

PLAT NO. 11 POINT MANALAPAN

LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST
TOWN OF MANALAPAN, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
JANUARY, 1998

181
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:15 P.M.
ON THIS 14th DAY OF JANUARY, 1998
AND DULY RECORDED IN PLAT BOOK NO. 81
ON PAGE 181-182
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY *[Signature]* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM E. BENJAMIN, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND SHOWN HEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF MANALAPAN, PALM BEACH COUNTY FLORIDA, BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF LAKE WORTH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF PLAT NO. 5, POINT MANALAPAN, AS RECORDED IN PLAT BOOK 28, PAGE 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 88°36'23" E, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID PLAT NO. 5, POINT MANALAPAN, A DISTANCE OF 423.57 FEET TO A POINT WHICH LIES ON THE MEAN HIGH WATER LINE OF LAKE WORTH; THENCE SOUTHERLY, MEANDERING ALONG THE MEAN HIGH WATER LINE OF LAKE WORTH ALONG THE FOLLOWING COURSES:

S 20°57'33" E, A DISTANCE OF 7.58 FEET; THENCE
S 00°59'50" E, A DISTANCE OF 33.69 FEET; THENCE
S 08°30'30" E, A DISTANCE OF 24.37 FEET; THENCE
S 17°14'27" W, A DISTANCE OF 20.36 FEET; THENCE
S 26°01'03" W, A DISTANCE OF 23.03 FEET; THENCE
S 39°44'44" W, A DISTANCE OF 19.86 FEET; THENCE
S 39°07'33" W, A DISTANCE OF 6.16 FEET; THENCE
S 41°55'03" W, A DISTANCE OF 7.55 FEET; THENCE
S 50°34'58" W, A DISTANCE OF 9.11 FEET; THENCE
S 40°18'17" W, A DISTANCE OF 6.53 FEET; THENCE
S 67°24'44" W, A DISTANCE OF 70.77 FEET; THENCE
S 58°50'30" W, A DISTANCE OF 92.39 FEET; THENCE
S 53°06'08" W, A DISTANCE OF 46.58 FEET; THENCE
S 42°43'21" W, A DISTANCE OF 33.34 FEET; THENCE
S 31°30'11" W, A DISTANCE OF 23.51 FEET; THENCE
S 17°00'44" W, A DISTANCE OF 27.33 FEET; THENCE
S 05°46'53" W, A DISTANCE OF 32.78 FEET; THENCE
S 04°35'22" W, A DISTANCE OF 49.23 FEET; THENCE
S 02°03'34" W, A DISTANCE OF 48.74 FEET; THENCE
S 01°05'46" E, A DISTANCE OF 45.23 FEET; THENCE
S 01°33'45" W, A DISTANCE OF 53.24 FEET; THENCE
S 12°02'37" W, A DISTANCE OF 59.96 FEET; THENCE

N 84°32'45" W, DEPARTING FROM THE MEAN HIGH WATER LINE OF LAKE WORTH, A DISTANCE OF 203.29 FEET; THENCE N 05°27'23" E, A DISTANCE OF 60.29 FEET; THENCE N 84°39'52" W, A DISTANCE OF 29.57 FEET; THENCE N 05°27'23" E, A DISTANCE OF 40.00 FEET; THENCE S 89°39'52" E, A DISTANCE OF 29.57 FEET; THENCE N 05°27'23" E, A DISTANCE OF 28.00 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL AS PER OFFICIAL RECORD BOOK 2572 PAGE 618, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89°39'57" E, ALONG SAID PARCEL LINE, A DISTANCE OF 20.10 FEET TO A POINT WHICH LIES ON THE SOUTHERLY PROJECTION OF THE EAST LINE OF PLAT NO. 5 POINT MANALAPAN AS RECORDED IN PLAT BOOK 28, PAGE 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2572, PAGE 618 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 05°27'23" E, ALONG THE EAST LINE OF THE AFOREMENTIONED PARCEL, AND ALONG THE EAST LINE OF THE AFOREMENTIONED PLAT NO. 5 POINT MANALAPAN, A DISTANCE OF 449.11 FEET TO THE POINT OF BEGINNING

CONTAINS 3.57 ACRES (155,575.70 SQ. FEET), MORE OR LESS

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

STREET DEDICATION

TRACT A, SHOWN HEREON, TO BE KNOWN AS CASA ALVA DRIVE, IS HEREBY DEDICATED TO THE TOWN OF MANALAPAN, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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 WILLIAM E. BENJAMIN II HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 14th DAY OF January, A.D. 1998

WITNESS: *[Signature]* TULLA RAJASAKI BY: *[Signature]* WILLIAM E. BENJAMIN II
WITNESS: *[Signature]* L. KAARINA SORAKARI

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM E. BENJAMIN II TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, A.D. 1998

MY COMMISSION EXPIRES: 5/15/99 BY: *[Signature]* NOTARY PUBLIC Gillian R. Boltri

COVENANTS, RESTRICTIONS, LIMITATIONS, CONDITIONS AND EASEMENTS.

