

# CLOISTERS AT LAKE WORTH

129

00038.019

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 4:44 PM THIS 19 DAY OF Oct 2006 AND DULY RECORDED IN PLAT BOOK NO. 108 ON PAGE 129-130

SHARON R. BROCK  
CLERK, CIRCUIT COURT

*Sharon Brock*

### DEDICATION

**KNOW ALL MEN BY THESE PRESENTS:** THAT LAKE BUILDERS, LLC, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, FLORIDA, SHOWN HEREON AS CLOISTERS AT LAKE WORTH BEING DESCRIBED AS FOLLOWS:

BEING A REPLAT OF LOTS 1, 2, 17, AND 18, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; LOTS 9 THRU 12, BLOCK 7; ADDITION NUMBER ONE TO THE TOWN OF LAKE WORTH, PLAT BOOK 5, PAGE 6, BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA  
MAY 2006

LOTS 1 AND 2, BLOCK 2, ADDITION NUMBER ONE TO TOWN OF LAKE WORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND;  
LOTS 17 AND 18, BLOCK 2, ADDITION NUMBER ONE TO TOWN OF LAKE WORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR SOUTH FEDERAL HIGHWAY, A 40 FOOT WIDE RIGHT OF WAY AS LAID OUT AND IN USE (THE CENTERLINE OF SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 9302-683A) AND;  
LOTS 1, 2, 3 AND 4, BLOCK 3, ADDITION NUMBER ONE TO TOWN OF LAKE WORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE ABANDONED RIGHT OF WAY FOR SOUTH FEDERAL HIGHWAY LYING ADJACENT THERETO AND BOUNDED AS FOLLOWS: ON THE WEST AND SOUTH BY THE EAST RIGHT OF WAY LINE FOR SOUTH FEDERAL HIGHWAY, A 40 FOOT WIDE RIGHT OF WAY AS LAID OUT AND IN USE (THE CENTERLINE OF SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 9302-683A); ON THE EAST BY THE WEST LINE OF SAID LOTS 1, 2, 3, AND 4; ON NORTH BY THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 4.  
AND;  
LOTS 9, 10, 11 AND 12, BLOCK 7, ADDITION NUMBER ONE TO TOWN OF LAKE WORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
CONTAINING 82,000 SQUARE FEET OR 1.882 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1.) TRACTS A,B,C, AND D AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, TRACTS SERVING ALL LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- 2.) UTILITY EASEMENTS - THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LAKE WORTH AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY.
- 3.) TRACTS E, F, & G AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF LAKE WORTH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

**IN WITNESS WHEREOF,** THE ABOVE-NAMED FLORIDA LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF Sept 2006.

WITNESS: *Ch. Hynes*  
PRINT NAME: Christopher Hynes  
LAKE BUILDERS, LLC  
A FLORIDA LIMITED LIABILITY CORPORATION  
BY: *Gary Lee*  
GARY LEE  
MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY LEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *FL. Dr. Lic* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LAKE BUILDERS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT 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 25 DAY OF Sept 2006.

MY COMMISSION EXPIRES: 6-18-08  
NOTARY PUBLIC: *Elizabeth Gayman*  
NOTARY NUMBER: DD 306219  
PRINT NAME: Elizabeth Gayman

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CLOISTERS AT LAKE WORTH, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 25 DAY OF Sept 2006.

THE CLOISTERS AT LAKE WORTH, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT  
WITNESS: *Ch. Hynes*  
PRINT NAME: Christopher Hynes

WITNESS: *Gary Lee*  
PRINT NAME: Gary Lee

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY LEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *FL. Dr. Lic* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CLOISTERS AT LAKE WORTH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF Sept 2006.

MY COMMISSION EXPIRES: 6-18-08  
NOTARY PUBLIC: *Elizabeth Gayman*  
PRINT NAME: Elizabeth Gayman  
NOTARY LICENSE NO. DD 306219

### MORTGAGEE'S CONSENT

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 20554, PAGE 1719 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANKATLANTIC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Senior Vice President* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF Sept 2006.

WITNESS: *Ch. Hynes*  
PRINTED NAME: Christopher Hynes  
WITNESS: *Christopher Hynes*  
PRINT NAME: Christopher Hynes  
BANKATLANTIC  
BY: *Ch. Hynes*  
PRINT NAME AND TITLE: Christopher Hynes  
Senior Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Christopher Hynes* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *known* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS *Senior Vice President* OF BANKATLANTIC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME AS SUCH OFFICER OF SAID BANK, AND THAT SAME EXECUTION IS THE FREE ACT AND DEED OF BANKATLANTIC.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF Sept 2006.

MY COMMISSION EXPIRES: 6-18-08  
COMMISSION NO.: DD 306219  
NOTARY PUBLIC: *Elizabeth Gayman*  
PRINT NAME: Elizabeth Gayman  
SEAL

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 17895 AT PAGE 686 AND OFFICIAL RECORD BOOK 19251, PAGE 1274 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Executive Vice Pres.* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF Sept 2006.

