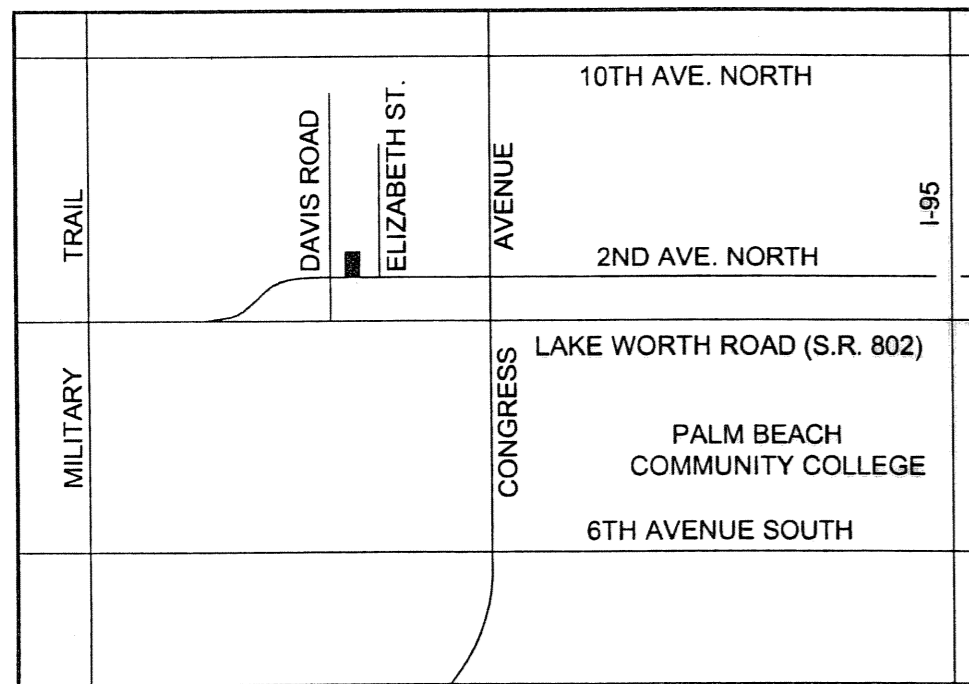


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141



# ST. GEORGE LANDINGS

## VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

A REPLAT OF TRACT 55, FRANK F. SWAN'S SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 6 AT PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1 SEPTEMBER, 2005

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:54 P.M. THIS 18 DAY OF Nov. 2005 AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGE 141  
SHARON R. BOCK, CLERK AND COMPTROLLER, PALM BEACH COUNTY  
BY: *[Signature]*, D.C.

### VICINITY MAP

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ST. CHARLES LANDINGS LLC A FLORIDA LIMITED LIABILITY COMPANY THE OWNERS OF THE LAND SHOWN HERON AS ST. GEORGE LANDINGS, SITUATED IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 55, FRANK F. SWAN'S SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 66, LESS THE FOLLOWING TRIANGULAR PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 55; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 180.00 FEET; THENCE ANGLING 03°48'59" FROM EAST TO NORTH, A DISTANCE OF 180.30 FEET TO THE EAST LINE OF SAID TRACT 55; THENCE SOUTHERLY ANGLING 88°41'02" FROM WEST TO SOUTH ALONG SAID EAST LINE OF TRACT 55, A DISTANCE OF 12.00 FEET TO SAID SOUTHEAST CORNER OF TRACT 55 AND THE POINT OF BEGINNING.

CONTAINING 4.898 ACRES MORE OR LESS

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

1. THE RIGHT-OF-WAY FOR VANESSA STREET, AMANDA STREET, TIFFANY COURT AND TRACT 'R' AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
2. 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 PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER WHICH THE UTILITY EASEMENT IS LOCATED.
3. MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANGS, UTILITY SERVICES, BUILDING MAINTENANCE AND DRAINAGE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

IN WITNESS WHEREOF, ST. GEORGE LANDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITHIN THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF NOVEMBER 2005

ST. GEORGE LANDINGS LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
CARLOS M. GONZALEZ, MANAGING MEMBER  
WITNESS: *[Signature]*  
PRINTED NAME: ANTONIO YANEZ  
WITNESS: *[Signature]*  
PRINTED NAME: STACEY MORRIS

