

# POURPAKI PLAT

BEING A REPLAT LOTS 24 THROUGH 30 AND LOTS 57 THROUGH 60 OF BLOCK 36  
BEING A PART OF WEST GATE ESTATES NORTHERN SECTION  
PLAT BOOK 8, PAGE 38  
LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2  
MAY 2007



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 9:04 AM  
THIS 27 DAY OF MAY  
A.D. 2007 AND DULY RECORDED IN PLAT BOOK  
117 ON PAGES 34 THRU 35  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock* D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MEDHI POURPAKI owner of the land shown hereon as POURPAKI PLAT being more particularly described as follows:

### DESCRIPTION

LOTS 24 THROUGH 30 AND LOTS 57 THROUGH 60, BLOCK 36, WEST GATE ESTATES NORTHERN SECTION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 38 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 32,494 SQUARE FEET OR 0.75 ACRES MORE OR LESS.

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

1. PARCELS B1 AND B2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, I, MEDHI POURPAKI, DO HEREBY SET MY HAND AND SEAL THIS 16 DAY OF MAY

WITNESS: *Barbara Madaffari* BY: (1) *Medhi Pourpaki*  
WITNESS: \_\_\_\_\_ BY: (2) \_\_\_\_\_  
WITNESS: \_\_\_\_\_ BY: (2) \_\_\_\_\_

### ACKNOWLEDGMENT

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MEDHI POURPAKI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Fiduc AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF May, 2007.

By: *Arnie Brodie*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY COMMISSION #: 00198964

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 20651, PAGE 632, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE SAID DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF MAY, 2007.

REGIONS BANK  
A FLORIDA CORPORATION

WITNESS: *Arnie Brodie* BY: *Barbara Madaffari*  
WITNESS: *Medhi Pourpaki* BARBARA MADAFFARI - BUSINESS BANKER

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Barbara Madaffari TO ME WELL KNOWN, OR HAVING PRODUCED IDENTIFICATION personally known AND KNOWN TO BE AN OFFICER OF REGIONS BANK, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF May, 2007.

By: *Arnie Brodie*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY COMMISSION #: 00198964

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STATE OF FLORIDA  
COUNTY OF PALM BEACH

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IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF MAY, 2007.

REGIONS BANK  
A FLORIDA CORPORATION

WITNESS: *Arnie Brodie* BY: *Barbara Madaffari*  
WITNESS: *Medhi Pourpaki* BARBARA MADAFFARI - BUSINESS BANKER

### ACKNOWLEDGMENT

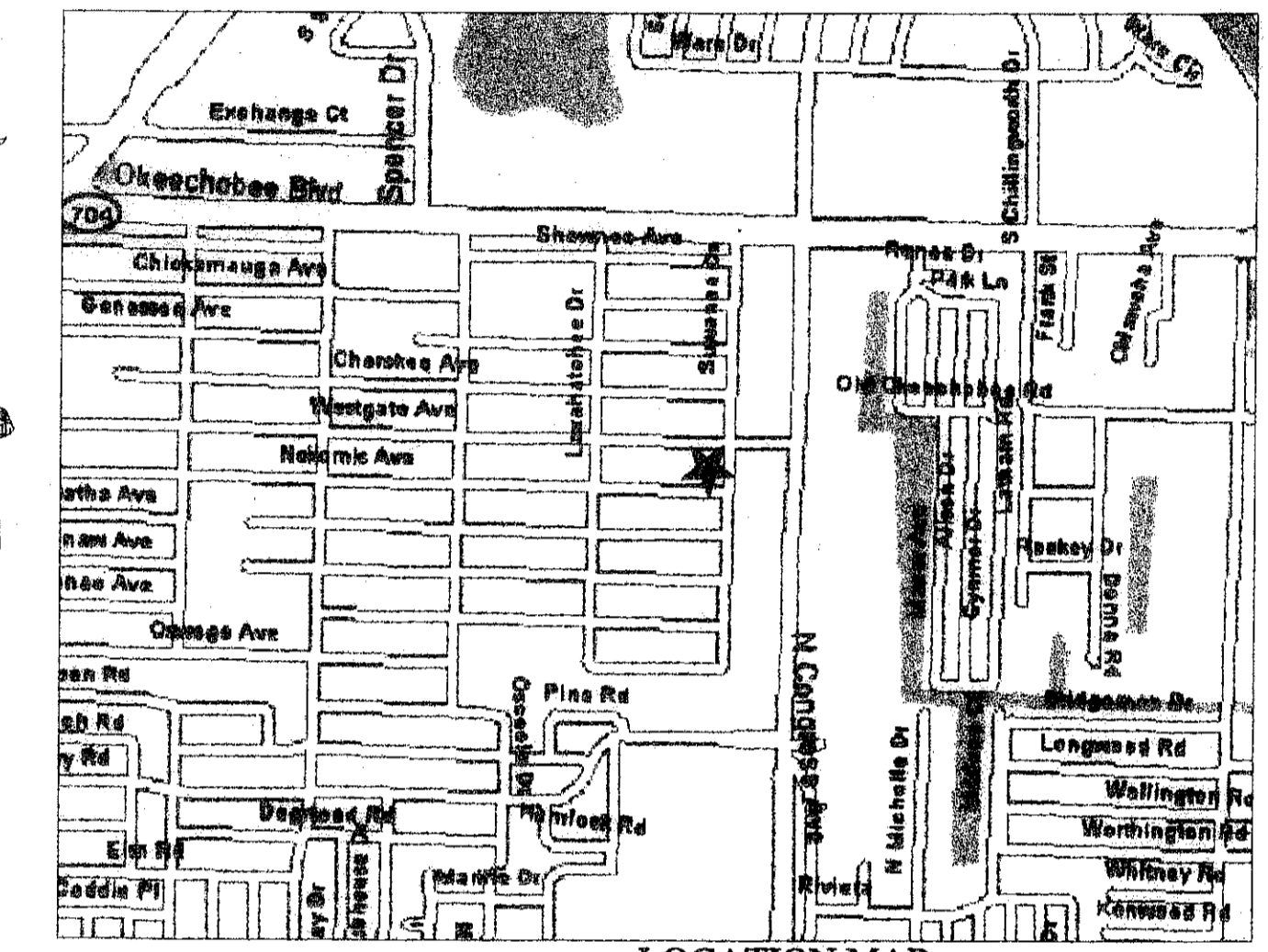
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Barbara Madaffari TO ME WELL KNOWN, OR HAVING PRODUCED IDENTIFICATION personally known AND KNOWN TO BE AN OFFICER OF REGIONS BANK, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF May, 2007.

