

# CLOISTERS AT LAKE WORTH PLAT TWO

BEING A REPLAT OF LOTS 5 AND 6 OF BLOCK 3, TOGETHER WITH THE EAST 20.00 FEET OF THAT PORTION OF "O" STREET ABANDONED BY OFFICIAL RECORD BOOK 13027, PAGE 911 LYING ADJACENT THERETO, ALL OF ADDITION NO. ONE TO THE TOWN OF LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 6 THROUGH 9, TOGETHER WITH

TRACT "A", CLOISTERS AT LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 129 AND 130, ALL 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

> PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

FEBRUARY - 2006

"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. THERE MAY BE ADDITIONAL

RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC

RECORDS OF PALM BEACH MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

# 00038-020

## **DEDICATIONS AND RESERVATIONS:**

STATE OF FLORIDA) COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT LAKE BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF THE LAND SHOWN HEREON AS CLOISTERS AT LAKE WORTH PLAT TWO, BEING MORE DESCRIBED AS FOLLOWS:

LOTS 5 AND 6 OF BLOCK 3, TOGETHER WITH THE EAST 20.00 FEET OF THAT PORTION "O" STREET, ABANDONED BY OFFICIAL RECORD BOOK 13027, PAGE 911 LYING ADJACENT THERETO, ALL OF ADDITION NO. ONE TO THE TOWN OF LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 6 THROUGH 9, TOGETHER WITH TRACT "A", CLOISTERS AT LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 129 AND 130. ALL 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

CONTAINING 29,119 SQUARE FEET OR 0.668 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS

1. CITY OF LAKE WORTH EASEMENT:

THE CITY OF LAKE WORTH, FLORIDA, IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES. 2. TRACT E:

TRACT E, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, SERVING ALL LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THE CITY OF LAKE WORTH ZONING ORDINANCES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH. 3. LIMITED ACCESS EASEMENT

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS

IN WITNESS WHEREOF, THE ABOVE-NAMED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND, ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4 Th DAY OF DECEMBER 2006

any cogellers WITNESS: \_ PRINT NAME AMG Engelberg WITNESS:

LAKE BUILDERS, LLC A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER

PRINT NAME A. ANTHONY VICEN

#### ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GARY LEE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LAKE BUILDERS, LLC. A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4+1 DAY OF December

MY COMMISSION EXPIRES 10-1-2008

COMMISSION NUMBER:

DD 378685

NOTARY\_PUBLIC

BOOM FORM PROBLEM OF BY Carrier # (%) 124425 CONTRACTOR OF THE PARTY AND

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA CORPORATION NOT FOR PROFIT 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 TO DAY OF DECEMBER

PRINT NAME A ANTHONY VICIN WITNESS: WAY CHUPTY PRINT NAME AMON Engliber

THE CLOISTERS AT LAKE WORTH, INC. A FLORIDA CORBORATION NOT FOR PROFIT

December

#### ACKNOWLEDGMENT:

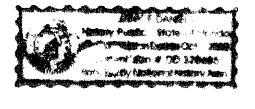
STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GARY LEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL DY VERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION NOT FOR PROFIT. 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,

MY COMMISSION EXPIRES 10-1-2008 COMMISSION NUMBER: DD 328685

NOTARY PUBLIC PRINT NAME



\_, 20005

#### 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 20554, AT PAGE 1719, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 41 DAY OF December 2006

> BANK ATLANTIC A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

Christopher C. Hynes Senior VICE PRESIDENT

## ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

Christopher Hyres, who is personally known to BEFORE ME PERSONALLY APPEARED . ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK ATLANTIC, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 \_\_\_\_\_\_\_ \_ DAY OF DECEMBER MY COMMISSION EXPIRES: 10-1-2008

COMMISSION NUMBER: DD 328685

COUNTY OF PALM BEACH)

STATE OF FLORIDA)

A ROOM FOR SHOWN IN THE REAL PROPERTY. MORTGAGEES CONSENT:

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 30803, AT PAGE 1950, 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 MICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 111 DAY OF Necesseer, 2007.

> FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

SUSAN L JOHNSON SYVICE PRESIDENT

#### **ACKNOWLEDGMENT:**

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JUMAN ACHIS \_\_\_\_, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 1/4 DAY OF WECOM DEL MY COMMISSION EXPIRES: 1-4-2009

COMMISSION NUMBER: DD 383592

# ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA)

COUNTY OF PALM BEACH) THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_\_\_, 200%

THE CLOISTERS AT LAKE WORTH, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

#### ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GARY LEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

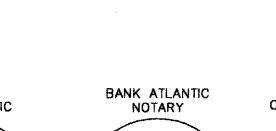
LONG LICENSE

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.

DAY OF DECEMBER WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: NOTARY PUBLIC 10-1-2008

COMMISSION NUMBER: PRINT NAME DD 328485

BANK ATLANTIC



FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST

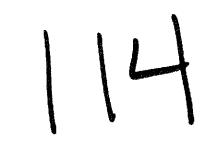
SEAL

The Residence of the Party of t

FIRST NATIONAL BANK OF THE TREASURE COAST NOTARY

AND TRUST COMPANY





STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD, AT 3:42 PM. THIS 14 DAY OF FEDGUARDS A.D. 2007 AND DULY RECORDED IN PLAT BOOK 109 ON PAGES 114 THRU 1112

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 1 OF 3



#### TITLE CERTIFICATION: STATE OF FLORIDA) COUNTY OF PALM BEACH)

NORTH

4

5

6

TRACT E

6TH AVENUE SOUTH

KEY MAP

NOT TO SCALE

I, JUAN RODRIGUEZ, 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 LAKE BUILDERS, LLC, A FLORIDA LIMITED LIABILTY COMPANY, AND THE CLOISTERS AT LAKE WORTH, INC., FLORIDA CORPORATION NOT FOR PROFIT 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: 12-14-2006

20070077596

JUAN RODRIGUEZ ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA BAR NO. 0616461

#### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081 FLORIDA STATUES THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

DATE: Dec 22, 2004

PRINT NAME: Mary Hanna Clodfelter PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 4743

#### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT LOT CORNER MONUMENTATION ACCORDING TO SEC. 177.091 (9), F.S., WILL BE PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF CITY OF LAKE WORTH, FLORIDA.

DATE: 12-20-06

CAULFIELD & WHEELER, INC LB 3591 DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB#3591

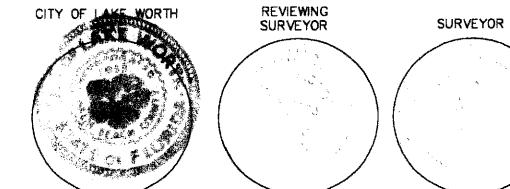
#### CITY OF LAKE WORTH APPROVALS

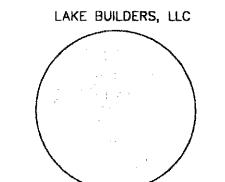
THE CITY OF LAKE WORTH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND DEDICATIONS TO SAID CITY OF LAKE WORTH AS STATED AND SHOWN HEREON, THIS 6 DAY OF FEDOLOGY . 2007.

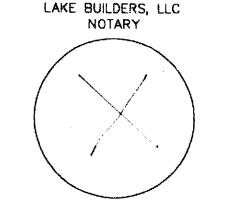
MARC DRAUTZ, (MAYOR) BY: I Unela 4 5 2/06 PAMEDA J. LOREZ, (CITY CLERK)

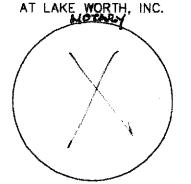
JOHN TOPAXMAN (PLANNING BOARD CHARMAN)

BOVER, (CITY MANACER) LAURA HANNAH (INTERIM CITY MANAGER)









THE CLOISTERS

A STORY NAME OF THE

BOTH SHIP OF PRINCIPLE SANDON

Commence of DD 274-486