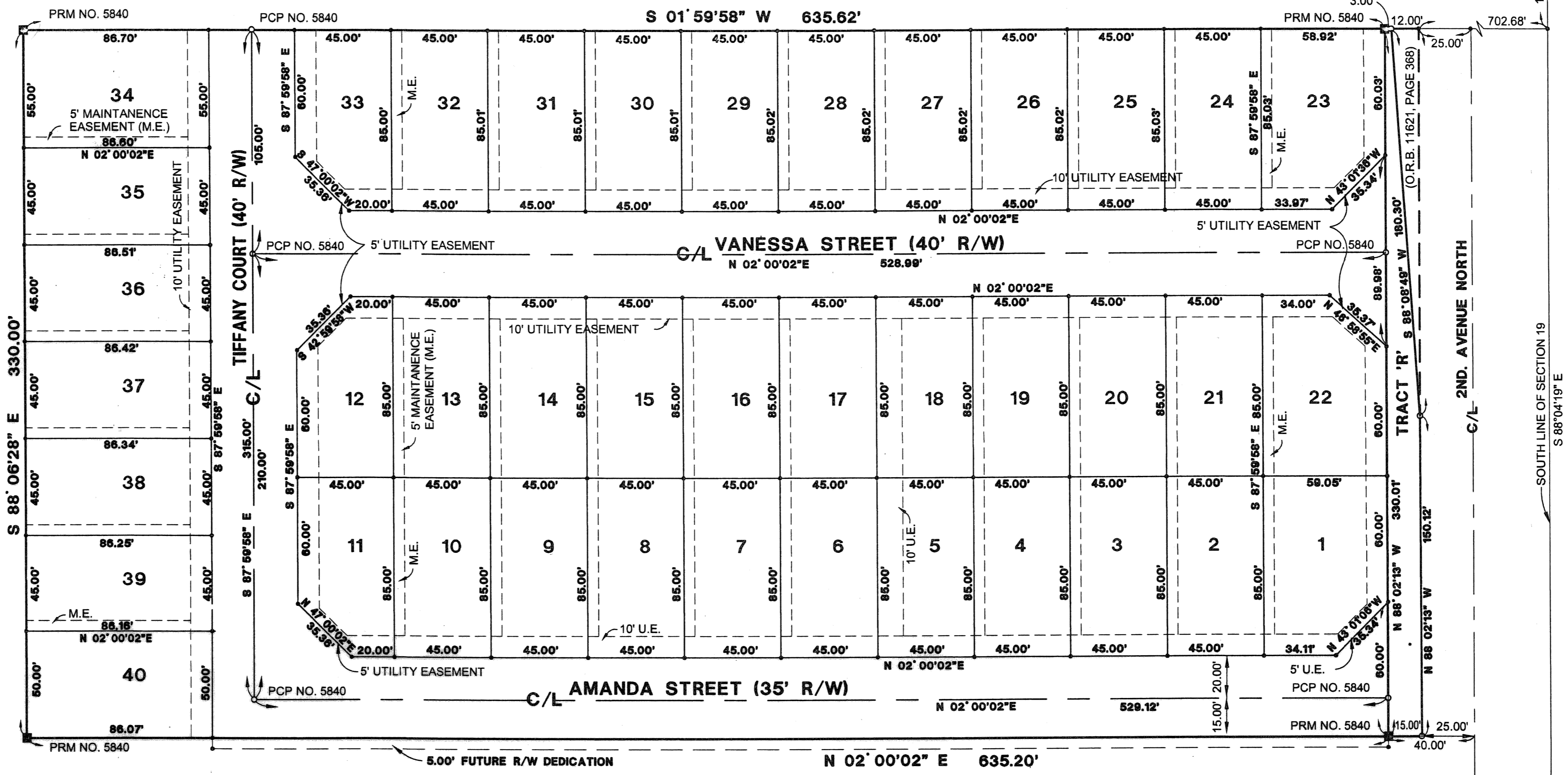
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARLOS M. GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF ST. GEORGE LANDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY 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.

