

# TEMPLE BETH TIKVAH

BEING A REPLAT OF LAKE WORTH JEWISH CENTER, AS RECORDED IN PLAT BOOK 61, PAGE 152, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.  
 LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA  
 FEBRUARY 1993 SHEET 1 OF 2

**45**  
**70 45**  
 STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )  
 THIS PLAT WAS FILED FOR RECORD AT  
 11:18 AM, THIS 23 DAY OF  
 MARCH, A.D. 1993, AND DULY  
 RECORDED IN PLAT BOOK 70, ON  
 PAGES 45 THROUGH 46.  
 DOROTHY H. WILKEN  
 CLERK OF THE CIRCUIT COURT  
 By: *Suzanne G. Platt, D.C.*  
 DEPUTY CLERK

**DEDICATION:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT LAKE WORTH JEWISH CENTER, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREBY AS 'TEMPLE BETH TIKVAH', SAID LAND BEING A REPLAT OF LAKE WORTH JEWISH CENTER, AS RECORDED IN PLAT BOOK 61, PAGE 152, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 87°37'49" EAST ALONG THE NORTH LINE OF SOUTH-EAST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 800 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOO ROAD, AS NOW LAID OUT AND IN USE, AND THE NORTHWEST CORNER OF THE PLAT OF SAID LAKE WORTH JEWISH CENTER FOR A POINT OF BEGINNING (P.O.B.):

THENCE, CONTINUE NORTH 87°37'49" EAST ALONG SAID NORTH LINE AND ALONG THE NORTH BOUNDARY OF SAID PLAT AND ITS EASTERLY PROLONGATION, A DISTANCE OF 238.16 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27; THENCE, SOUTH 00°28'32" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 66.45 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27; THENCE, NORTH 87°37'49" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 254.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOO ROAD; THENCE, NORTH 00°27'49" WEST, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST BOUNDARY OF SAID PLAT AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.95 ACRES, MORE OR LESS.  
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, LAKE WORTH JEWISH CENTER, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HAROLD B. PREGGAMI AND CLIFFORD GEORCH, AS PRESIDENT AND TREASURER, RESPECTIVELY, OF LAKE WORTH JEWISH CENTER, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF FEBRUARY, A.D. 1993.

BY: LAKE WORTH JEWISH CENTER, INC.  
 A FLORIDA CORPORATION

ATTEST: *Clyde Stearn*  
 CLIFFORD GEORCH, TREASURER  
 BY: *Harold B. Pregami*  
 HAROLD B. PREGAMI, PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED HAROLD B. PREGAMI AND CLIFFORD GEORCH, AS PRESIDENT AND TREASURER, RESPECTIVELY, OF LAKE WORTH JEWISH CENTER, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, 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 16 DAY OF February, 1993.

MY COMMISSION EXPIRES: *Shirley Masloff*  
 SHIRLEY MASLOFF, NOTARY PUBLIC

**MORTGAGEE'S CONSENT:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY RECORDED IN OFFICIAL RECORD BOOK 088, PAGE 148, AS MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AS RECORDED IN OFFICIAL RECORD BOOK 792, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND HEREBY JOINS IN AND CONSENTS TO THE REPLAT OF THE PROPERTY SHOWN HEREBY.

SUBURBAN BANK  
 A FLORIDA CORPORATION

IN WITNESS WHEREOF, SUBURBAN BANK, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. POOLEMAN, SENIOR VICE PRESIDENT AND WILLIAM SHORT, SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF February, A.D. 1993.

ATTEST: *William Short*  
 WILLIAM SHORT, SENIOR VICE PRESIDENT  
 BY: *Robert L. Poolman*  
 ROBERT L. POOLEMAN, SENIOR VICE PRESIDENT

