

# LAVIN PLAT

A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOT 23 OF MEDITERRANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 1 OF 2  
AUGUST 2002

28

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:27 P.M.  
THIS 14 DAY OF  
Feb. A.D. 2005 AND DULY  
RECORDED IN PLAT BOOK  
104 ON PAGES 28  
AND 29.

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: [Signature]  
DEPUTY CLERK

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER LAVIN AND KERRIE LAVIN, OWNERS OF THE LAND SHOWN HEREON AS LAVIN PLAT, BEING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING ALL OF LOT 23 OF MEDITERRANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 23, MEDITERRANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23 OF THE PLAT OF MEDITERRANIA AS RECORDED IN PLAT BOOK 79, PAGES 19-24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LOT LINE OF SAID LOT 23 N00°30'54"W, FOR A DISTANCE OF 25.00 FEET TO A POINT;

THENCE N89°38'50"E ALONG A LINE 25.00 NORTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 104.14 FEET TO A POINT;

THENCE WITH A BEARING OF S04°10'02"E ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 23 FOR A DISTANCE OF 25.06 FEET TO THE N.E. CORNER OF SAID LOT 23;

THENCE WITH A BEARING OF S89°38'50"W ALONG THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 105.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS :

#### 1. UTILITY EASEMENT :

THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE TRACT FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, IS NON-EXCLUSIVE EASEMENT AND IS HEREBY 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, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE, CHRISTOPHER LAVIN AND KERRIE LAVIN, DO HEREUNTO SET OUR HANDS AND SEALS THIS 22nd DAY OF October, A.D., 2003.

WITNESS [Signature]  
SIGN  
John C. Bacon  
PRINT

BY: [Signature]  
CHRISTOPHER LAVIN

WITNESS [Signature]  
SIGN  
Eugene Lavin  
PRINT

WITNESS [Signature]  
SIGN  
Eugene Lavin  
PRINT

WITNESS [Signature]  
SIGN  
John C. Bacon  
PRINT

BY: [Signature]  
KERRIE LAVIN

WITNESS [Signature]  
SIGN  
Eugene Lavin  
PRINT

WITNESS [Signature]  
SIGN  
Eugene Lavin  
PRINT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED CHRISTOPHER LAVIN AND KERRIE LAVIN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF October, A.D., 2003:

MY COMMISSION EXPIRES :

