

VILLA SANTAMARIA

A PORTION OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 37 EAST, CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF THE NORTH HALF OF GOVERNMENT LOT 11 OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION OF THAT PART OF PELICAN LAKE BOTTOM LYING EAST OF THE FLORIDA EAST COAST RAILWAY

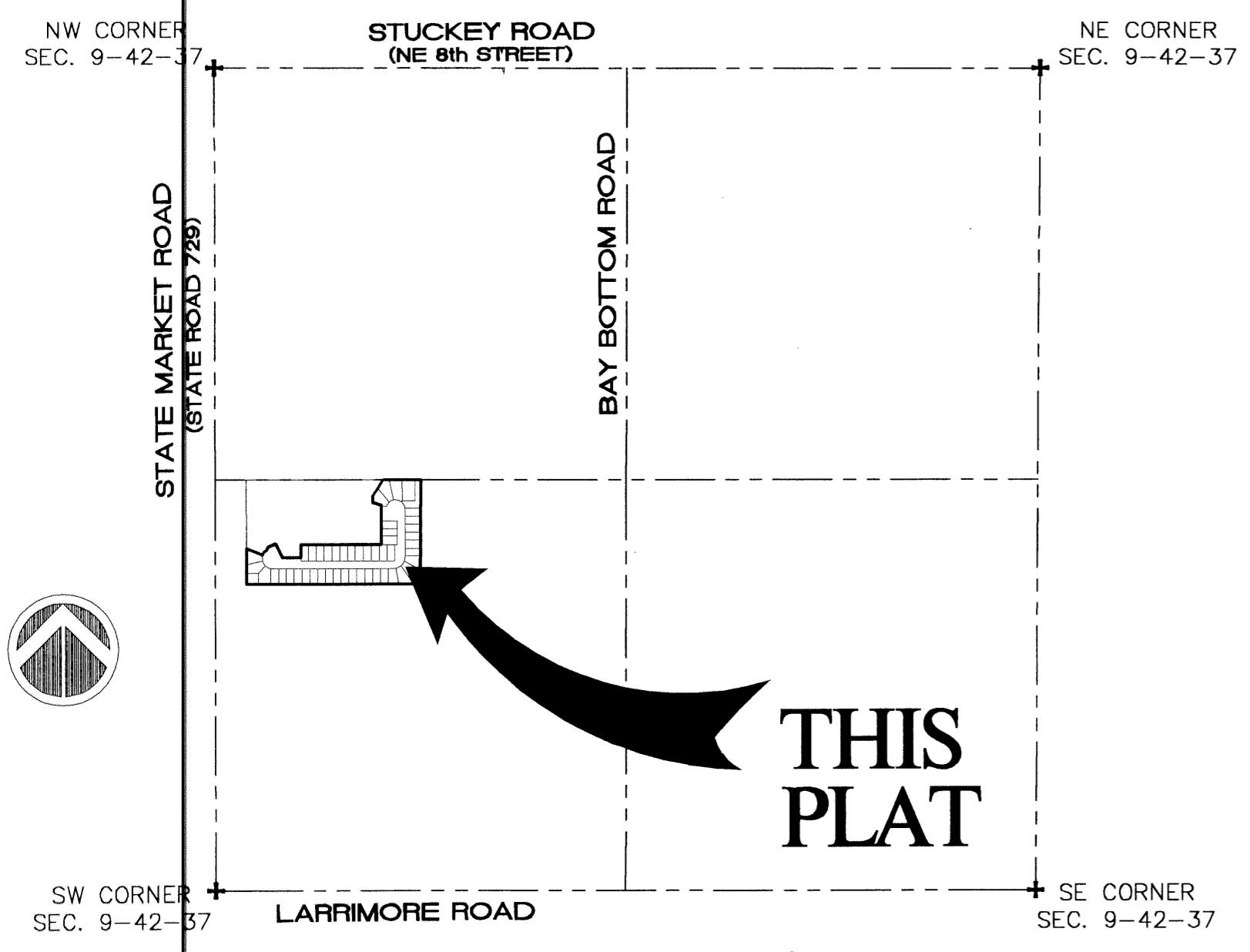
THIS INSTRUMENT PREPARED BY:



8775 BLUE LAGOON DR., SUITE 110, MIAMI, FL 33126. LAND SURVEYORS • LAND PLANNERS • ENGINEERS • OCTOBER, 2003. LB # 7154

199
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:32 P.M. on the 20th day of January, 2004.
and duly received in Book No. 100 on page 199-200
DOROTHY H. WILSON, Clerk of Circuit Court
by: *[Signature]*

SHEET 1 OF 2 SHEETS



LOCATION MAP

A PORTION OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 37 EAST CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA N.T.S.

DESCRIPTION, DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS: THAT STEPHEN L. SHULMAN, OWNER OF THE LANDS SHOWN HEREON AS "VILLA SANTAMARIA", BEING A PORTION OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF THE NORTH HALF OF GOVERNMENT LOT 11 OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION OF THAT PART OF PELICAN LAKE BOTTOM LYING EAST OF THE FLORIDA EAST COAST RAILWAY, APPROVED NOVEMBER 9, 1932, RECORDED IN DEED BOOK 821, PAGE 369, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND OF THE RIGHT-OF-WAY INCLUDED THEREIN. SAID PORTIONS BEING IN THE NORTH HALF (1/2), OF THE NORTHWEST QUARTER (1/4), OF THE SOUTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 37 EAST, CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 00°05'15" WEST, ALONG THE WEST LINE OF SAID SECTION 9, FOR 1978.68 FEET; THENCE NORTH 89°58'25" EAST FOR 199.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE MARKET ROAD (STATE ROAD NO. 729), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 00°08'13" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE MARKET ROAD (STATE ROAD NO. 729), FOR 227.48 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 68°22'08" EAST, A DISTANCE OF 113.76 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 69°06'12" EAST, A RADIUS DISTANCE OF 63.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 34°51'42", A DISTANCE OF 38.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 58°10'25"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 25.38 FEET; THENCE NORTH 64°13'59" EAST, A DISTANCE OF 47.70 FEET; THENCE SOUTH 70°46'01" EAST, A DISTANCE OF 7.07 FEET; THENCE SOUTH 25°46'01" EAST, A DISTANCE OF 97.91 FEET; THENCE NORTH 89°58'25" EAST, A DISTANCE OF 114.43 FEET; THENCE NORTH, A DISTANCE OF 83.00 FEET; THENCE NORTH 89°58'25" EAST, A DISTANCE OF 516.55 FEET; THENCE NORTH 00°03'22" EAST, A DISTANCE OF 206.88 FEET; THENCE NORTH 73°03'46" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 16°57'59" EAST, A DISTANCE OF 40.43 FEET; THENCE NORTH 73°03'38" WEST, A DISTANCE OF 57.36 FEET; THENCE NORTH 00°01'00" WEST, A DISTANCE OF 39.28 FEET; THENCE NORTH 32°17'26" EAST, A DISTANCE OF 124.01 FEET TO A POINT ON THE SAID NORTH LINE OF LOT 11, OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION; THENCE NORTH 89°58'49" EAST ALONG THE SAID NORTH LINE OF LOT 11, OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION, A DISTANCE OF 238.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, OF THE SAID PLAT OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION OF THAT PART OF PELICAN LAKE BOTTOM LYING EAST OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 00°04'12" WEST, ALONG THE EAST LINE OF SAID LOT 11, OF SAID PLAT OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION, FOR 659.92 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF (1/2) OF SAID GOVERNMENT LOT 11, OF THE SAID PLAT OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION OF THAT PART OF PELICAN LAKE BOTTOM LYING EAST OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 89°58'25" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF (1/2) OF SAID LOT 11, OF THE SAID PLAT OF TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION OF THAT PART OF PELICAN LAKE BOTTOM LYING EAST OF THE FLORIDA EAST COAST RAILWAY, FOR 1112.39 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 368,630.46 SQUARE FEET OR 8.46 ACRES, MORE OR LESS.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MACHAPEHLA HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. 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: STEPHEN L. SHULMAN, HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 19 DAY OF January, 2004.

