



49
11 April 9:52a
49-50 90
Alonso J. Johnson

MENENDEZ PLAT

A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOT 13 OF MEDITERRANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BENNY MENENDEZ AND ROSALIND I. DIAZ, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OF LOT 13 OF MEDITERRANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MENENDEZ PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 13 OF MEDITERRANIA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47 CANAL RIGHT-OF-WAY LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 OF THE PLAT OF "MEDITERRANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE WITH A BEARING OF N.00°30'54"W., ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 13, ALSO BEING THE EASTERLY LINE OF THE PLAT OF "DELMAR VILLAGE, SECTION 1" AS RECORDED IN PLAT BOOK 32, PAGES 131-133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 25.00 FEET TO A POINT;

THENCE WITH A BEARING OF N.89°38'50"E., ALONG A LINE 25 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 13 FOR A DISTANCE OF 95.00 FEET TO A POINT;

THENCE WITH A BEARING OF S.00°30'54"E., ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 13 FOR A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13;

THENCE WITH A BEARING OF S.89°38'50"W., ALONG THE NORTH LINE OF SAID LOT 13 FOR A DISTANCE OF 95.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY RESERVE LOT 13-R AS SHOWN HEREON FOR RESIDENTIAL AND OTHER PROPER PURPOSES.

IN WITNESS WHEREOF, WE, BENNY MENENDEZ AND ROSALIND I. DIAZ, DO HEREUNTO SET OUR HANDS AND SEALS THIS 8th DAY OF FEBRUARY, A.D., 2001.

WITNESS: [Signature]
SIGN

BY: [Signature]
BENNY MENENDEZ

WITNESS: [Signature]
SIGN

MARIA E. SARMIENTO
PRINT

WITNESS: [Signature]
SIGN

SALINE MORGAN
PRINT

WITNESS: [Signature]
SIGN

MARIA E. SARMIENTO
PRINT

WITNESS: [Signature]
SIGN

MARIA E. SARMIENTO
PRINT

WITNESS: [Signature]
SIGN

SALINE MORGAN
PRINT

WITNESS: [Signature]
SIGN

SALINE MORGAN
PRINT

ACKNOWLEDGEMENT

STATE OF FLORIDA) BEFORE ME PERSONALLY APPEARED BENNY MENENDEZ AND ROSALIND I. DIAZ, WHO ARE PERSONALLY COUNTY OF PALM BEACH) SS KNOWN TO ME OR HAVE PRODUCED known AND known, RESPECTIVELY AS 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 8 DAY OF Feb, A.D., 2001.

MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION NUMBER: _____

MARIA E. SARMIENTO

COUNTY APPROVAL

COUNTY ENGINEER: _____

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 11 DAY OF April, A.D., 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH CHAPTER 177.081 (1), F.S.

[Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SHEET 1 OF 2
NOVEMBER 2000

INDEX OF SHEETS

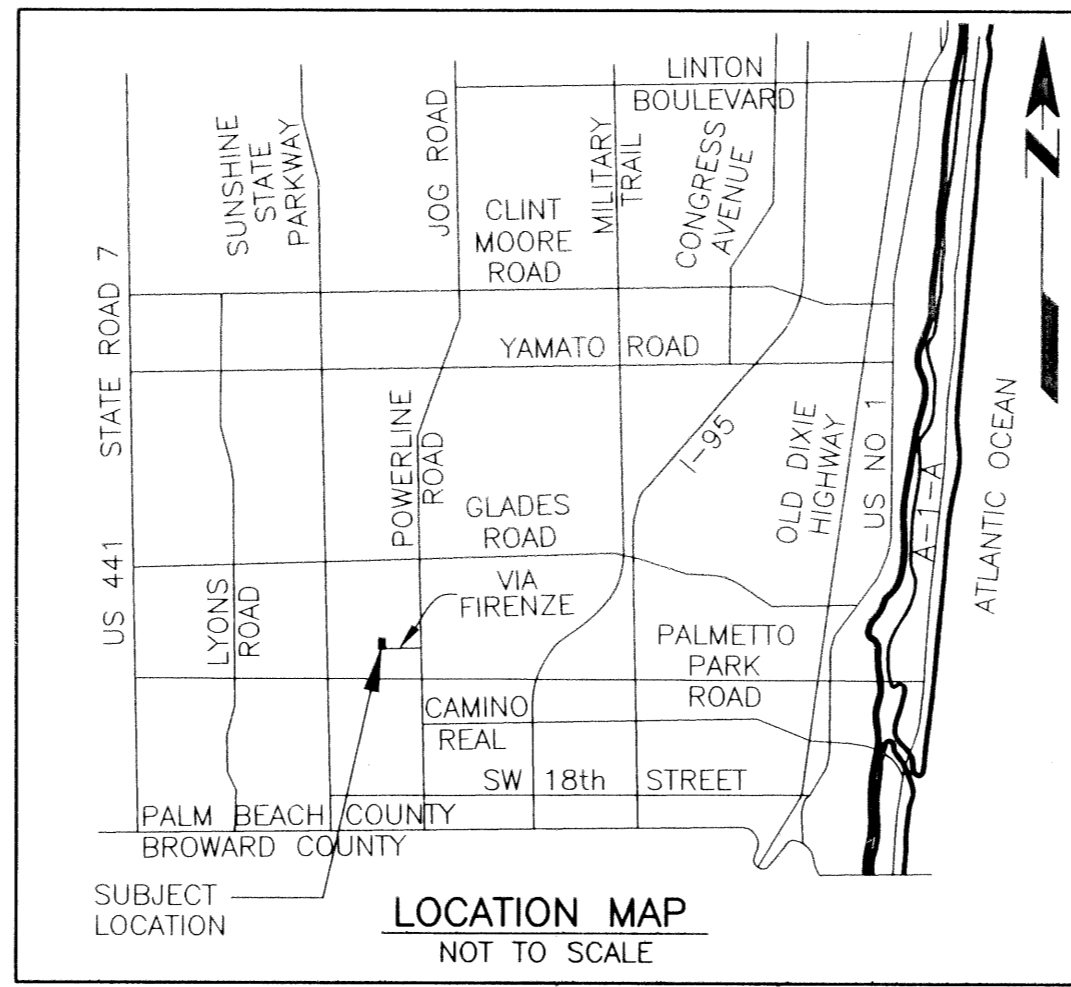
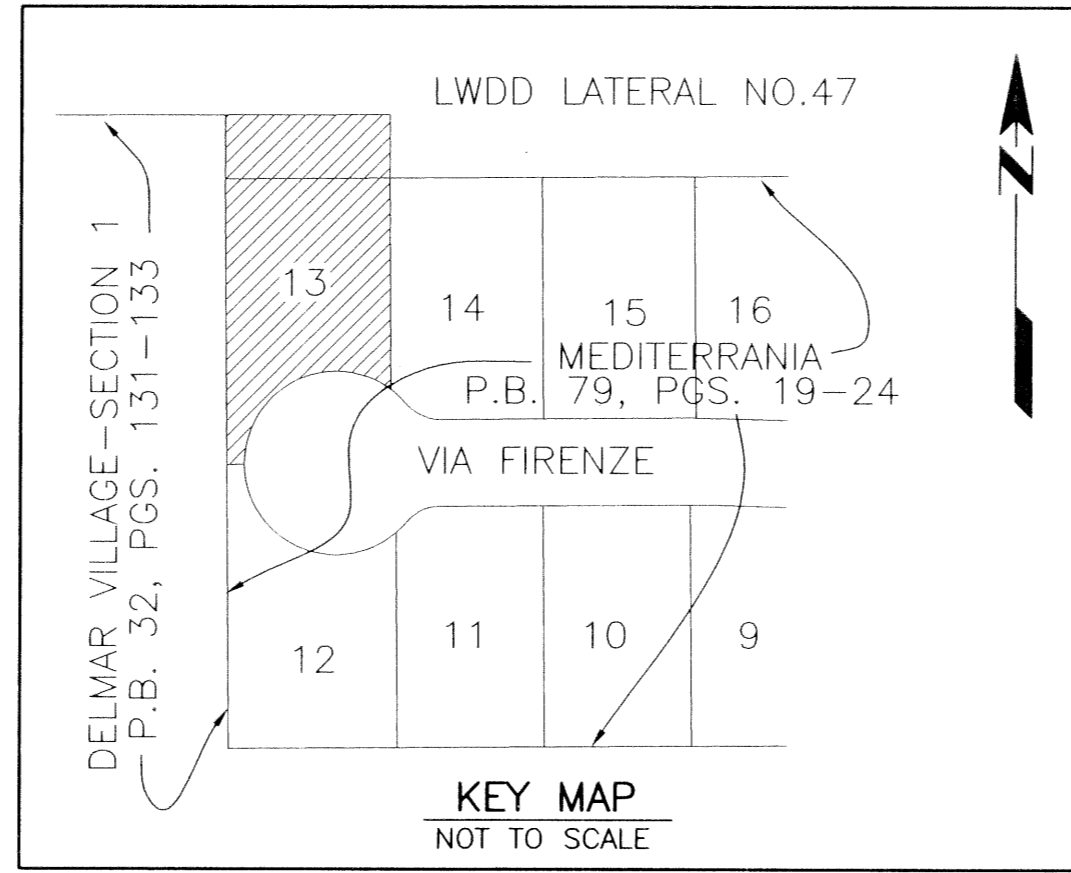
SHEET NO. 1 TITLE SHEET AND CERTIFICATES
SHEET NO. 2 DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY: FREDERICK M. LEHMAN IN THE OFFICES OF JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER: (561) 395-3333 FAX NUMBER: (561) 395-3315 LICENSED BUSINESS NO.: LB-50

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.

