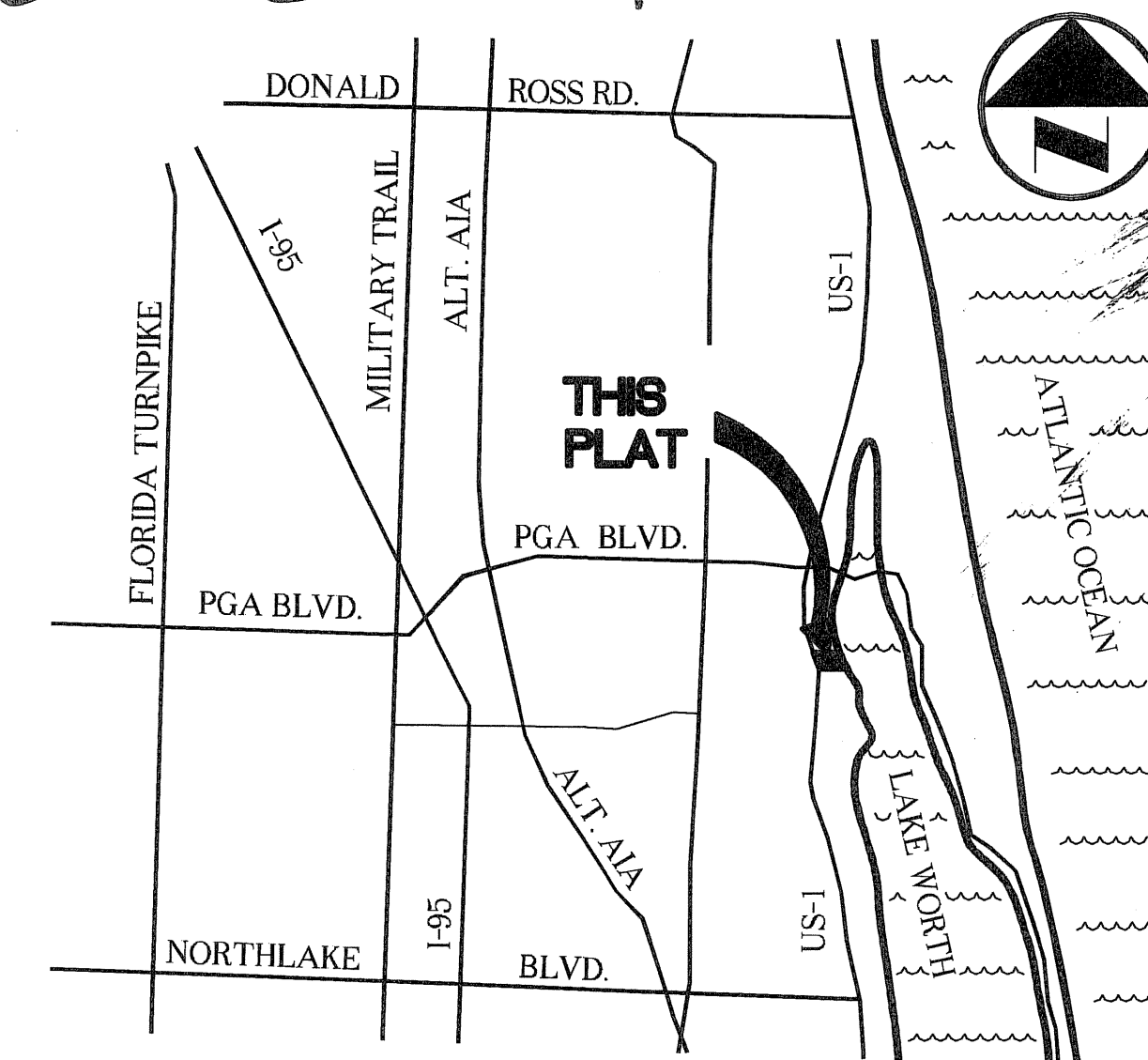


00068-0004

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# DOMANI PLAT

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT OF SUBDIVISION OF GOVERNMENT LOT 8, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA (PLAT BOOK 18, PAGE 4 PALM BEACH COUNTY RECORDS) VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA APRIL 2005



LOCATION MAP NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT THIS 16<sup>th</sup> DAY OF March, 2006 AND DULY RECORDED IN PLAT BOOK NO. 107 ON PAGES 64-65 SHARON BOCK CLERK OF THE CIRCUIT COURT BY Alana J. Johnson DEPUTY CLERK