WITNESS: *Elizabeth Gayman*  
PRINTED NAME: Elizabeth Gayman  
WITNESS: *Elizabeth Gayman*  
PRINTED NAME: Elizabeth Gayman  
FIRST NATIONAL BANK AND TRUST COMPANY  
OF THE TREASURE COAST  
BY: *Elizabeth Gayman*  
PRINT NAME AND TITLE: Elizabeth Gayman  
Exec. V. P.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Elizabeth Gayman* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *known* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS *Executive Vice President* OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME AS SUCH OFFICER OF SAID BANK, AND THAT SAME EXECUTION IS THE FREE ACT AND DEED OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF Sept 2006.

MY COMMISSION EXPIRES: 1-4-09  
COMMISSION NO.: DD 382592  
NOTARY PUBLIC: *Christina Bradley*  
PRINT NAME: Christina Bradley  
SEAL

### MORTGAGEE'S CONSENT

STATE OF VIRGINIA  
COUNTY OF ARLINGTON

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18648 AT PAGE 700 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUALS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 25 DAY OF Sept 2006.

WITNESS: *Thomas Lyons*  
PRINTED NAME: Thomas Lyons  
WITNESS: *Thomas Lyons*  
PRINTED NAME: Thomas Lyons  
BY: *Thomas Lyons*  
THOMAS LYONS, AS ATTORNEY IN FACT FOR  
JEANNE LYONS & THOMAS R. CHERIGO  
& GUSTAVE A. SCHICK & EDWIN R. HEIMS  
REVOCABLE LIVING TRUST, & GWYNETH B. KERR.

BANKATLANTIC SEAL THE CLOISTERS AT LAKE WORTH, INC. SEAL CITY OF LAKE WORTH SEAL LAKE BUILDERS, LLC SEAL REVIEWING SURVEYOR'S SEAL FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST SEAL

### ACKNOWLEDGEMENT

STATE OF VIRGINIA  
COUNTY OF ARLINGTON

BEFORE ME PERSONALLY APPEARED THOMAS LYONS, AS ATTORNEY IN FACT FOR JEANNE LYONS, THOMAS R. CHERIGO, GUSTAVE A. SCHICK, EDWIN R. HEIMS, REVOCABLE LIVING TRUST AND GWYNETH B. KERR WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED *VA DL # 01-5018* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF Sept 2006.

MY COMMISSION EXPIRES: July 31, 2009

COMMISSION NO.: N/A  
NOTARY: *Tasha M. Holland*  
NOTARY NAME: Tasha M. Holland

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JUAN E. RODRIGUEZ, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN LAKE BUILDERS, LLC, 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: 9-16-2006

*Juan E. Rodriguez*  
JUAN E. RODRIGUEZ  
ATTORNEY AT LAW  
FLORIDA BAR NO. 0616461

### 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") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES HAVE BEEN PLACED AND LOT CORNER MONUMENTATION WILL BE PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

DATED: 9/3/2006

MILLER LAND SURVEYING  
CERTIFICATE OF AUTHORIZATION L.B. NO. 6838  
*Michael J. Miller*  
MICHAEL J. MILLER  
FLORIDA CERTIFICATE NO. 4034  
STATE OF FLORIDA

### SURVEYOR'S NOTES

1. NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICAL 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.
2. BEARINGS, SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N 90°00'00" W BEING THE CENTERLINE OF 6TH AVE. SOUTH, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, IN THE CITY OF LAKE WORTH, FLORIDA.
3. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
4. THE CITY OF LAKE WORTH, FLORIDA, IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
6. MILLER LAND SURVEYING, LISCENSED AUTHORIZATION NO. L.B. 6838.

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081 FLORIDA STATUTES THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS AND MONUMENTS AT LOT CORNERS.

DATE: Sept. 7, 2006

BY: *Michael J. Miller*  
PRINT NAME: Michael J. Miller  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4034

### CITY OF LAKE WORTH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Sept 2006.

- BY: *Mark J. Drautz*  
MARK J. DRAUTZ, (MAYOR)
- BY: *Valerie Y. Hurley*  
-PAMELA J. LOPEZ, (CITY CLERK) Valerie Y. Hurley (Deputy City Clerk)
- BY: *Wes Blackman*  
WES BLACKMAN (PLANNING BOARD CHAIRMAN)
- BY: *Paul C. Boyer*  
PAUL C. BOYER, (CITY MANAGER)

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.L.S. IN THE OFFICES OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL. 33460

SCALE AS NOTED	MILLER LAND SURVEYING 1121 LAKE AVE. LAKE WORTH, FLORIDA 33460	REFERENCES
DR. EVANS		X-999 CLOISTERS-06.DWG
FIELD M.M.		JOB NO. Y050274
DATE MAY 2006		L-1617-B

