

# ISAACS PLAT

# 155

A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOT 18 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

SHEET 1 OF 3  
FEBRUARY 2003

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SIMEON ISAACS AND CYNTHIA ISAACS, OWNERS OF THE LAND SHOWN HEREON AS ISAACS PLAT, BEING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING ALL OF LOT 18 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 18 OF MEDITERRANIA AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PARCEL BEING DESCRIBED AS FOLLOWS :

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

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, MEDITERRANIA AS RECORDED IN PLAT BOOK 79, PAGES 19 - 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE WITH A BEARING OF S.89°38'50"W., ALONG THE NORTH LINE OF SAID LOT 18, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 47 FOR A DISTANCE OF 88.00 FEET TO A POINT;

THENCE WITH A BEARING OF N.00°30'54"W., ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 18 FOR A DISTANCE OF 25.00 FEET TO A POINT;

THENCE WITH A BEARING OF N.89°38'50"E., FOR A DISTANCE OF 88.00 FEET TO A POINT;

THENCE WITH A BEARING OF S.00°30'54"E., ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 18 FOR A DISTANCE OF 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, WE, SIMEON ISAACS AND CYNTHIA ISAACS, DO HEREUNTO SET OUR HANDS AND SEALS THIS 3rd DAY OF December A.D., 2003.

WITNESS : Nicole Boyce SIGN BY : Simeon Isaacs SIGN  
SIGN SIGN  
PRINT PRINT

WITNESS : Christine B. Keller SIGN BY : Cynthia Isaacs SIGN  
SIGN SIGN  
PRINT PRINT

WITNESS : Nicole Boyce SIGN BY : Cynthia Isaacs SIGN  
SIGN SIGN  
PRINT PRINT

WITNESS : Christine B. Keller SIGN BY : Cynthia Isaacs SIGN  
SIGN SIGN  
PRINT PRINT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED SIMEON ISAACS AND CYNTHIA ISAACS, 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 3rd DAY OF December A.D., 2003.

MY COMMISSION EXPIRES : October 7, 2007

MY COMMISSION NUMBER : DD256452



Ginny L. Goldman  
NOTARY PUBLIC, STATE OF FLORIDA

### INDEX OF SHEETS

SHEET NO. 1 AND 2 TITLE SHEET AND CERTIFICATES  
SHEET NO. 3 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 33431  
BOCA RATON, FLORIDA  
PHONE NUMBER : (561) 395-3333  
FAX NUMBER : (561) 395-3315  
LICENSED BUSINESS NO. : LB-50

