



5824.000

HATTIES LANDING M.U.P.D.

BEING A REPLAT OF A PORTION OF PARCEL No. 14 AND PARCEL No. 15 ACCORDING TO THE PLAT OF INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 17, PAGE 29 AND A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
FEBRUARY, 2011

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:31 P.M. on this 17 day of JANUARY 2012 and duly recorded in Plat Book 195-196 on Page(s) 114
Sharon R. Bock, Clerk & Comptroller
By: _____ DC



SHEET 1 OF 2

DEDICATION VICINITY SKETCH

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER S. DOYLE, TRUSTEE AND WATER CLUB ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS HATTIES LANDING M.U.P.D. BEING A REPLAT OF A PORTION OF PARCEL NO. 14 AND PARCEL NO. 15, ACCORDING TO THE PLAT OF INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17, PAGE 29 AND A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°56'14" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 (THE EAST LINE OF SAID SOUTHEAST 1/4 IS ASSUMED TO BEAR SOUTH 00°56'14" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 118.50 FEET TO A POINT; THENCE SOUTH 89°03'46" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ELLISON WILSON ROAD AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE SOUTH 00°56'14" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 316.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 1/4, OF THE NORTH 1/4, OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 88°24'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 604.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 150 FEET OF THE RIGHT OF WAY OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°13'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 355.17 FEET TO A POINT; THENCE SOUTH 88°51'44" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF P.G.A. BOULEVARD, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 150.26 FEET TO A POINT; THENCE NORTH 84°26'27" EAST A DISTANCE OF 167.93 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1372.69 FEET, A CENTRAL ANGLE OF 07°59'34" AND A CHORD BEARING OF SOUTH 84°44'07" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80°44'20" EAST A DISTANCE OF 72.84 FEET TO A POINT; THENCE SOUTH 40°50'11" EAST A DISTANCE OF 51.32 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF ELLISON WILSON ROAD AND THE POINT OF BEGINNING.

CONTAINING IN ALL 5.074 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

PARCEL "A"
PARCEL "A" IS HEREBY RESERVED BY CHRISTOPHER S. DOYLE, TRUSTEE AND WATER CLUB ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHRISTOPHER S. DOYLE, TRUSTEE AND WATER CLUB ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, CHRISTOPHER S. DOYLE, TRUSTEE, DO HEREUNTO SET MY HAND, THIS 26 DAY OF AUGUST 2011.

WITNESS: [Signature] BY: [Signature]
KATHERINE M. KILCULLEN CHRISTOPHER S. DOYLE, TRUSTEE
PRINTED NAME

WITNESS: [Signature] WITNESS: [Signature]
LIL DI MEO ROBERT J. CAJAL
PRINTED NAME

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE PERSONALLY APPEARED CHRISTOPHER S. DOYLE, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 26 DAY OF AUGUST, 2011.

MY COMMISSION EXPIRES: 1/27/2012 [Signature]
SIGNATURE OF NOTARY PUBLIC
KATHERINE M. KILCULLEN
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION NO.: DD0750880

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, C S DOYLE, THIS 26 DAY OF AUGUST, 2011.

WATER CLUB ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP
WITNESS: [Signature] BY: [Signature]
KATHERINE M. KILCULLEN C S DOYLE
PRINTED NAME GENERAL PARTNER

WITNESS: [Signature] WITNESS: [Signature]
LIL DI MEO ROBERT J. CAJAL
PRINTED NAME

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE PERSONALLY APPEARED C S DOYLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF WATER CLUB ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID LIMITED PARTNERSHIP FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF AUGUST, 2011.

MY COMMISSION EXPIRES: 1/27/2012 [Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION NO.: DD0750880 KATHERINE M. KILCULLEN
PRINTED NAME OF NOTARY PUBLIC

MORTGAGEES 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 RECORDS BOOK 2457 AT PAGE 1341, 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 SEN. V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF AUGUST, 2011.

WITNESS: [Signature] BY: [Signature]
Celeste M. Houle Palm Beach Community Bank
PRINTED NAME Florida Corporation

WITNESS: [Signature] WITNESS: [Signature]
Stephanie Laville Patricia A. Sheehan, Sen. V.P.
PRINTED NAME PRINTED NAME, TITLE

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE PERSONALLY APPEARED Patricia A. Sheehan, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SEN. V.P. OF Palm Beach Community Bank, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 25 DAY OF AUGUST, 2011.

MY COMMISSION EXPIRES: 1/27/2012 [Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION NO.: DD0750880 KATHERINE M. KILCULLEN
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

I, KATHERINE M. KILCULLEN, ESQ., MANAGING MEMBER, KATHERINE M. KILCULLEN, LLC, 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 CHRISTOPHER S. DOYLE, TRUSTEE AND WATER CLUB ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

DATE: 8/26/2011 BY: [Signature]
KATHERINE M. KILCULLEN, ESQ.,
MANAGING MEMBER,
KATHERINE M. KILCULLEN, LLC

SURVEYOR & MAPPER'S 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) 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
GRAIG L. WALLACE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3357
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
LICENSED BUSINESS NO. 4569

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 17 DAY OF AUGUST, 2011, AND HAS BEEN REVIEWED BY 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

NOTES

- COORDINATES SHOWN ARE GRID.
- DATUM = NAD 83, 1990 ADJUSTED.
- ZONE = FLORIDA EAST
- LINEAR UNIT = US FOOT
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND.
- SCALE FACTOR = 1.000047877
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 WHICH IS ASSUMED TO BEAR SOUTH 00°56'14" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL. 33407
561/640-4551

TABULAR DATA	
PETITION No. 1984-159	
HATTIES LANDING M.U.P.D.	
OVERALL SITE PLAN ACREAGE:	5.074
TOTAL ACRAGE THIS PLAT:	5.074
TOTAL UNITS:	1

HATTIES LANDING M.U.P.D.



FILED:	ADD NO.: 91-1241.162	P.B.:	PG.:
OFFICE: M.B.	DATE: SEPTEMBER, 2010	DWG. NO.:	91-1241-13
CHKD: C.W.	REF: 91-1241-13.DWG	SHEET:	1 OF 2

NOTARY SEAL/STAMP	NOTARY SEAL/STAMP	CORPORATE STAMP	NOTARY SEAL/STAMP	SURVEYOR'S SEAL	ENGINEER'S SEAL
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