MY COMMISSION NUMBER : D0057201

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

### INDEX OF SHEETS

SHEET NO. 1	TITLE SHEET AND CERTIFICATES
SHEET NO. 2	DETAIL SHEET

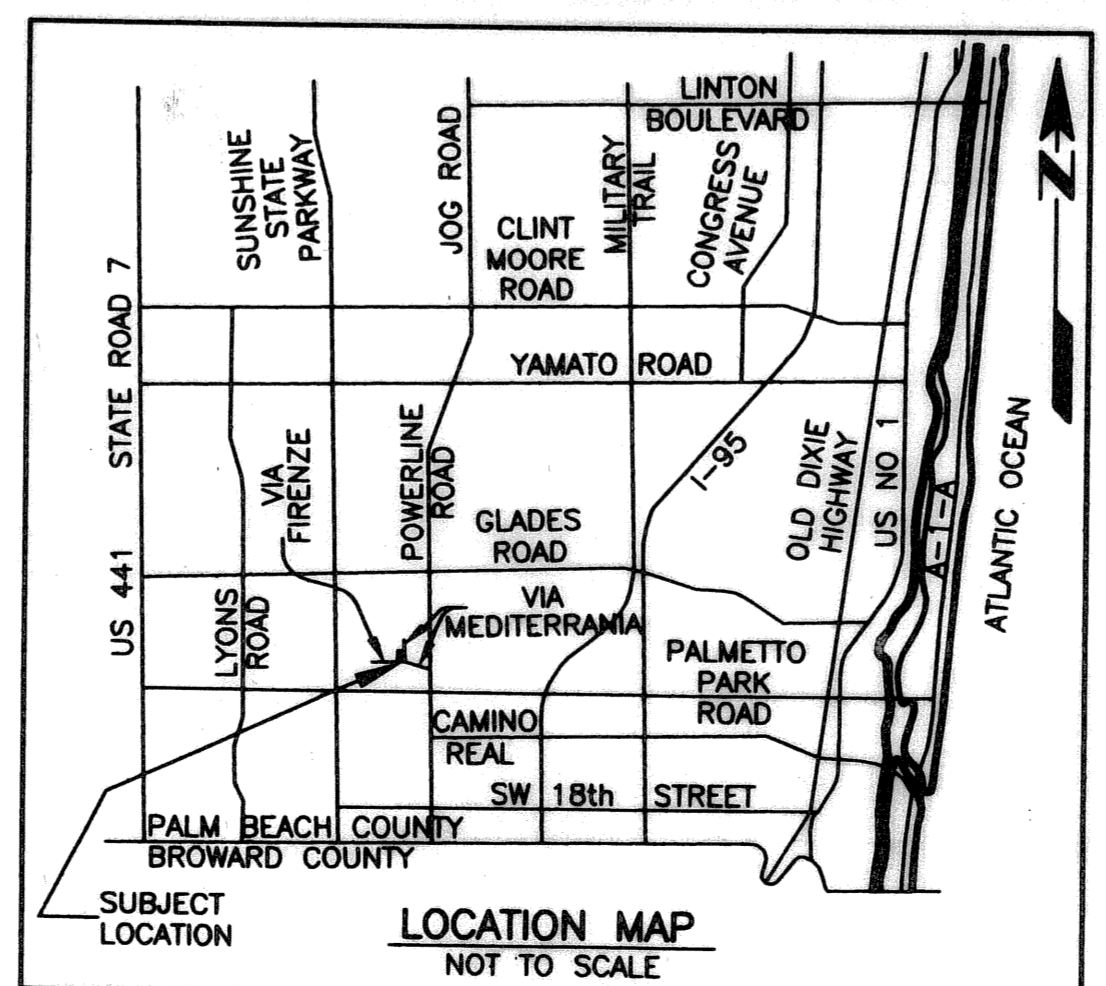
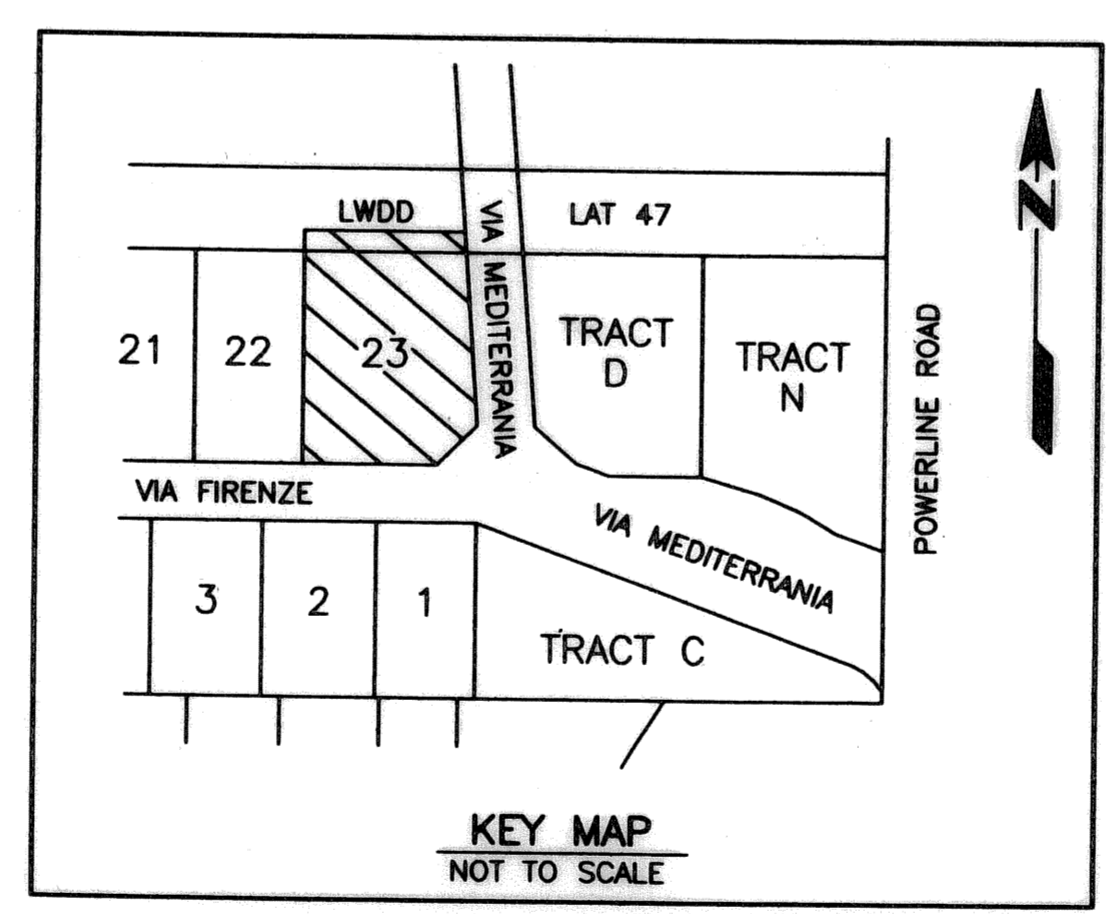
THIS INSTRUMENT WAS PREPARED BY :  
FREDERICK M. LEHMAN IN THE OFFICES OF  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER : (561) 395-3333  
FAX NUMBER : (561) 395-3315  
LICENSED BUSINESS NO. : LB-50

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.