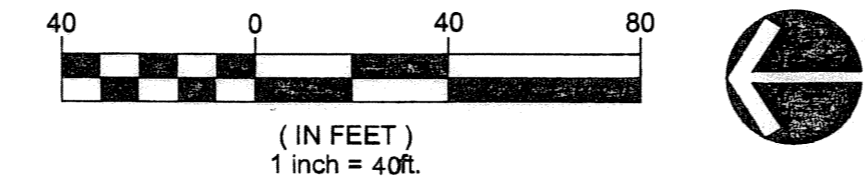
WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF NOV. 2005

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: JAMES C. PAINE, JR.  
MY COMMISSION EXPIRES: MARCH 12, 2006  
00097372



WATERVIEW ESTATES  
PLAT BOOK 36 PAGES 158-162

GRAPHIC SCALE



FLAMINGO  
PLAT BOOK 21 PAGE 74

### AREA TABULATION

AMANDA STREET, TIFFANY COURT, VANESSA STREET & TRACT 'R'	1.3065 ACRES
LOT 23	0.1001 ACRES
LOT 22	0.1113 ACRES
LOT 1	0.1134 ACRES
LOT 34	0.1094 ACRES
LOT 36	0.0894 ACRES
LOT 37	0.0892 ACRES
LOT 38	0.0891 ACRES
LOT 39	0.0890 ACRES
LOT 40	0.0888 ACRES
LOT 33	0.0807 ACRES
LOTS 11 & 12 (0.0806 ACRES EACH)	0.1612 ACRES
LOTS 2-10 & 13-21 & 24-32 (0.0878 ACRES EACH)	2.3707 ACRES
TOTAL AREA	4.8981 ACRES

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JAMES PAINE JR., 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO ST. GEORGE LANDINGS LLC A FLORIDA LIMITED LIABILITY COMPANY; 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: 10/31/05

BY: *[Signature]*  
JAMES PAINE JR., ESQ.

NOTARY: *[Signature]*  
CORPORATE: *[Signature]*  
VILLAGE OF PALM SPRINGS: *[Signature]*  
VILLAGE ENGINEER: *[Signature]*  
REVIEWING SURVEYOR: *[Signature]*  
SURVEYOR: *[Signature]*

ST. GEORGE LANDINGS LLC ST. GEORGE LANDINGS LLC VIRGINIA WALTON, CLERK DONALD A. ECKLER, P.E. NORMAN J. HOWARD, P.S.M. MARK W. TEEPE, P.S.M.

### VILLAGE OF PALM SPRINGS APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF NOVEMBER 2005

BY: *[Signature]*  
JOHN M. DAVIS, MAYOR  
BY: *[Signature]*  
DONALD A. ECKLER P.E., VILLAGE ENGINEER  
BY: *[Signature]*  
VIRGINIA WALTON, VILLAGE CLERK

### SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN.
2. LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED AS RADIAL (DENOTED THUS: RL)
3. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
4. BUILDING SETBACK LINES SHALL BE AS APPROVED BY THE VILLAGE OF PALM SPRINGS.
5. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND OF TREES OR SHRUBS PLACED ON EASEMENTS WITHOUT PERMISSION OF THE OCCUPYING UTILITIES. NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
6. 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 SUPPLEMENTED 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.

- o DENOTES PERMANENT CONTROL POINT SET P.S.M. NO. 5840
- DENOTES PERMANENT REFERENCE MONUMENT SET P.S.M. NO. 5840
- O.A. DENOTES OVERALL
- C/L DENOTES CENTERLINE
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- TYP. DENOTES TYPICAL
- RL DENOTES RADIAL LINE
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- N.T.S. DENOTES NOT TO SCALE
- Δ DENOTES CENTRAL ANGLE
- R/W DENOTES RIGHT-OF-WAY LINE
- L DENOTES ARC LENGTH
- R DENOTES RADIUS
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- A.U. & D.E. DENOTES ACCESS, UTILITY AND DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- M.E. DENOTES MAINTENANCE EASEMENT

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

*[Signature]* DATE: 11/9/05  
MARK W. TEEPE, P.S.M.  
LICENSE NO. 4811  
STATE OF FLORIDA

### REVIEWING SURVEYOR'S APPROVAL

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

*[Signature]* DATE: 11-9-05  
NORMAN J. HOWARD  
FLORIDA CERTIFICATE NO. 5776

THIS INSTRUMENT WAS PREPARED BY:  
MARK W. TEEPE P.S.M.  
G.P.S. LAND SURVEYING INC.  
12230 FOREST HILL BOULEVARD  
WELLINGTON, FLORIDA 33414  
PHONE: (561)434-9865 FAX: (561)965-4913