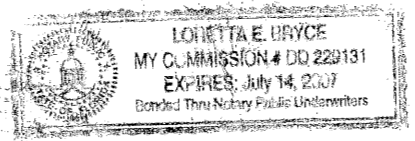
WITNESS BY: *[Signature]*
PRINT NAME: Stacey L. Vandenberg
STEPHEN L. SHULMAN BY: *[Signature]*
WITNESS BY: *[Signature]*
PRINT NAME: Jennifer A. Horden

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED STEPHEN L. SHULMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED PA. RECORDS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January, OF 2004.

MY COMMISSION EXPIRES: 7-14-07 *[Signature]*



NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO.: DD229131

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE ATTORNEY'S TITLE INSURANCE FUND, 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 TO STEPHEN L. SHULMAN; THAT 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.

ATTORNEYS TITLE INSURANCE FUND, INC.
BY: *[Signature]* DATED: 12/09/03 @ 11:00AM
PRINT NAME: RICHARD K. INGLIS, AUTHORIZED AGENT 8774

CHAPTER 177 REVIEW:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF PAHOKEE, HAS REVIEWED THIS PLAT OF VILLA SANTAMARIA, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BY: *[Signature]* DATED: 1/19/04
PRINT NAME: John H. Adler III

APPROVALS:

THIS PLAT OF VILLA SANTAMARIA IS HEREBY APPROVED FOR RECORD PURSUANT TO CITY OF PAHOKEE ORDINANCE 27-8, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 17th DAY OF January, 2004 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PAHOKEE, IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES.

ATTEST: *[Signature]*
MAYOR - J. P. SASSER
[Signature]
CITY CLERK - DEBRA PALMER

SURVEYOR'S NOTES:

- 1. 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 THE PLAT.
- 2. 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.
- 3. THE BEARING N00°05'15"W, BEING THE WEST LINE OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA; AS SHOWN ON THE PLAT OF "TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION" OF THE STATE OF FLORIDA, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 7. THE CITY OF PAHOKEE SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
- 8. INGRESS AND EGRESS FROM STATE MARKET ROAD ARE PROVIDED OVER A NON EXCLUSIVE INGRESS AND EGRESS EASEMENT TO THE ROADWAY OF VILLA SANTAMARIA.
- 9. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990/1998 ADJUSTMENT; TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT=U.S. SURVEY FEET
SCALE FACTOR=0.999956565
DISTANCES SHOWN HEREON REPRESENT GROUND DISTANCES.
NOTE:
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
PLAT BEARINGS - 00°05'50"(ROTATION)=GRID BEARINGS
COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
- 10. BEARINGS SHOWN HEREON, LABELED AS (GRID) ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM. ALL OTHER BEARINGS ARE REFERENCED TO THE WEST LINE OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 37 EAST, AS SHOWN ON THE PLAT OF "TRUSTEES INTERNAL IMPROVEMENT FUND SUBDIVISION" OF THE STATE OF 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 THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177.091(7), FLORIDA STATUTE; THE PERMENT CONTROL POINTS (PCP'S) WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(8), FLORIDA STATUTE; AND ALL PROPERTY CORNERS WILL BE SET ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTE, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIRMENTS OF FLORIDA STATE STATUTE CHAPTER 177, PART 1, AS AMENDED.

BY: *[Signature]* DATED: 1/16/04
DONALD T. RAMSAY
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5851
STATE OF FLORIDA

CORP. SEAL CORP. NOTARY CITY OF PAHOKEE REVIEWING SURVEYOR SURVEYOR