By: *Arnie Brodie*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY COMMISSION #: 00198964



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE UNIVERSAL LAND TITLE, 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 IN MEDHI POURPAKI; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: May 14, 2007 BY: *Eileen C. G. G. G.*  
UNIVERSAL LAND TITLE,  
Eileen C. G. G. G.  
PRINT NAME (TITLE)  
Commercial Account Manager

### APPROVALS

COUNTY ENGINEER:

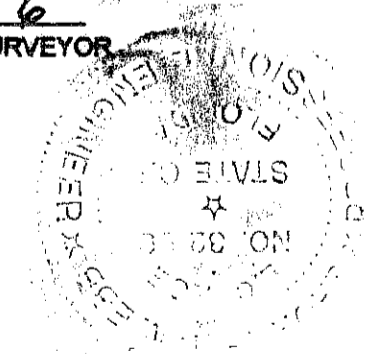
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 26 DAY OF May, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

*George Webb*  
GEORGE WEBB - COUNTY ENGINEER

### SURVEYORS CERTIFICATE

I HEREBY 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) PERMANENT CONTROL POINTS ("P.C.P.'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.

JAY L. SWEET, P.S.M.  
LICENSE NUMBER: 5747  
STATE OF FLORIDA



### NOTICE:

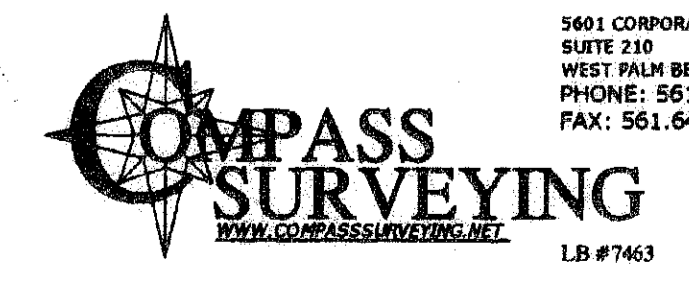
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL
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SURVEYORS NOTES:  
1. PRMS DENOTED THIS - ARE 4"x4" CONCRETE MONUMENTS WITH DISK STAMPS PER LHM 7483  
2. ALL DIMENSIONS REFER TO THE HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY

SUBDIVISION: POURPAKI  
PAGE: 24  
BOOK: 110  
BLOCK: 36  
LOT: 155 B  
SECTION: 30  
TOWNSHIP: 43 S  
RANGE: 43 E  
DATE: 5/16/07  
BY: [Signature]



3601 CORPORATE WAY  
SUITE 210  
WEST PALM BEACH, FL 33407  
PHONE: 561.640.4277  
FAX: 561.640.4251  
I.B. #7463