### STATISTICAL DATA

AREA OF LOT 23-R	0.406 AC.
LAND USE : RESIDENTIAL	

PETITION NUMBER : DRC/Z 95-30



### MORTGAGEE'S CONSENT

STATE OF Wisconsin )  
COUNTY OF Milwaukee ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14582 AT PAGE 1458 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Assistant Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF December, A.D., 2004.

WITNESS : [Signature]  
SIGN  
PRINT Andrea Torres

Washington Mutual Bank, F.A.  
BY: [Signature]  
Julie Mulhern, Assistant Vice President

WITNESS : [Signature]  
SIGN  
PRINT Yelena Turqu

### ACKNOWLEDGEMENT

STATE OF Wisconsin )  
COUNTY OF Milwaukee ) SS

BEFORE ME PERSONALLY APPEARED Julie Mulhern WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Assistant Vice President OF Washington Mutual Bank F.A. AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT SHE 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 22nd DAY OF December, A.D., 2004.

MY COMMISSION EXPIRES : 11/15/06  
MY COMMISSION NUMBER :

[Signature]  
NOTARY PUBLIC, STATE OF Wisconsin  
Galina Sklover

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, Philip J. Croyle, 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 CHRISTOPHER LAVIN AND KERRIE LAVIN; 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 : November 24, 2004

[Signature]  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### SURVEYOR & MAPPER 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"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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 : December 28, 2004

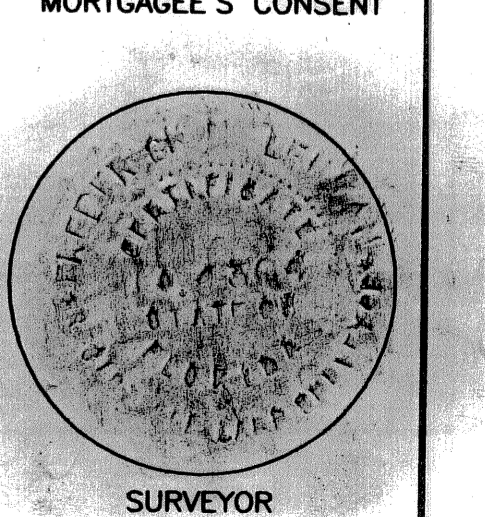
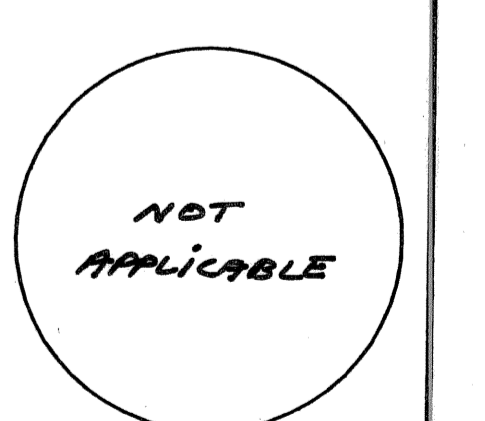
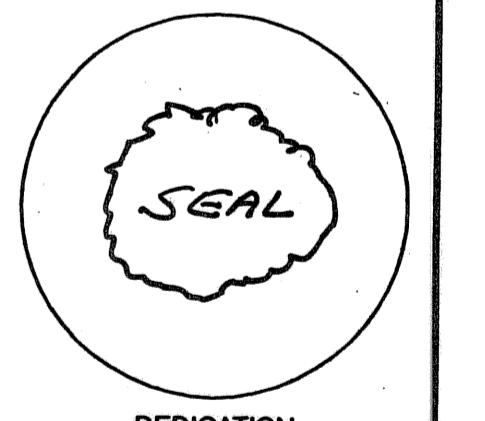
[Signature]  
FREDERICK M. LEHMAN  
PROFESSIONAL LAND SURVEYOR NO. 4304  
STATE OF FLORIDA  
PREPARED IN THE OFFICES OF  
JOHN A. GRANT, JR., INC.  
3333 NORTH FEDERAL HIGHWAY, STE. #3  
BOCA RATON, FLORIDA 33431  
LICENSED BUSINESS LB-50

### COUNTY APPROVAL

COUNTY ENGINEER :

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 14th DAY OF February, A.D., 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

[Signature]  
GEORGE T. WEBB, P.E., COUNTY ENGINEER



SECTION LAVIN PLAT  
BOOK 104  
FLOOD ZONE B  
QUAD # 54  
SE  
TAZ 677  
FUD NAME MEDITERRANIA

REVISION 16, 2003  
REVISED : JULY 7, 2003  
J RL APRIL 15, 2003  
REVISE DATE : APRIL 15, 2003  
DATE : AUGUST 2, 2002  
JOB NUMBER : JC-100-8649  
FILE NAME : \\JAG7\CADD\JG8649\LAVIN PLAT\LAVINPLAT.DWG