STATISTICAL DATA

AREA OF LOT 13-R	0.327 AC.
LAND USE: RESIDENTIAL	
PETITION NUMBER: DRC/Z 95-30	



MORTGAGEE'S CONSENT

STATE OF California) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY COUNTY OF San Joaquin) SS 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 11914 AT PAGE 749 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 8th DAY OF March, A.D., 2001.

WASHINGTON MUTUAL BANK, F.A., A CALIFORNIA BANKING CORPORATION

WITNESS: [Signature]
SIGN

[Signature]
SIGN

BY: [Signature]
Jess Almanza, Vice President

CHRISTINE DOMINGUEZ
PRINT

JENNY ZAPATA, ASST. VICE PRESIDENT
PRINT

WITNESS: [Signature]
SIGN

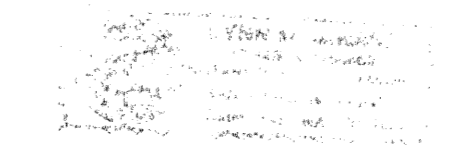
ANNA M. TAFEDI
PRINT

ACKNOWLEDGEMENT

STATE OF California) BEFORE ME PERSONALLY APPEARED Jess Almanza WHO IS PERSONALLY KNOWN TO ME, COUNTY OF San Joaquin) SS OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF WASHINGTON MUTUAL BANK, F.A., A CALIFORNIA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 8th DAY OF March, A.D., 2001.

MY COMMISSION EXPIRES: May 20, 2004



[Signature]
NOTARY PUBLIC, STATE OF CALIFORNIA
LYNN M. MINARD

MY COMMISSION NUMBER: 1264588

TITLE CERTIFICATE

STATE OF FLORIDA) I, STEVEN B. GREENFIELD, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY COUNTY OF PALM BEACH) SS CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BENNY MENENDEZ AND ROSALIND I. DIAZ; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 2/13/01

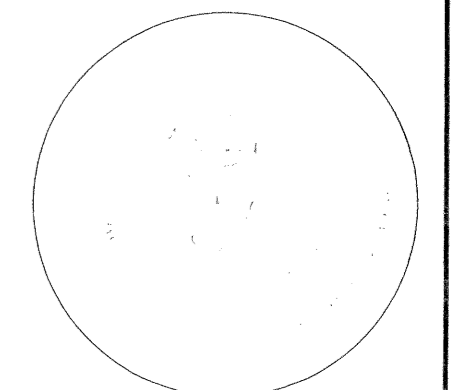
[Signature]
STEVEN B. GREENFIELD, ESQ.
STEVEN B. GREENFIELD, P.A.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

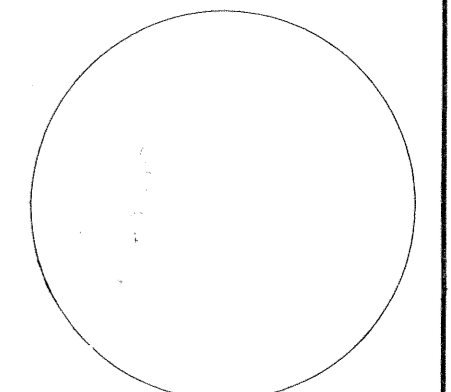
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: MARCH 15, 2001

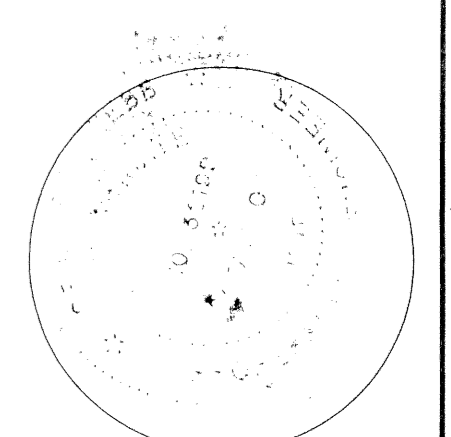
[Signature]
FREDERICK M. LEHMAN
PROFESSIONAL LAND SURVEYOR NO. 4304
STATE OF FLORIDA
PREPARED IN THE OFFICES OF
JOHN A. GRANT, JR. INC.
3333 NORTH FEDERAL HIGHWAY, STE. #3
BOCA RATON, FLORIDA 33431
LICENSED BUSINESS LB-50



WASHINGTON MUTUAL BANK, FA, MORTGAGE HOLDER



SURVEYOR



COUNTY APPROVAL

Menendez Plat
PAGE 49
PLAT BOOK 79
PAGE 19-24
ZONING RTU
ZIP CODE 33433

REVISED DATE: JANUARY 2, 2001
DATE: NOVEMBER 14, 2000
JOB NUMBER: JG-100-8619
FILE NAME: \\JAG7\CADD\JG8619\MENENDEZ.WDZ\PLAT.DWG