PLAT NO. 11 POINT MANALAPAN
IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST
TOWN OF MANALAPAN, PALM BEACH COUNTY, FLORIDA

- A. BUILDING AND STRUCTURE SET BACK LINES AND ZONING, RESTRICTIONS, PROHIBITIONS, AND OTHER REQUIREMENTS IMPOSED BY GOVERNMENTAL AUTHORITY SHALL BE AS REQUIRED BY THE TOWN OF MANALAPAN AND ANY OTHER GOVERNMENTAL AUTHORITY HAVING JURISDICTION.
- B. ALL UTILITIES SHALL BE LOCATED UNDERGROUND AS REQUIRED BY THE TOWN OF MANALAPAN. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON OR WITHIN UTILITY EASEMENTS.
- C. THE PROPERTY DESCRIBED IN THE PLAT NO. 11, POINT MANALAPAN IS BOUND BY AND SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, LIMITATIONS, CONDITIONS AND EASEMENTS RECORDED IN O.R.B. 10149, BEGINNING AT PAGE 187, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.
- D. ALL OF THE FOREGOING SHALL BE CONSTRUED, INTERPRETED, APPLIED AND ENFORCED IN PARI MATERIA.

SURVEYOR'S CERTIFICATION

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, AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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 ORDINANCE OF THE TOWN OF MANALAPAN.

DATE: JAN. 14, 1998 BY: *[Signature]* CRAIG S. PUSEY, P.S.M. FL CERTIFICATE NO. 5019

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND SHOWN HEREON AS PLAT NO. 11, POINT MANALAPAN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9396, AT PAGE 1901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE SAID DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, TRANSFLORIDA BANK, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF January, 1998

TRANSFLORIDA BANK, A CORPORATION OF THE STATE OF FLORIDA

WITNESS: *[Signature]* GILLIAN R. BOLTRI BY: *[Signature]* WILLIAM E. HIMES SR. VICE PRESIDENT
WITNESS: *[Signature]* LYNN ZWEIFLER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED William E. Himes TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS Sr. Vice President OF TRANSFLORIDA BANK, A CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME TO AND BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF January, A.D. 1998

MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC Patricia Rothwell

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, KEITH H. PARK, 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 WILLIAM E. BENJAMIN II, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: JANUARY 14, 1998 BY: *[Signature]* KEITH H. PARK

TOWN OF MANALAPAN

TOWN APPROVAL

PURSUANT OF THE TOWN OF MANALAPAN RESOLUTION NO. 19-97, CHAPTER 177, FLORIDA STATUTES (1997: CHAPTER 71-339, LAW OF FLORIDA AS AMENDED), THE TOWN OF MANALAPAN HEREBY APPROVES THIS PLAT FOR RECORDING THIS 16th DAY OF January, A.D. 1998, AND PURSUANT TO SUCH LAW, THE TOWN OF MANALAPAN HAS AND RESERVES UNTO ITSELF EXCLUSIVE JURISDICTION OVER THIS PLAT AND SHALL HAVE AND RETAIN THE BROADEST AND MOST COMPLETE RIGHTS AND PRIVILEGES UNDER FLORIDA LAWS NOW OR HEREAFTER EXISTING

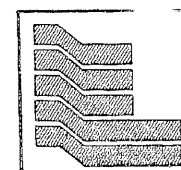
BY: *[Signature]* GERALD KENT SHORTZ, M.D. MAYOR

ATTEST: *[Signature]* ELIZABETH A. MILLER, TOWN CLERK

SURVEYOR'S NOTES:

- 1. DENOTES PERMANENT CONTROL POINTS #5019 (P.C.P.)
- 2. DENOTES PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
- 3. 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 HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF PLAT NUMBER 5, POINT MANALAPAN, AS PER PLAT BOOK 28, PAGE 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 88°36'23" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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.
- 6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7. U.E. DENOTES UTILITY EASEMENTS
R DENOTES RADIUS
P.O.B. DENOTES POINT OF BEGINNING
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
L DENOTES ARC LENGTH
C/L DENOTES CENTERLINE
RL DENOTES RADIAL LINE
P.S.M. DENOTES PROFESSIONAL SURVEYOR & MAPPER
O.R.B. DENOTES OFFICIAL RECORD BOOK
- 8. ALL BEARINGS ARE PLAT UNLESS OTHERWISE NOTED.

THIS INSTRUMENT WAS PREPARED BY JONATHAN T. GILBERT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



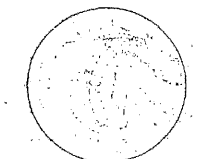
Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

PLAT NO. 11 POINT MANALAPAN

NOTARY



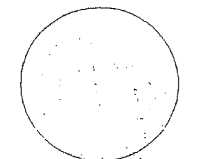
MORTGAGEE



MORTGAGEE'S NOTARY



SURVEYOR



TOWN OF MANALAPAN

