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93

OUT-PARCEL TO LAKE WORTH PLAZA

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
FEBRUARY 2008

5000-093

THIS INSTRUMENT WAS PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS AND MAPPERS
 180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
 PH.: 305-653-4493 / FAX: 305-651-7152
 O.N.: (072038) SURVEY (2005-242) CAD NO. 072038-p.DWG
 FIELD BOOK (580/31-33 SJD)

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 3:55 P.M. THIS 2 DAY OF MAY 2008 AND DULY RECORDED IN PLAT BOOK NO. 111 ON PAGES 93 AND 94

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]* DC



REV. 1: AMEND PER COUNTY COMMENTS

DEDICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

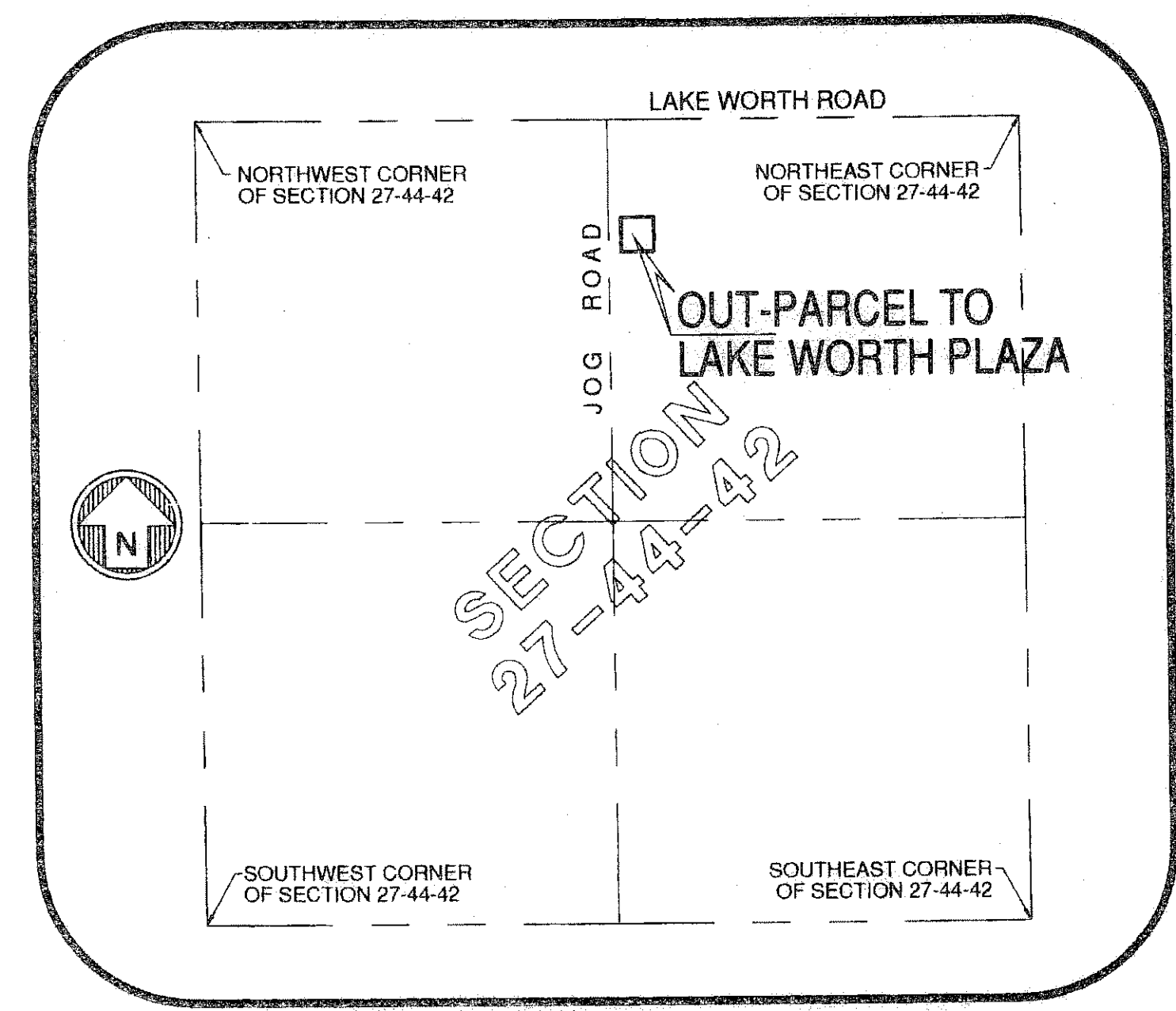
KNOW ALL MEN BY THESE PRESENTS, THAT BANKATLANTIC, A FEDERAL SAVINGS BANK, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND AS SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OUT-PARCEL TO LAKE WORTH PLAZA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
PARCEL NO. 1:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 1'22'26" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, 886.08 FEET; THENCE SOUTH 88'37'34" EAST, PERPENDICULAR TO THE PREVIOUS COURSE, 80.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AND THE POINT OF BEGINNING; THENCE NORTH 1'22'26" EAST ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE, 233.00 FEET; THENCE SOUTH 88'37'34" EAST, PERPENDICULAR TO THE PREVIOUS COURSE, 215.68 FEET; THENCE SOUTH 1'20'16" WEST, 212.97 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.0 FEET AND A CENTRAL ANGLE OF 41'50'47" AND WHOSE CHORD BEARS SOUTH 22'15'31" WEST, AN ARC DISTANCE OF 21.91 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88'37'34" WEST ALONG A LINE PERPENDICULAR TO THE NORTH-SOUTH QUARTER SECTION LINE, 208.17 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND /OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY BANKATLANTIC, A FEDERAL SAVINGS BANK, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSOR AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE FIVE FOOT LIMITED ACCESS EASEMENT (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



LOCATION MAP
SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SCALE: 1" = 1000'

PETITION 73-091
OUT-PARCEL TO LAKE WORTH PLAZA
1.153 ACRES, MORE OR LESS

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF BROWARD)

I, BARRY E. SOMERSTEIN, ESQ., 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 TO BANKATLANTIC, A FEDERAL SAVINGS BANK; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Dated: May 19, 2008 at 8:00 am
BARRY E. SOMERSTEIN, ESQ.
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0212563

PALM BEACH COUNTY APPROVAL:
COUNTY ENGINEER OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 20 DAY OF July, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

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

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY AGUSTIN AMARO AND LINDA M. DRAPAS, AS Vice President AND SECRETARY RESPECTIVELY, OF BANKATLANTIC, A FEDERAL SAVINGS BANK, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF JUNE, 2008

BANKATLANTIC, A FEDERAL SAVINGS BANK

ATTEST: *[Signature]* BY: *[Signature]*
NAME/TITLE: LINDA M. DRAPAS NAME/TITLE: AGUSTIN AMARO
SECRETARY VP Store Dealer & Development

ACKNOWLEDGMENTS
STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED AGUSTIN AMARO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VP Store Dealer & Development OF BANKATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 9th DAY OF JUNE, 2008.

MY COMMISSION EXPIRES: July 20, 2010
[Signature]
PRINTED NAME - NOTARY PUBLIC

[Signature]
Notary Public - State of Florida
Commission # DD576268
Bonded By National Notary Assn.

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 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.

EMBOSSSED SEALS

BANKATLANTIC A FEDERAL SAVINGS BANK

SURVEYOR

SEAL OF GEORGE T. WEBB COUNTY ENGINEER

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 177.091(9), FLORIDA STATUTES, 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.

[Signature] DATE: MAY 23, 2008
DANIEL C. FORTIN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
STATE OF FLORIDA LICENSE NO. 2853