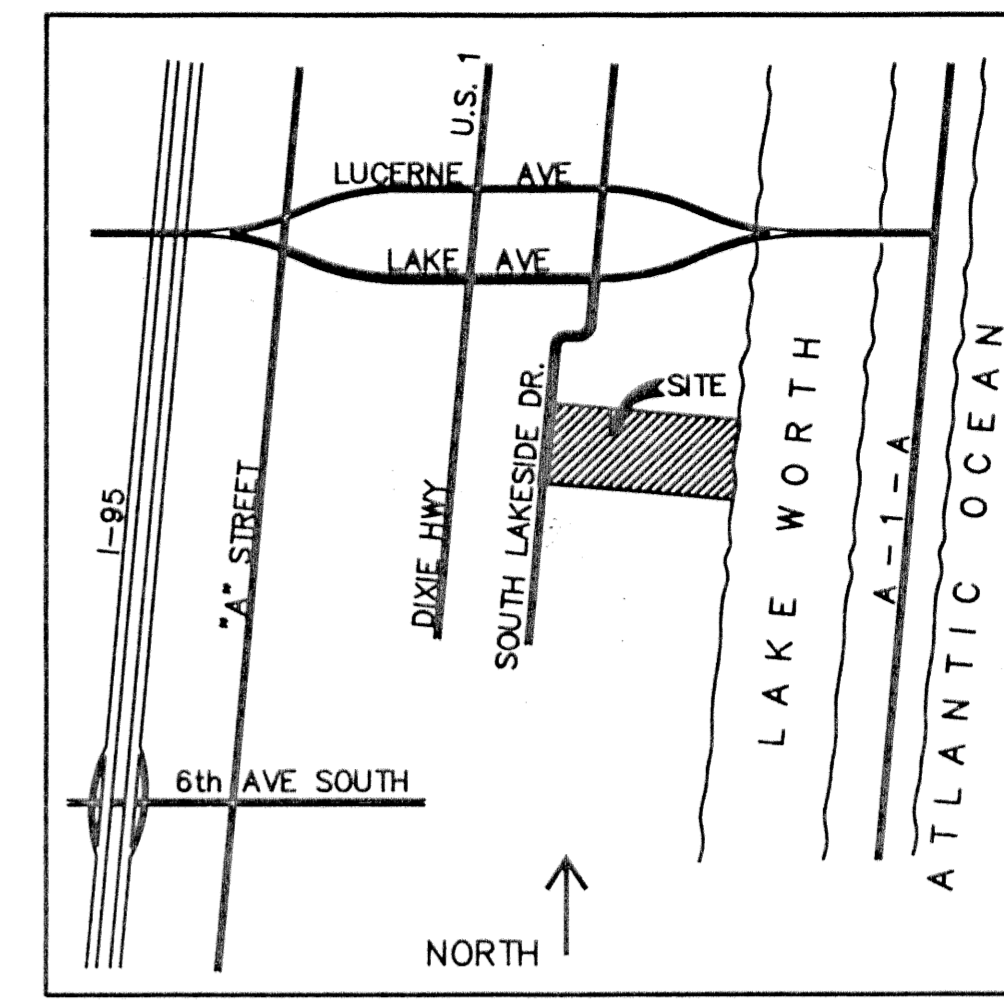


# BRIDGEVIEW ESTATES ON THE INTRACOASTAL

# 24

A REPLAT OF LOTS 5 THROUGH 8, BLOCK 5, PALM BEACH FARMS  
PLAT NO. 4, ADDITION NO. 1, AS RECORDED IN PLAT BOOK 5,  
PAGES 6 THROUGH 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH,  
RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH  
COUNTY, FLORIDA.



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:37 P.M.  
THIS 17 DAY OF September  
A.D. 1996 AND DULY RECORDED  
IN PLAT BOOK 78 ON  
PAGES 24 AND 25

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

By *David P. Lindley*  
DEPUTY CLERK

SHEET 1 OF 2



PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
PLANNERS - ENGINEERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (407)392-1991  
AUGUST - 1995

SITE LOCATION MAP  
N.T.S.

### SURVEY NOTES:

- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall be subordinate to these with their priorities being determined by use rights granted.
- Building setback lines shall be as required by current City of Lake Worth Zoning Regulations.
- No buildings or any kind of construction or trees or shrubs should be begun on the easements before consent approval of all the officers in the applicable County and City where permits and approvals are required.
- Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- Lines intersecting curves are non-radial unless shown otherwise.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Bridgeview Estates Development Corp., a Florida Corporation, Owner of the lands shown hereon as "BRIDGEVIEW ESTATES ON THE INTRACOASTAL", being a replat of Lots 5 through 8, Block 5, "THE PALM BEACH FARMS COMPANY PLAT NO. 4, ADDITION NO. 1", as recorded in Plat Book 5, Pages 6 through 9 of the Public Records of Palm Beach County, Florida, lying in Section 27, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Lots 5 through 8, Block 5, "THE PALM BEACH FARMS COMPANY PLAT NO. 4, ADDITION NO. 1", according to the plat thereof, as recorded in Plat Book 5, Pages 6 through 9 of the Public Records of Palm Beach County, Florida.