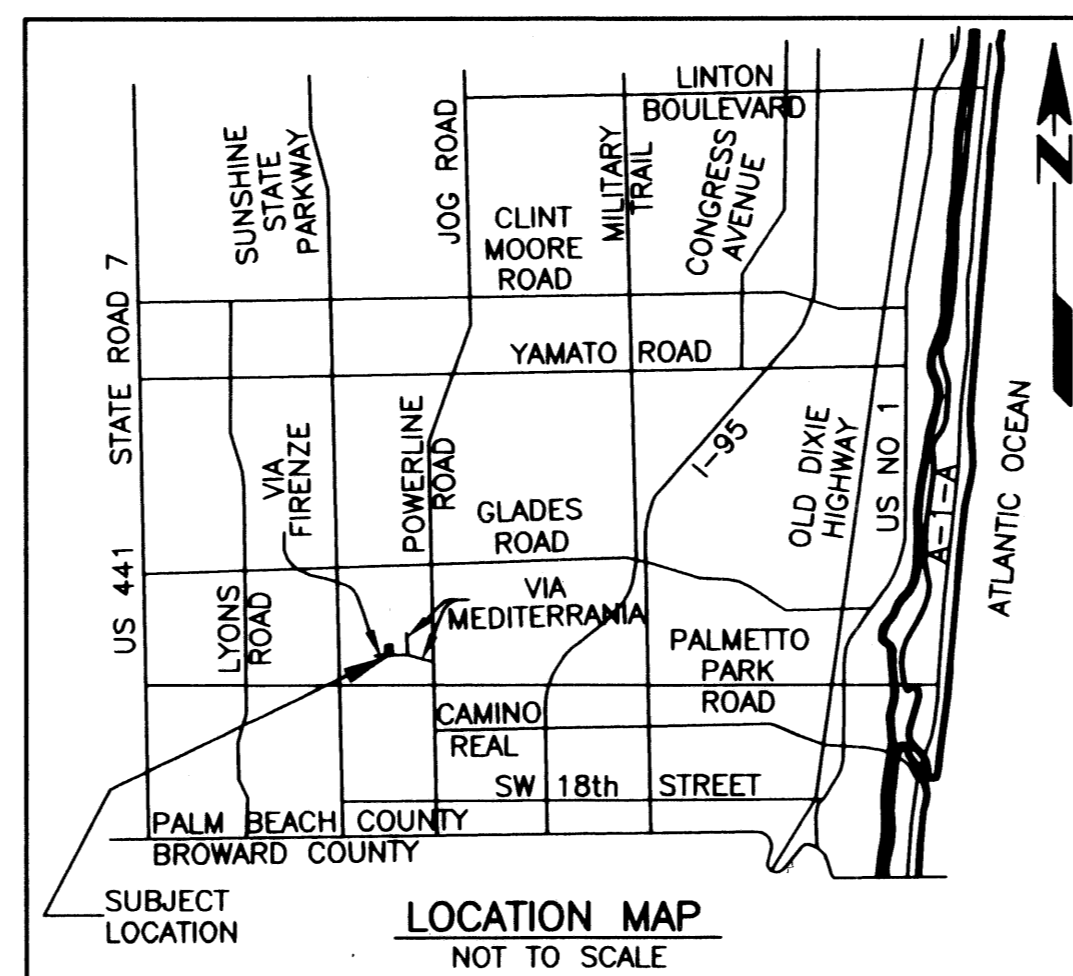
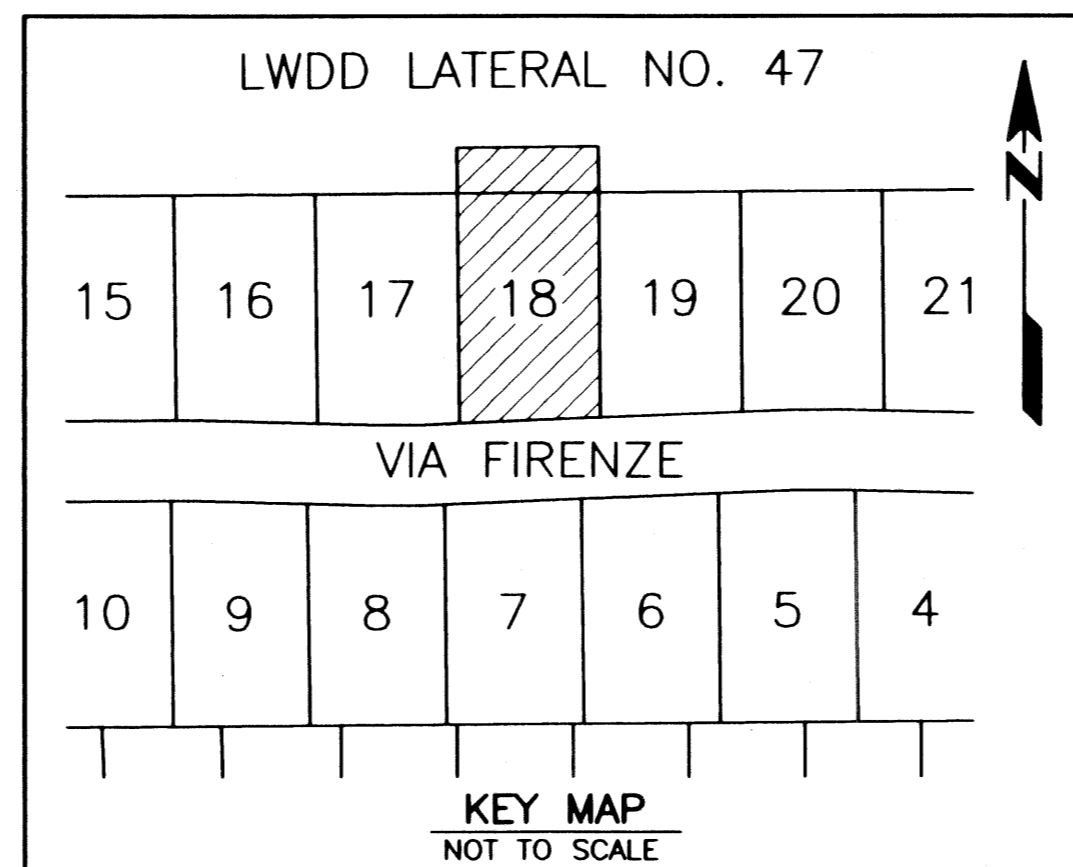
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### STATISTICAL DATA