SHEET 1 OF 2 SHEETS

### DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

NOW ALL MEN BY THESE PRESENTS THAT DOMANI DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, BEING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE REPLATED IN THE MANNERS SHOWN HEREON AND TO BE KNOWN AS "DOMANI PLAT", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT LOT 8, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, ACCORDING TO THE PLAT OF SUBDIVISION OF GOVERNMENT LOT 8, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 18, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89° 22' 20" EAST, ALONG THE SOUTH LINE OF SAID LOT 16 (THE SOUTH LINE OF SAID LOT 16 IS ASSUMED TO BEAR NORTH 89° 22' 20" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 48.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) ACCORDING TO THE PLAT THEREOF RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE, CONTINUE ALONG SAID SOUTH LINE, NORTH 89° 22' 20" EAST A DISTANCE OF 706.13 FEET TO A POINT ON THE EASTERLY FACE OF AN EXISTING BULKHEAD AND THE APPROXIMATE MEAN HIGH WATER LINE OF LAKE WORTH; THENCE, NORTH 39° 23' 02" EAST, ALONG SAID BULKHEAD LINE AND APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 0.68 FEET TO A POINT; THENCE, NORTH 23° 50' 25" WEST A DISTANCE OF 256.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 8° 18' 39"; THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.06 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 4° 52' 54"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.82 FEET TO A POINT ON A LINE 429.83 FEET NORTH OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE OF SAID LOT 16 AND THE EASTERLY PROLONGATION THEREOF; THENCE SOUTH 89° 22' 20" WEST, ALONG SAID PARALLEL LINE, DEPARTING SAID BULKHEAD LINE AND APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 725.89 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5; THENCE SOUTH 23° 46' 00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 467.43 FEET TO THE POINT OF BEGINNING.

### IN WITNESS WHEREOF:

THE ABOVE NAMED OWNERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS RESPECTIVE AUTHORIZED SIGNATURES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS OPERATING AGREEMENT, THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2005.

DOMANI DEVELOPMENT LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: John C. Csapo JOHN C. CSAPO, MANAGER

WITNESS: Nicole E. Angelakos NICOLE E. ANGELAKOS

WITNESS: Susan F. Kessler SUSAN F. KESSLER

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN C. CSAPO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF DOMANI DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES: 3/23/2008 DP0295071

### MORTGAGE HOLDER

COUNTY OF Palm Beach STATE OF Florida

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 18370 AT PAGE 0850 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: WE HERETO SET OUT HANDS AND AFFIX OUR CORPORATE SEALS THIS 14<sup>th</sup> DAY OF September, 2005.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

BY: [Signature] NAME, POSITION

WITNESS: James L. Elder PRINT NAME: James L. Elder

WITNESS: Susan F. Kessler PRINT NAME: Susan F. Kessler

### ACKNOWLEDGMENT

STATE OF Florida COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED L. JUAN MESSER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BANK OF AMERICA, N.A. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID CORPORATION AND THAT IT IS 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 14<sup>th</sup> DAY OF September, 2005.

Susan F. Kessler NOTARY PUBLIC STATE OF Florida MY COMMISSION EXPIRES: Sept. 17, 2008



### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM AS 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 DOMANI DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT ALL CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ROBERT M. GRAHAM ATTORNEY AT LAW DATED: SEPTEMBER 16, 2005 AS OF AUGUST 29, 2005 AT 11:30 P.M.

### VILLAGE OF NORTH PALM BEACH APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA, IN AND BY RESOLUTION NO. 44907 DULY ADOPTED BY SAID VILLAGE COUNCIL, THIS 13<sup>th</sup> DAY OF September, 2005.

BY: Edward M. Eissey EDWARD M. EISSEY, MAYOR

BY: Melissa Teal MELISSA TEAL, VILLAGE CLERK

BY: Don Jacobowitz DON JACOBOWITZ, DIRECTOR OF PUBLIC SERVICES

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA HAS RECOMMENDED APPROVAL OF THIS PLAT THIS 13<sup>th</sup> DAY OF September, 2005.

BY: Tim Hulihan TIM HULLIHAN, CHAIRMAN

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND SEC. 36-15 OF THE VILLAGE OF NORTH PALM BEACH CODE. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.

DATE: 09/16/05

BY: Gary Rayman GARY RAYMAN, PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION NO. 2633

### SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND REPLATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THIS PLAT CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE AND THE PLATTING ORDINANCES OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART 1, ON THIS 13<sup>th</sup> DAY OF September, 2005.

GRAVEN THOMPSON & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LB 271

DATE: 9/16/05

Jon V. Nolting PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION NO. 4499

### SUBDIVIDER

Koller Property 1601 Forum Place Suite 805 West Palm Beach, FL 33401 Phone: (561) 682-9500 Fax: (561) 682-1050 Attn: Mr. Ryan Thomas, P.E.

PREPARED BY: JON V. NOLTING, P.S.M. #4499 OF CRAVEN THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417 TEL: (561) 688-5010 FAX: (561) 688-1037 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 TEL: (954) 739-6400 FAX: (954) 739-6409 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114 APRIL 2005 04-0105

DOMANI DEVELOPMENT LLC SEAL, NOTARY SEAL, BANK OF AMERICA, N.A. SEAL, VILLAGE OF NORTH PALM BEACH SEAL, VILLAGE OF NORTH PALM BEACH SURVEYOR SEAL, SURVEYOR SEAL, STATE OF FLORIDA SEAL