

2 0070427603

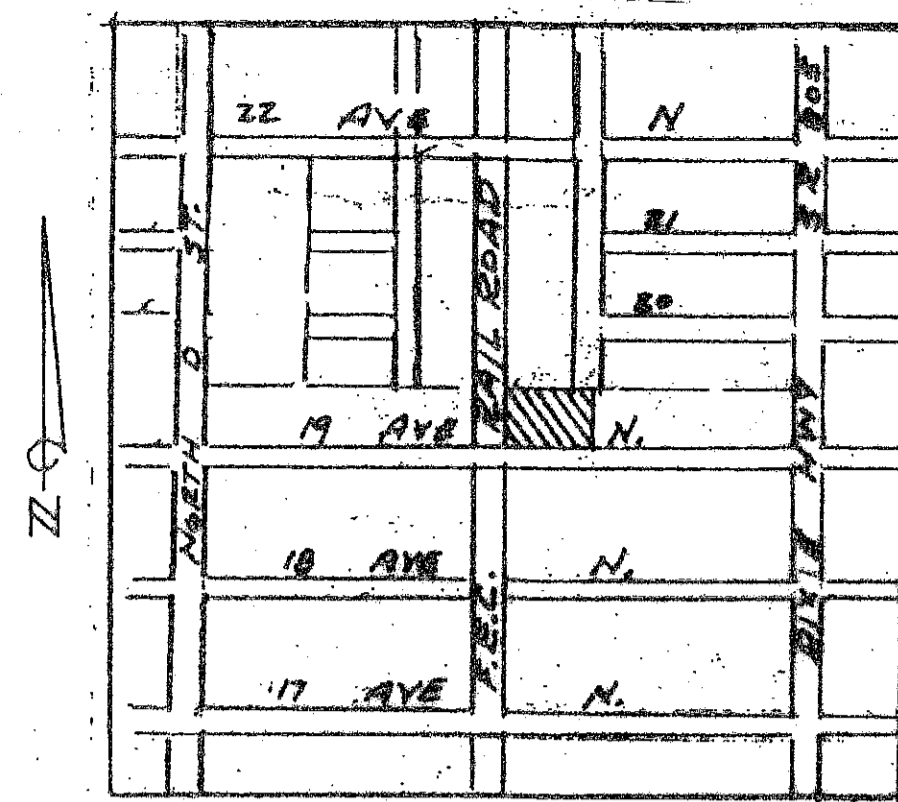
139

# VISTA CROSSINGS

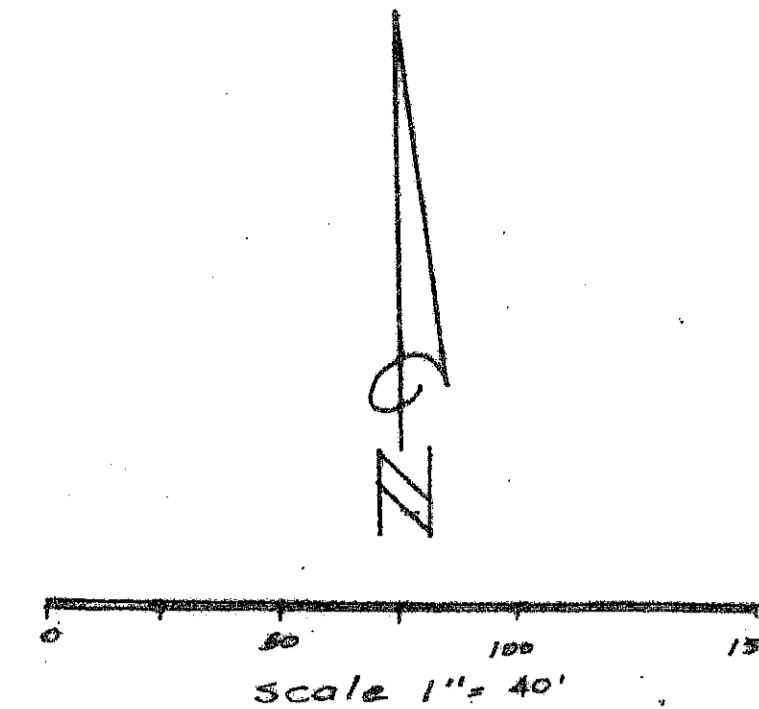
BEING A REPLAT OF LOTS 9 THRU 11, BLOCK "A", LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

APRIL 2007  
SHEET 1 OF 1

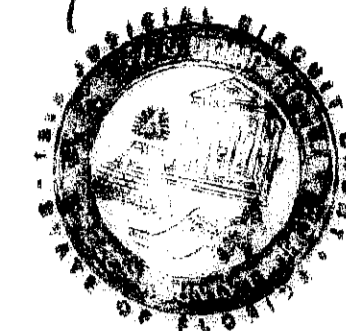
00038-022



LOCATION MAP  
NOT TO SCALE



OFFICE OF PALM BEACH COUNTY, FLORIDA  
This Plat was filed for record at 1:22 PM  
This 10 day of September 2007  
and duly recorded in Plat Book No. 40  
on page 139  
SHARON B. BOCK, Clerk of Court  
Michelle Lopez, C.O.C.