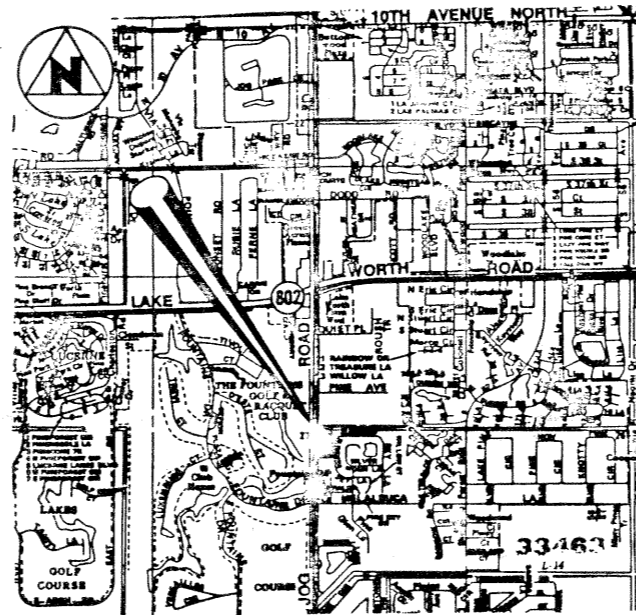
**ACKNOWLEDGMENT:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERT L. POOLEMAN AND WILLIAM SHORT, SENIOR VICE PRESIDENTS OF SUBURBAN BANK, A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, 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 17 DAY OF February, 1993.

MY COMMISSION EXPIRES: *Katherine Flader*  
 KATHERINE FLADER, NOTARY PUBLIC



LOCATION MAP (NOT TO SCALE)

**TITLE CERTIFICATION:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

I, LEONARD I. SINGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LAKE WORTH JEWISH CENTER, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREBY; THAT THE MORTGAGE SHOWN IS TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THERE ARE NO MORTGAGES OF RECORD AND THERE ARE NO ENCUMBRANCES OF RECORD ON SAID LANDS THAT WOULD PROHIBIT THE CREATION OF THE PROPOSED SUBDIVISION.

LEONARD I. SINGER, ESQUIRE

DATED: THIS 17 DAY OF February, A.D. 1993 BY: *Leonard I. Singer*  
 LEONARD I. SINGER, ESQUIRE

**CITY OF GREENACRES APPROVAL:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

THIS PLAT HAS BEEN APPROVED FOR RECORD THIS 22 DAY OF FEBRUARY, A.D. 1993.

BY: *Samuel L. Ferguson*  
 SAMUEL L. FERGUSON, MAYOR  
 BY: *Waide Atallah, P.E.*  
 WAIDE ATALLAH, P.E., CITY ENGINEER  
 BY: *Sandra K. Hill*  
 SANDRA K. HILL, CITY CLERK  
 BY: *Rosemarie C. Fallon*  
 ROSEMARIE C. FALLON, PLANNING & DEVELOPMENT DIRECTOR

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF GREENACRES, FLORIDA, AND FURTHER, THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREBY IS IN COMPLIANCE WITH CHAPTER 21844, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 2-04-93 BY: *Wm. R. Van Campen, S.L.S.*  
 WM. R. VAN CAMPEN, S.L.S. 2407

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN OR STATED HEREBY, BASED ON OR RELATIVE TO THE BEARING OF NORTH 87°37'49" EAST ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, STATE PLANE GRID AZIMUTHS, FLORIDA EAST ZONE, PALM BEACH COUNTY, FLORIDA.
2. (S) DENOTES A ROUND 2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
3. ALL EASEMENTS SHOWN HEREBY ARE DEDICATED IN THE PLAT OF LAKE WORTH JEWISH CENTER.
4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, S.L.S. IN AND FOR THE OFFICE OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33484. TELEPHONE (407) 888-2882.
- GENERAL EASEMENT NOTES:
  1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.
  2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS WITHOUT THE CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAID EASEMENT.
  3. THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE WITHOUT THE CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAID EASEMENT.
  4. LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAID EASEMENT.
  5. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
  6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEAL: LAKE WORTH JEWISH CENTER, INC.  
 SEAL: LAKE WORTH JEWISH CENTER, INC. NOTARY  
 SEAL: SUBURBAN BANK  
 SEAL: SUBURBAN BANK  
 SEAL: NOTARY PUBLIC  
 SEAL: CITY OF GREENACRES  
 SEAL: DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY

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THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL.

**BENCH MARK**  
 Land Surveying and Mapping, Inc.  
 4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33484  
 Fax (407) 888-2882 Phone (407) 888-2102

RECORD PLAT  
 TEMPLE BETH TIKVAH

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FILE	SCALE	SHEET	OF 2