLAGE No. 1

A REPLAT OF LOTS 4, 5, 6, 7, AND 8 OF BLOCK 8, OF THE PLAT ENTITLED "ADDITION No. 1 TO THE TOWN OF LAKE WORTH", (PLAT BOOK 5, PAGES 6-9, PALM BEACH COUNTY RECORDS), LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

APRIL, 2003

SHEET 1 of 2

167

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:46 A.M. THIS 19th DAY OF August 2003, AND DULY RECORDED IN PLAT BOOK 99 ON PAGES 167 and 168

DOROTHY H. WILKEN, CLERK

BY: *[Signature]*

VICINITY MAP
SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA.
(NOT TO SCALE)

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BEST BUILT CONSTRUCTION, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS "PINEAPPLE VILLAGE No.1", BEING A REPLAT OF LOTS 4, 5, 6, 7, AND 8 OF BLOCK 8, OF THE PLAT "ADDITION NUMBER ONE TO THE TOWN OF LAKE WORTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGES 6 THROUGH 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, 5, 6, 7, AND 8 OF BLOCK 8, "ADDITION ONE TO THE TOWN OF LAKE WORTH", ACCORDING TO THE PLAT OF THE PALM BEACH FARMS COMPANY PLAT NO. 4, AS RECORDED IN PLAT BOOK 5, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 33,727.66 Square Feet (0.77 acres) more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate the COMMON AREA to the PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION.

IN WITNESS WHEREOF: BEST BUILT CONSTRUCTION, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF August, 2003.

BEST BUILT CONSTRUCTION, INC. A FLORIDA CORPORATION

BY: *[Signature]*
RICHARD B. DOWNING
PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: CHRISTOPH A. KANE

WITNESS: *[Signature]*
PRINT NAME: STACIE PHILLIPS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD B. DOWNING, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEST BUILT CONSTRUCTION, 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 7 DAY OF August, 2003.

MY COMMISSION EXPIRES: 8-23-2006
PRINT DATE

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA

LICENSE No. DD191767
PRINT NUMBER

PRINTED NAME: NINA M. POTTER

ACCEPTANCE OF DEDICATION AND MAINTENANCE OBLIGATION

THE PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNERS ASSOCIATION, INC., 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 HEREON. IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS TREASURER AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 7 DAY OF August, 2003.

THE PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

BY: *[Signature]*
TREASURER
PRINTED NAME: RICHARD B. DOWNING

WITNESS: *[Signature]*
PRINT NAME: CHRISTOPH A. KANE

WITNESS: *[Signature]*
PRINT NAME: STACIE PHILLIPS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD B. DOWNING, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TREASURER OF PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNERS ASSOCIATION, 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 7 DAY OF August, 2003.

MY COMMISSION EXPIRES: 8-23-2006
PRINT DATE

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA

LICENSE No. DD191767
PRINT NUMBER

PRINTED NAME: NINA M. POTTER

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS

CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT HEREBY APPROVED FOR RECORD THIS 10 DAY OF August, 2003

BY: *[Signature]*
RODNEY G. ROMANO, MAYOR

BY: *[Signature]*
PAUL BOYER, CITY MANAGER

BY: *[Signature]*
WES BLACKMAN, PLANNING BOARD CHAIRMAN

BY: *[Signature]*
PAMELA J. LOPEZ, CITY 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: April

BY: *[Signature]*

NAME: Manhattan
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE No. 41111

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PETER B. WEINTRAUB, 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 IN BEST BUILT CONSTRUCTION, INC., A FLORIDA CORPORATION; THAT CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: *[Signature]*, ATTORNEY AT LAW

PRINTED NAME: PETER B. WEINTRAUB

DATED: 8-7-03

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY AND THE CITY OF LAKE WORTH ZONING REGULATIONS.
- 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 PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 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 ("P.R.M.'S") AND LOT CORNER MONUMENTS SET, HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177.091(9)F.S., THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

THIS 7th DAY OF August, 2003.

BATTAGLIA LAND SURVEYOR'S, INC.
LICENSED BUSINESS #6851

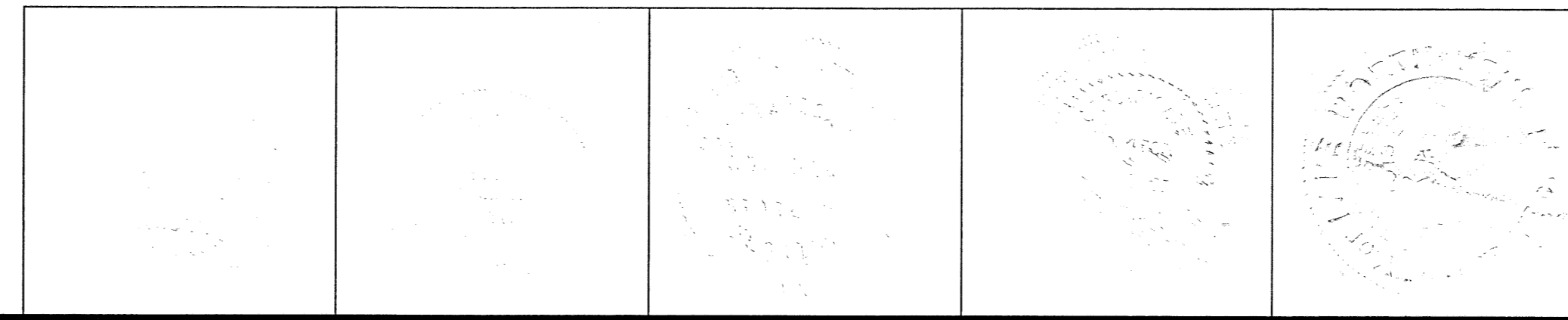
[Signature]
ROBERT G. BATTAGLIA
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE No. 5161

ABBREVIATION LEGEND

- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) #LB6851 (UNLESS OTHERWISE INDICATED)
- ℓ DENOTES CENTERLINE
- PG. DENOTES PAGE
- P.B. DENOTES PLAT BOOK
- P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS

THIS INSTRUMENT WAS PREPARED UNDER THE RESPONSIBLE DIRECTION OF ROBERT G. BATTAGLIA, P.L.S., IN THE OFFICES OF BATTAGLIA LAND SURVEYOR'S, INC., 1692 NW MADRID WAY, BOCA RATON, FLORIDA, 33432 (FLORIDA BUSINESS #6851)

BEST BUILT CONSTRUCTION, INC. PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNERS ASSOCIATION, INC. PROFESSIONAL LAND SURVEYOR "SEAL" CITY SURVEYOR "SEAL" CITY OF LAKE WORTH



BATTAGLIA LAND SURVEYORS, INC.
1692 NW MADRID WAY, BOCA RATON, FLORIDA 33432
OFFICE (561) 750-8108 FAX (561) 750-8110

SCALE	N.T.S.	DRAWN BY	J.J.L.
DATE	APRIL, 2003	CHECKED BY	R.G.B.
SITUATE IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST LAKE WORTH, FLORIDA			
DRAWING NUMBER			102-149