AREA OF LOT 18-R 0.337 AC.

LAND USE : RESIDENTIAL

PETITION NUMBER : DRC/Z 95-30



### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, Ginny L. Goldman, 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 IN SIMEON ISAACS AND CYNTHIA ISAACS; 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 : March 3, 2004

Ginny L. Goldman  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### SURVEYOR & MAPPER'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 SEC. 177.091 (9), F.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 4, 2004

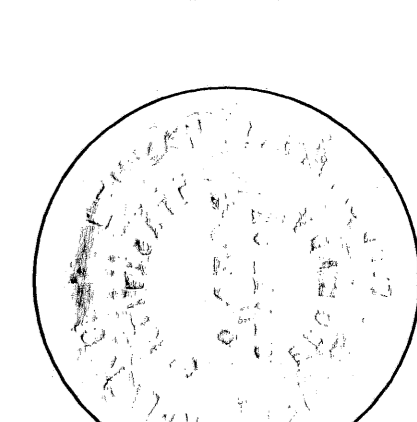
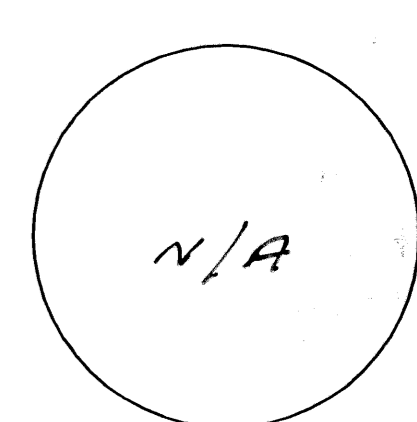
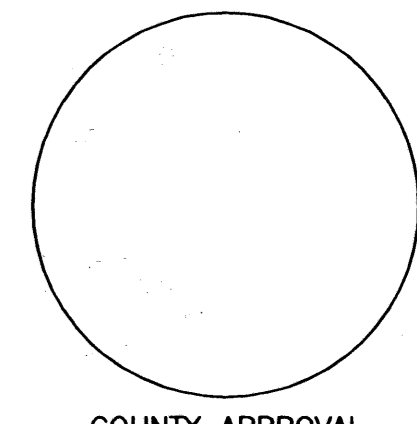
Frederick M. Lehman  
PROFESSIONAL LAND SURVEYOR NO. 4304  
STATE OF FLORIDA  
PREPARED IN THE OFFICES OF  
JOHN A. GRANT, JR. INC.  
3333 NORTH FEDERAL HIGHWAY, STE. #3  
BOCA RATON, FLORIDA 33431  
LICENSED BUSINESS LB-50

### COUNTY APPROVAL

COUNTY ENGINEER :

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 12 DAY OF April A.D., 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb, P.E.  
GEORGE T. WEBB, P.E., COUNTY ENGINEER



SUBDIVISION 155 ISAAC'S PLAT  
 BOOK 101  
 FLOOD ZONE B  
 QUAD # 054  
 SE  
 TAZ 077  
 PUB NAME MEDITERRANIA  
 REVISED : JULY 25, 2003  
 DATE : APRIL 15, 2003  
 JOB NUMBER : 06-100-8915  
 FILE NAME : \\067\CAD02\068915\LOT 18\RECORD PLAT.DWG  
 LJR