

LAS BRISAS

A PORTION OF GOVERNMENT LOT 2 SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 5:38 P.M. this 30th day of November, 2000 and duly recorded in Plat Book 134 on Pages 134 and 135.
DOROTHY H. WILKIN, CLERK
BY: *[Signature]*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WEITZER LAS BRISAS HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAS BRISAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING IN GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, SAID LAND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE NORTH 89°00'13" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, 1357.50 FEET TO THE WEST LINE OF GOVERNMENT LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD;

THENCE SOUTH 01°49'45" WEST, ALONG SAID WEST LINE OF GOVERNMENT LOT 2, 1325.00 FEET, TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S 1/2) OF SAID GOVERNMENT LOT 2;

THENCE NORTH 89°24'38" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF SAID GOVERNMENT LOT 2, 100.09 FEET TO THE POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 93010-2501, AS RECORDED IN PLAT BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND THE POINT OF BEGINNING;

THENCE NORTH 01°49'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 48.70 FEET;

THENCE NORTH 89°17'25" EAST, ALONG A LINE OF OCCUPATION, 1362.15 FEET TO A POINT ON THE BULKHEAD LINE, WEST SIDE OF LAKE WORTH, HYPOLUXO, FLORIDA, AS RECORDED IN PLAT BOOK 26, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID POINT ALSO BEING ON THE EAST LINE OF A TRUSTEE'S OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, DEED NO. 24735, AS RECORDED IN D.R.B. 1846, PG. 1758, PALM BEACH PUBLIC RECORDS, ALSO BEING A POINT OF INTERSECTION WITH A CURVE CONCAVE EASTERLY, HAVING A RADIAL BEARING OF SOUTH 79°03'59" EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 424.49 FEET, A CENTRAL ANGLE OF 27°44'38" AN ARC DISTANCE OF 205.55 FEET, TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE WHICH CONSTITUTES THE SOUTH BOUNDARY OF THE AFOREMENTIONED LANDS CONVEYED IN SAID DEED NO. 24735;

THENCE SOUTH 89°12'29" WEST, 282.12 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF LAKE WORTH, ELEVATION = 1.74 CONTOUR;

THENCE ALONG THE SAID MEAN HIGH WATER 1.74 CONTOUR LINE FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

SOUTH 01°09'11" WEST, 44.80 FEET; SOUTH 02°25'53" EAST, 28.64 FEET; SOUTH 05°57'53" EAST, 27.95 FEET; SOUTH 38°56'27" EAST, 17.29 FEET; SOUTH 58°12'18" EAST, 37.95 FEET; SOUTH 73°43'39" EAST, 36.17 FEET; SOUTH 83°19'39" EAST, 13.09 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERN BOUNDARY LINE OF THE YACHT CLUB AT HYPOLUXO;

THENCE SOUTH 89°18'44" WEST, ALONG THE SAID NORTHERN LINE OF OCCUPATION AND ITS EASTERLY EXTENSION, 132.61 FEET;

THENCE SOUTH 59°18'44" WEST, 80.00 FEET;

THENCE SOUTH 89°18'44" WEST, 994.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID U. S. HIGHWAY NO. 1;

THENCE NORTH 01°49'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 346.41 FEET TO THE POINT OF BEGINNING;

BEING IN THE TOWN OF HYPOLUXO, FLORIDA AND CONTAINING 11.176 ACRES, MORE OR LESS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL AND RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAS BRISAS PROPERTY OWNERS ASSOCIATION.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAS BRISAS PROPERTY OWNERS ASSOCIATION FOR INGRESS, EGRESS, PARKING AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAS BRISAS PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF NOVEMBER, 2000.

WITNESS: *[Signature]* BY: WEITZER LAS BRISAS HOMES, LLC
[Signature] A FLORIDA LIMITED LIABILITY CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*
[Signature] PRINTED NAME: *[Name]*
[Signature] TITLE: *[Title]*

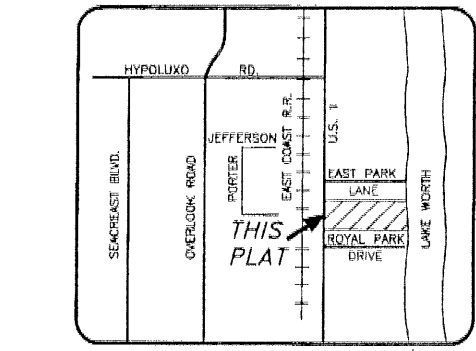
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Name]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF WEITZER LAS BRISAS HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND 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 14th DAY OF NOVEMBER, 2000.

NOTARY PUBLIC: *[Signature]*
PRINTED NAME: *[Name]*
MY COMMISSION EXPIRES: *[Date]*



LOCATION MAP
NOT TO SCALE

MORTGAGEE'S 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 RECORD BOOK 11414, AT PAGE 0385 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF NOVEMBER, 2000.

WITNESS: *[Signature]* PRINTED NAME: *[Name]*
[Signature] PRINTED NAME: *[Name]*
TITLE: *[Title]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Name]*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AND 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 17th DAY OF NOVEMBER, 2000.

NOTARY PUBLIC: *[Signature]*
PRINTED NAME: *[Name]*
MY COMMISSION EXPIRES: *[Date]*

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, FL 33309
PH: 954-776-7604 • FAX: 954-776-7608
SEPTEMBER 2000

CHAPTER 177 REVIEW:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE TOWN OF HYPOLUXO, HAS REVIEWED THIS PLAT OF LAS BRISAS, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATE: JAN. 11, 2001 BY: *[Signature]*
PRINTED NAME: *[Name]*
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5017

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, SANDRADA DELMONTE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WEITZER LAS BRISAS HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION; 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.

DATE: 11-28-00
PRINTED NAME: SANDRADA N. DELMONTE

APPROVALS:

THIS PLAT OF LAS BRISAS WAS APPROVED ON THE 17th DAY OF NOVEMBER, A.D. 2000 BY THE TOWN COUNCIL OF THE TOWN OF HYPOLUXO, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF HYPOLUXO, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

ATTEST: *[Signature]*
CITY CLERK
[Signature]

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION, 1980 ADJUSTMENT. SAID LINE BEARS SOUTH 02°18'04" WEST
- 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 COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE TOWN OF HYPOLUXO.
- 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.
- LEGEND
■ - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 6456, UNLESS NOTED OTHERWISE.
P.B. - DENOTES PLAT BOOK
ORB - DENOTES OFFICIAL RECORDS BOOK
PG - DENOTES PAGE
POB - DENOTES POINT OF BEGINNING
PBOR - DENOTES PALM BEACH COUNTY RECORDS
C - DENOTES CENTERLINE
U.E. - DENOTES UTILITY EASEMENT
R/W - DENOTES RIGHT-OF-WAY
- THE TOWN OF HYPOLUXO SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF HYPOLUXO, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF HYPOLUXO, FLORIDA.

DATE: NOVEMBER 13, 2000 BY: *[Signature]*
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 99-0455

DEDICATION (WEITZER LAS BRISAS HOMES, LLC)	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (BANK OF AMERICA, NA)	ACKNOWLEDGEMENT	REVIEWING SURVEYOR	TOWN OF HYPOLUXO	SURVEYOR
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