Together with the following described parcel of land:  
BEGINNING at the Northeast corner of aforesaid Lot 8, Block 5; thence N90°00'00"E along the Easterly projection of the North line thereof, a distance of 40.50 feet; thence S10°30'40"W, a distance of 203.52 feet to a point on the Easterly projection of the South line of aforesaid Lot 5, Block 5; thence S90°00'00"W along said projection, a distance of 37.80 feet to the Southeast corner of aforesaid Lot 5, Block 5; thence N09°45'43"E along the East line of aforesaid Block 5, a distance of 203.04 feet to the POINT OF BEGINNING.

Said lands situate in the City of Lake Worth, Palm Beach County, Florida.  
Containing 78,330.0 Square Feet / 1.7982 Acres, more or less.  
have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Access/Utility, Drainage Easement**  
Access easements, as shown hereon, are hereby reserved for the Bridgeview Estates Homeowners Association, Inc., its successors and assigns, for private access purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Lake Worth.
- Private Pedestrian Access Easement**  
Private pedestrian access easements, as shown hereon, are hereby reserved for the Bridgeview Estates Homeowners Association, Inc., its successors and assigns, for private pedestrian access purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Lake Worth.
- Utility Easements**  
The utility easements, as shown hereon, are 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.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27 day of May, 1996.

By: *William H. Ryan*  
President

Witness: *Priscilla Janice*  
PRINT

Witness: *Priscilla Janice*  
PRINT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME personally appeared William H. Ryan, who is personally known to me or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as President of Bridgeview Estates Development Corp., a 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 27<sup>th</sup> day of May, 1996.

My commission expires: \_\_\_\_\_  
*My Thang*  
Notary Public



### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The Bridgeview Estates Homeowners Association, Inc., a Florida Corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24<sup>th</sup> day of May, 1996.

By: *William H. Ryan*  
President

Witness: *Priscilla Janice*  
PRINT

Witness: *Priscilla Janice*  
PRINT

### CITY APPROVALS:

STATE OF FLORIDA )  
COUNTY OF BROWARD )

This plat is hereby approved for record this 11<sup>th</sup> day of September, 1996.

By: *Alfredo*  
Mayor

By: *Barbara A. Joynt*  
City Clerk

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME personally appeared William H. Ryan, who is personally known to me or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as President of Bridgeview Estates Homeowners Association, Inc., a 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 27<sup>th</sup> day of May, 1996.

My commission expires: \_\_\_\_\_  
*My Thang*  
Notary Public



### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, Joel P. Koepfel, 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 to Bridgeview Estates Development Corp.; 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: 6/10/96

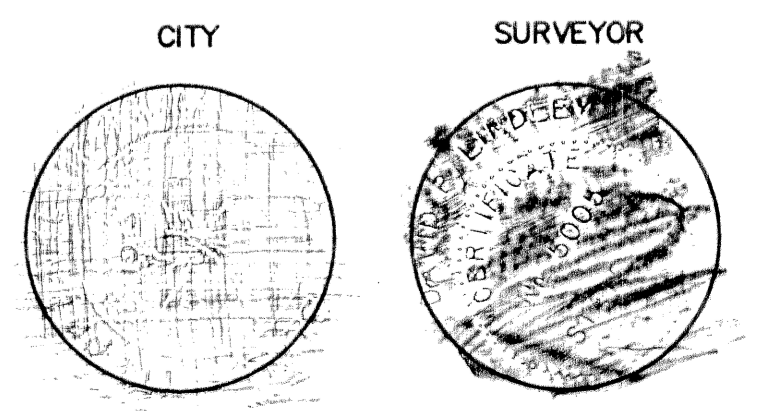
By: *Joel P. Koepfel*  
Attorney at Law  
Licensed in Florida

### SURVEYOR'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") have been placed as required by law; and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Lake Worth.

5/17/96

By: *David P. Lindley*  
David P. Lindley, P.L.S.  
Reg. Land Surveyor #5005  
State of Florida



SUBDIVISION # 178  
BOOK 78  
PAGE 24  
FLOOD ZONE  
FLOOD MAP #  
QUAD #  
ZONING  
ZIP CODE  
PUD NAME City of Lake Worth  
TAZ - 383