### TITLE CERTIFICATION;

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, UNITED TITLE AGENCIES, INC. A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN ESTHER BARRISH, 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

UNITED TITLE AGENCIES, INC.  
414 WEST LANTANA ROAD  
LANTANA, FLORIDA, 33462

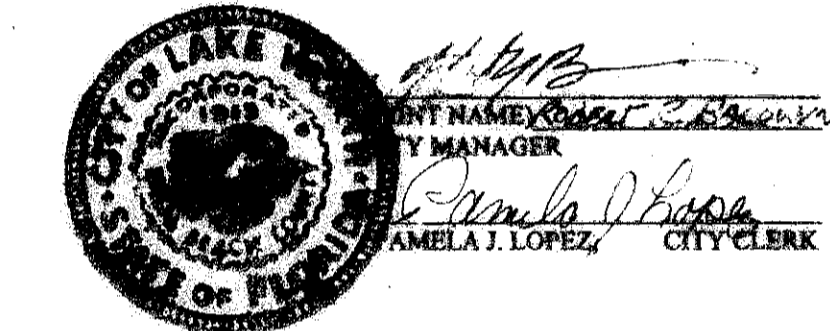
BY: Ryan F. McDowell  
(PRINT NAME) RYAN F. MCDOWELL

### CITY OF LAKE WORTH APPROVALS;

BY THE CITY OF LAKE WORTH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND DEDICATION TO SAID CITY OF LAKE WORTH AS STATED AND SHOWN HEREON, THIS 21 DAY OF JULY 2007.

BY: Jeff Clemens, Mayor

BY: John J. Foxman, Planning Board Chairman



### REVIEWING SURVEYOR;

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.061, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS

DATE: 7-17-07

BY: Mary Hanna Clodfelter  
MARY HANNA CLODFELTER  
PROFESSIONAL SURVEYOR & MAPPING  
FLORIDA CERTIFICATION NO. 4789

### SURVEYORS CERTIFICATION;

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.") MONUMENTS ACCORDING TO 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF LAKE WORTH, FOR REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY AND PLAT COMPLY WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 4/12/07

\* HAVE BEEN PLACED AS REQUIRED BY LAW

BY: Joseph M. Tucker  
JOSEPH M. TUCKER  
LICENSE NO. 1285  
STATE OF FLORIDA

### SURVEYORS NOTES;

NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY THE USE OF RIGHTS GRANTED

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF LAKE WORTH ZONING REGULATIONS.

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 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.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 90 DEGREES 00' 00", EAST, ALONG THE CENTERLINE OF 19 TH AVENUE, AS SHOWN BY THE PLAT OF LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO.

### PREPARING SURVEYOR'S STATEMENT;

THIS INSTRUMENT WAS PREPARED BY;

JOSEPH M. TUCKER  
RICHARD L. SHEPHERD & ASSOCIATES, INC.  
219 S.E. 23 RD. AVENUE  
P.O. BOX 759  
BOYNTON BEACH, FLORIDA 33435  
PHONE NO. 1-561-737-6546

LB 2102  
Joe Tucker  
Lands Surveyors  
Phone: (888) 281-6888  
Fax: (888) 281-6888  
Joseph M. Tucker, P.L.S.  
Boydton Beach, FL 33435  
Phone: (888) 281-6888  
Fax: (888) 281-6888

### DEDICATION;

KNOW ALL MEN BY THESE PRESENTS THAT ESTHER BARRISH, THE OWNER OF THE LAND SHOWN HEREON AS, VISTA CROSSINGS, BEING A REPLAT OF LOTS 9 THRU 11, BLOCK "A", LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10, AND 11, BLOCK "A", OF LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LAND LYING IN THE COUNTY OF PALM BEACH

CONTAINING 29,763 SQUARE FEET, (0.68 ACRES), MORE OR LESS.

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

### UTILITY EASEMENTS;

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE CITY OF LAKE WORTH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

IN WITNESS WHEREOF, I, ESTHER BARRISH DO HEREUNTO SET MY HAND AND SEAL THIS 19 DAY OF APRIL, 2007.

WITNESS: Yelma Guisguio  
(PRINT NAME) YELMA GUISGUIO

BY: Esther Barrish  
(PRINT NAME) ESTHER BARRISH

WITNESS: Maresa Atienza  
(PRINT NAME) MARESA ATIENZA

### ACKNOWLEDGMENT;

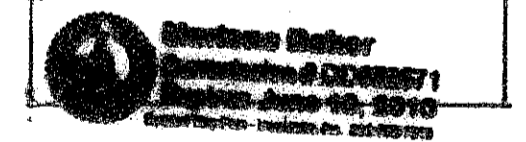
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ESTHER BARRISH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF APRIL, 2007

MY COMMISSION EXPIRES: June 18, 2010  
MY COMMISSION NUMBER: DD552571

BY: Marelise Borge  
(PRINT NAME) MARELISE BORGE  
NOTARY PUBLIC STATE OF FLORIDA



### MORTGAGE CONSENT;

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 1811, AT PAGE 1312, 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF JUNE, 2007

WITNESS: Pam Klein  
(PRINT NAME) PAM KLEIN

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

BY: Jenny Browner  
(PRINT NAME) JENNY BROWNER  
SENIOR VICE PRESIDENT  
4560151 AHT SECRETARY

WITNESS: Chackovich  
(PRINT NAME) CHACKOVICH

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRUCE HANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EVIDENCE OF HIS OWN FREE WILL, A CORPORATION, AND SEVERALLY 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF JUNE, 2007

MY COMMISSION EXPIRES: 02/12/2010  
MY COMMISSION NUMBER: 145446

BY: Sara M. Jones  
(PRINT NAME) SARA M. JONES  
NOTARY PUBLIC STATE OF FLORIDA

ASSISTANT SECRETARY OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")



### LEGEND;

- INDICATES P.R.M. (PERMANENT REFERENCE MONUMENT) 1:2-2102 RLS 3285
- INDICATES P.C.P. (PERMANENT CONTROL POINT) SET 1:2-2102 RLS 3285
- INDICATES PERMANENT REFERENCE MONUMENT FOUND NO NUMBER

