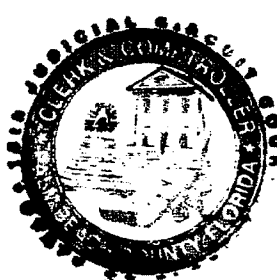


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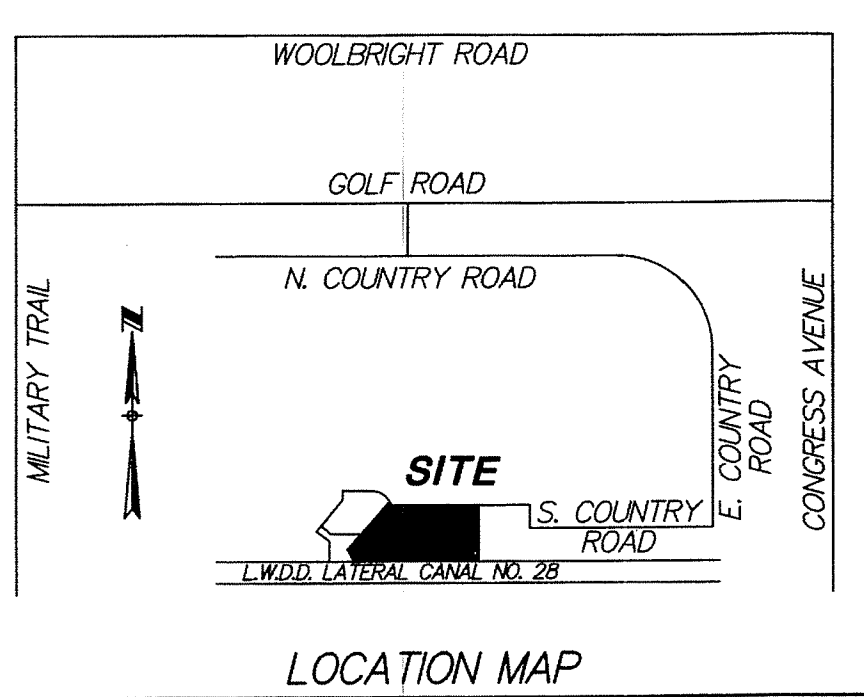
COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT
14:48 PM THIS 24th DAY OF
February, 2015, AND DULY
RECORDED IN PLAT BOOK NO. 119
ON PAGE 92-93
SHARON R. BOCK, CLERK OF CIRCUIT
COURT AND COMPTROLLER
BY *Maria R. Linderoth*



RABORN ESTATES PLAT 2 20150066272

BEING A REPLAT OF LOT 3, RABORN ESTATES AT VILLAGE OF GOLF, IN PLAT BOOK 112, PAGES 3 AND 4 (P.R.P.B.CO.) BEING IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA



SHEET 1 OF 2

DEDICATION & RESERVATIONS

KNOW ALL MEN BY THESE PRESENT THAT TBR VILLAGE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TRACY J. SCALA AND TRACILYN B. SCALA, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOT 3, RABORN ESTATES AT VILLAGE OF GOLF, IN PLAT BOOK 112, PAGES 3 AND 4 (P.R.P.B.CO.) BEING IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RABORN ESTATES PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, RABORN ESTATES AT VILLAGE OF GOLF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 3 AND 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 672,963 SQUARE FEET OR 15.45 ACRES MORE OR LESS.
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, AND 7 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE VILLAGE OF GOLF. NOTE: LOTS 1, 2, 3 AND 7 ARE SUBJECT TO TERMS AND CONDITIONS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 26967, PAGE 617.

INGRESS-EGRESS EASEMENT NO. 2 AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGE OF GOLF, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS AND OTHER ACTIVITIES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF LOTS 4 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF GOLF. SUBJECT TO TERMS, CONDITIONS AND RESERVATIONS AS CONTAINED IN AGREEMENT AS RECORDED IN O.R.B. 27358 PAGE 1466.

LAKE EASEMENT NO. 2 AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF GOLF. SUBJECT TO TERMS, CONDITIONS AND RESERVATIONS AS SET FORTH IN AGREEMENT AS RECORDED IN O.R.B. 27358 PAGE 1473. NOTE: LAKE EASEMENT NO. 2 IS SUBJECT TO TERMS AND CONDITIONS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 26967, PAGE 617.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS TO LAKE EASEMENT NO. 2 FOR CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES FOR ALL DRAINAGE ACTIVITIES WITHIN LAKE EASEMENT NO. 2 AND IS THE MAINTENANCE OBLIGATION OF SAID OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF GOLF. SUBJECT TO TERMS, CONDITIONS AND RESERVATIONS AS SET FORTH IN AGREEMENT AS RECORDED IN O.R.B. 27358 PAGE 1473.

DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS OF LOT 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AS WELL AS ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES FOR ALL DRAINAGE ACTIVITIES, AND ARE THE MAINTENANCE OBLIGATION OF SAID LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF GOLF. SUBJECT TO TERMS, CONDITIONS AND RESERVATIONS AS SET FORTH IN AGREEMENT AS RECORDED IN O.R.B. 27358 PAGE 1473.

THE GENERAL UTILITY EASEMENT AS SHOWN HEREON IS DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITIES.

THE SANITARY SEWER EASEMENT AS SHOWN HEREON IS RESERVED FOR THE OWNERS OF LOTS 4 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SANITARY SEWER LINES, AND IS THE MAINTENANCE OBLIGATION OF SAID OWNERS OF LOTS 4 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF GOLF. SUBJECT TO TERMS, CONDITIONS AND RESERVATIONS AS SET FORTH IN AGREEMENT AS RECORDED IN O.R.B. 27358 PAGE 1473.

THE WATER EASEMENT AS SHOWN HEREON IS RESERVED FOR THE VILLAGE OF GOLF, THEIR SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES, AND IS THE MAINTENANCE OBLIGATION OF SAID VILLAGE OF GOLF.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF JANUARY, 2015.

WITNESS: *Michael Donoghue*
PRINT NAME: Michael Donoghue
BY: *[Signature]*
RUSTEM KUFI
MANAGING PARTNER

WITNESS: *Linda L. Hamilton*
PRINT NAME: LINDA L. HAMILTON

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RUSTEM KUFI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF TBR VILLAGE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING PARTNER 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.

I, WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF January, 2015.

MY COMMISSION EXPIRES: 5/7/2017
NOTARY PUBLIC
NAME: *Linda L. Hamilton*
COMMISSION NO.: FF 022021

IN WITNESS WHEREOF WE TRACY J. SCALA AND TRACILYN B. SCALA, HUSBAND AND WIFE, DO HERETO ACCEPT ALL RESERVATIONS, DEDICATIONS AND MAINTENANCE OBLIGATIONS AS SHOWN HEREON AND SET OUR HANDS AND SEALS THIS 20th DAY OF January, 2015.

WITNESS: *[Signature]*
PRINT NAME: JASON C. MARRAS
(AS TO BOTH)
BY: *[Signature]*
TRACY J. SCALA

WITNESS: *[Signature]*
PRINT NAME: Michael Donoghue
(AS TO BOTH)
BY: *[Signature]*
TRACILYN B. SCALA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TRACY J. SCALA AND TRACILYN B. SCALA WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF January, 2015.

MY COMMISSION EXPIRES: 5/7/2017
NOTARY PUBLIC
NAME: *Linda L. Hamilton*
COMMISSION NO.: FF 022021

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF GOLF:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE VILLAGE OF GOLF, FLORIDA, AND THE VILLAGE ACCEPTS ALL DEDICATIONS TO SAID VILLAGE AS SHOWN HEREON, THIS 20th DAY OF February, 2015.

VILLAGE OF GOLF,
A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA
WITNESS: *[Signature]*
PRINT NAME: Sonia Lopez
BY: *[Signature]*
PRINT NAME: Thomas E. Lynch
MAYOR
WITNESS: *[Signature]*
PRINT NAME: Laura J. Hannah
BY: *[Signature]*
PRINT NAME: Donn M. Lynn
VILLAGE CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GREGORY E. YOUNG, ESQ., 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 TBR VILLAGE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TO TRACY J. SCALA AND TRACILYN B. SCALA, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: February 3, 2015 BY: *[Signature]*
GREGORY E. YOUNG
ATTORNEY-AT-LAW, STATE OF FLORIDA
LAWYERS FLORIDA BAR NO. 0876800

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.08(1) FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS OR LOT CORNERS.

DATE: 2-12-15 BY: *[Signature]*
PRINT NAME: DAVID A. BOWLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS #5898

SURVEYORS 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 (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. WILL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF GOLF FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF GOLF, FLORIDA.

DATED: 1/29/15 BY: *[Signature]*
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA
OBRIEN, SLITER & OBRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. LB 353

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE S.1/2 OF THE S.E.1/4 OF THE S.W.1/4 OF SECTION 31/45/43 HAVING A BEARING OF N87°56'10"E.
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 THIS COUNTY.
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF OBRIEN, SLITER & OBRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561-276-4501). CERTIFICATE OF AUTHORIZATION NUMBER LB353
PERMANENT REFERENCE MONUMENTS (#LB 353) ARE SHOWN THUS: O
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

