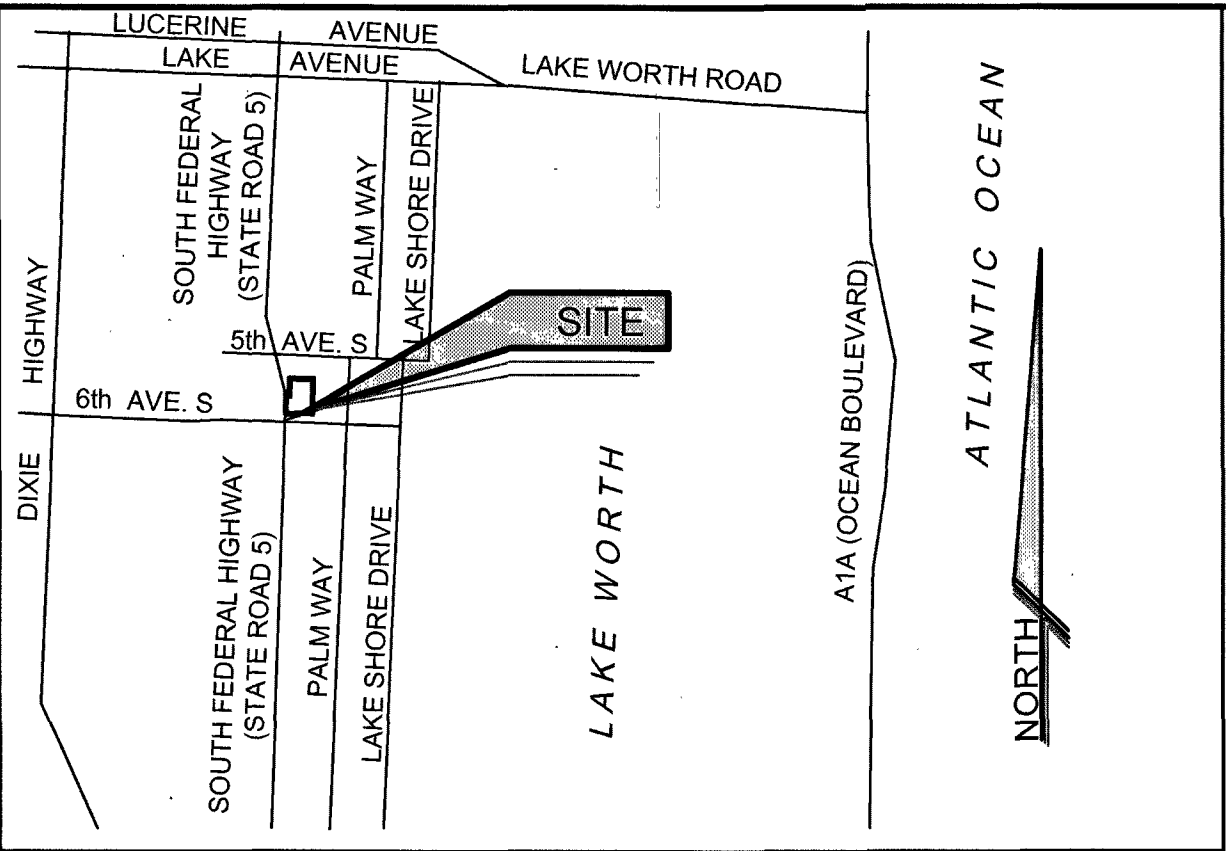


CFN 20250344517 PL BK 140 PG 47

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SHEET 1 OF 2



LOCATION MAP N.T.S.

REPLAT OF CLOISTERS AT LAKE WORTH PLAT THREE

BEING A REPLAT OF CLOISTERS AT LAKE WORTH PLAT THREE, PLAT BOOK 137, PAGES 119 THROUGH 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 9:54 A.M. THIS
29 DAY OF September
2025 AND DULY RECORDED
IN PLAT BOOK 140 PAGE 47-48

~~JOSEPH A. CARUSO~~ MIKE CARUSO
CLERK & COMPTROLLER
PALM BEACH COUNTY

BY:
DEPUTY CLERK

COUNTY CLERK
SEAL



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CLOISTERS VENTURES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF BOOK 24116, PAGE 685 AND BOOK 28647, PAGE 1650, AND THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BY VIRTUE OF DEDICATION ON PLAT OF CLOISTERS AT LAKE WORTH PLAT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGES 114 THRU 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OWNERS OF THE LANDS SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, FLORIDA, SHOWN HEREON AS "REPLAT OF CLOISTERS AT LAKE WORTH PLAT THREE" BEING DESCRIBED AS FOLLOWS:

CLOISTERS AT LAKE WORTH PLAT THREE, PLAT BOOK 137, PAGES 119 THROUGH 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 4; THENCE S 01°17'26" W, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 9 AND THE WEST LINE OF THE 10 FOOT WIDE ALLEY RIGHT OF WAY SAID THE PALM BEACH FARMS COMPANY PLAT NO. 4, ADDITION NO. 1, TOWN OF LAKE WORTH, A DISTANCE OF 200.00 FEET TO THE NORTH LINE OF TRACT "A", CLOISTERS AT LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 129, SAID PUBLIC RECORDS; THENCE N 88°42'34" W, ALONG SAID NORTH LINE, A DISTANCE OF 87.00 FEET; THENCE S 01°17'26" W, A DISTANCE OF 4.66 FEET; THENCE N 88°42'34" W, A DISTANCE OF 64.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING FOR ITS ELEMENTS A RADIAL BEARING OF S 81°38'55" W, A RADIUS OF 1,166.28 FEET, A CENTRAL ANGLE OF 00°59'03", AND THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY, ALSO BEING THE WEST LINE OF SAID PLAT CLOISTERS AT LAKE WORTH PLAT TWO; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.03 FEET; THENCE N 01°17'26" E, ALONG SAID WEST LINE OF CLOISTERS AT LAKE WORTH PLAT TWO, A DISTANCE OF 84.94 FEET TO THE NORTHWEST CORNER OF CLOISTERS AT LAKE WORTH PLAT TWO, THENCE N 88°42'34" W, ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF CLOISTERS AT LAKE WORTH PLAT TWO, A DISTANCE OF 14.07 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING FOR ITS ELEMENTS A RADIAL BEARING OF S 76°27'00", A RADIUS OF 1171.28 FEET, A CENTRAL ANGLE OF 01°05'35", AND SAID EAST RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY AS LAID OUT AND CURRENTLY IN USE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 22.34 FEET; THENCE N 01°17'26" E, ALONG THE WEST LINE OF SAID ABANDONED "O" STREET, A DISTANCE OF 78.46 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 9, BLOCK 3; THENCE S 88°42'34" E, ALONG THE WESTERLY PROLONGATION AND THE SOUTH LINE OF SAID LOT 9, BLOCK 3, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,217 SQUARE FEET (0.7626 ACRES).

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

1) TRACT F, AS SHOWN HEREON IS HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, SERVING ALL LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THE CITY OF LAKE WORTH BEACH ZONING ORDINANCES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

2) 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 RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF September, 2025.

CLOISTERS VENTURES LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:
(PRINT):
WITNESS:
(PRINT):

BY:
SCOTT DIAMANT, MANAGER

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

WITNESS:
(PRINT):
WITNESS:
(PRINT):

BY:
SCOTT DIAMANT, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT DIAMANT, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND RESPECTIVELY 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 THEY EXECUTED SAID 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF September, 2025

MY COMMISSION EXPIRES:
Jul 29, 2027

NOTARY PUBLIC:
NAME: Constancia J. Thompson
COMMISSION NO. HH 381884

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT DIAMANT, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CLOISTERS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF September, 2025

MY COMMISSION EXPIRES:
Jul 29, 2027

NOTARY PUBLIC:
NAME: Constancia J. Thompson
COMMISSION NO. HH 381884

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATIONS TO SAID ASSOCIATION AS STATED HEREON.

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

WITNESS:
(PRINT):
WITNESS:
(PRINT):

BY:
SCOTT DIAMANT, PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DEREK M. JORGENSEN, 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 CLOISTERS VENTURES, LLC., AND THE CLOISTERS AT LAKE WORTH, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9-19-2025

DEREK M. JORGENSEN, ESQUIRE
FLORIDA BAR NUMBER: 113692
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") AND MONUMENTS ACCORDING TO SECTION 177.091 (9) HAVE BEEN 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 THE CITY OF LAKE WORTH BEACH, FLORIDA.

MICHAEL J. MILLER, LICENSE NO. 4034
STATE OF FLORIDA

DATE: 9-17-2025

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034, IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH BEACH, FL 33460.

REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS

DAVID A. BOWEN
PRINTED NAME: DAVID A. BOWEN, P.S.M.
STATE OF FLORIDA REGISTRATION NO. 5888

DATE: 09-22-2025

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, FLORIDA STATE PLANE EAST. THE BASIS LINE IS THE WEST LINE OF THE 10 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO THE SUBJECT PROPERTY, HAVING A GRID BEARING OF S.01°17'26"W.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN. GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR. SCALE FACTOR = 1.000051219251.
- 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 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THE CITY OF LAKE WORTH BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF LAKE WORTH BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF LAKE WORTH BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CITY APPROVAL:

THIS PLAT OF CLOISTERS PLAT THREE AS APPROVED ON THE ____ DAY OF ____ A.D. 2025 BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA.

BETTY RESCH, MAYOR
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
MELISSA COYNE, CITY CLERK

JAMIE BROWN
INTERIM CITY MANAGER

LANC. CONTIN
PLANNING & ZONING BOARD CHAIR

V. HAYDUK
VAUGHN HAYDUK, P.E.
CITY ENGINEER

CLOISTERS VENTURES LLC
SEAL

CLOISTERS VENTURES LLC
NOTARY SEAL

CITY OF LAKE WORTH BEACH
SEAL

SURVEYOR'S
SEAL

REVIEWING SURVEYOR'S
SEAL

SCALE: NA
DRAWN BY: MJM
FIELD WK: M.M./B.M.
DATE: APRIL 2025

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
WWW.MILLERSURVEYING.COM
E-MAIL: MILLERSURVEYING@AOL.COM

JOB NO. Y250748
L - 2258