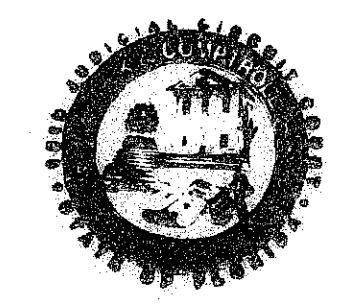


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:54 P.M.
THIS 29 DAY OF Sept.
A.D. 2009 AND DULY RECORDED
IN PLAT BOOK 117 ON
PAGES 182 THRU 185

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

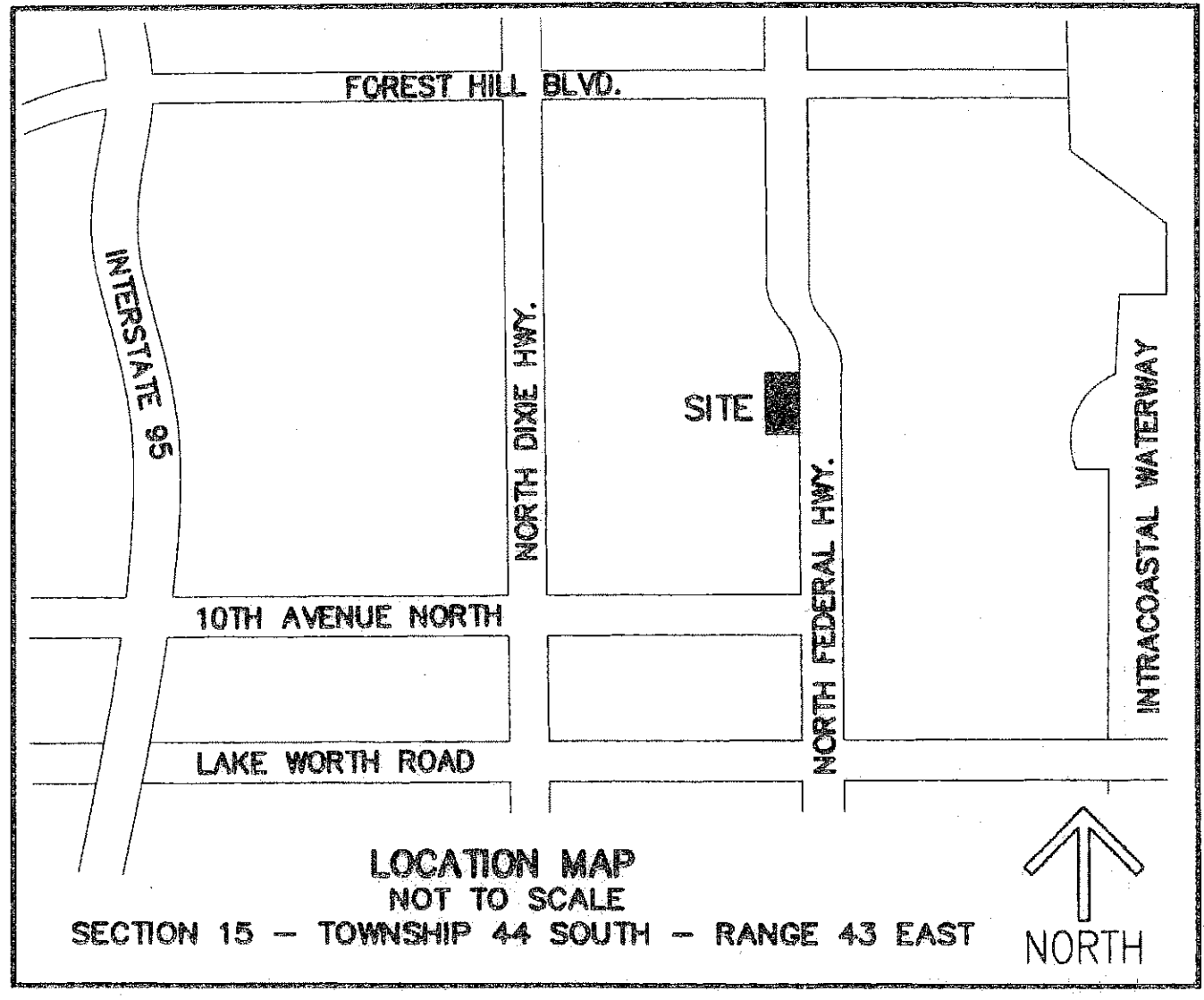


BEGONIA GARDENS

BEING A REPLAT OF ALL OF PELICAN VILLAGE
AS RECORDED IN PLAT BOOK 103, PAGES 64 AND 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
APRIL - 2009

00038-028



"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 PALM BEACH COUNTY.

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT LAKE WORTH FEDERAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF PELICAN VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 64 AND 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, SHOWN HERON AS BEGONIA GARDENS,

CONTAINING 19,125 SQUARE FEET OR 0.439 ACRES, MORE OR LESS.
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- LOTS 1 THROUGH 8**
LOT 1 THROUGH 8, AS SHOWN HEREON ARE HEREBY RESERVED BY, LAKE WORTH FEDERAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CITY OF LAKE WORTH ZONING ORDINANCE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- TRACT A:**
TRACT A, AS SHOWN HEREON IS HEREBY RESERVED BY LAKE WORTH FEDERAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH LAKE WORTH ZONING ORDINANCE TO INCLUDE EASEMENTS FOR INGRESS/EGRESS, DRAINAGE, UTILITIES AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- CITY OF LAKE WORTH EASEMENT:**
THE CITY OF LAKE WORTH, FLORIDA, IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF July, 2009

LAKE WORTH FEDERAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]*
PRINT NAME **EMILE AMIRSALEH**
BY: *[Signature]*
MEHRDAD AMIRSALEH
MANAGER
WITNESS: *[Signature]*
PRINT NAME **RASHI ALAVERDIAN**

CITY OF LAKE WORTH APPROVALS

THE CITY OF LAKE WORTH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND DEDICATIONS TO SAID CITY OF LAKE WORTH AS STATED AND SHOWN HEREON, THIS 29th DAY OF September, 2009

BY: *[Signature]*
JEFF CLEMENS, (MAYOR)
BY: *[Signature]*
PAMELA A. LOPEZ, (CITY CLERK)
BY: *[Signature]*
JOHN DRAKMAN (PLANNING BOARD CHAIRMAN)
BY: *[Signature]*
SUSAN STANTON, (CITY MANAGER)

TABULAR DATA	
TOTAL AREA THIS PLAT	0.4390 ACRES
TRACT A	0.1868 ACRES
LOTS 1 THROUGH 8	0.2522 ACRES

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.
DATE: July 21, 2009
BY: *[Signature]*
PRINT NAME: **Mary Hanna Clodfelter**
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4163

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH
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 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.
DATE: 7-2-09
CAULFIELD & WHEELER, INC
LB 3591
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB#3591

ACKNOWLEDGMENT:

STATE OF FLORIDA NEW JERSEY
COUNTY OF PALM BEACH DERGEN
BEFORE ME PERSONALLY APPEARED MEHRDAD AMIRSALEH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LAKE WORTH FEDERAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July, 2009
MY COMMISSION EXPIRES: 4/26/2013
COMMISSION NUMBER: 650
[Signature]
NOTARY PUBLIC
NANCY VISONNE
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, THEODORE T. TARONE, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, STROMBERG & TARONE, P.L.C. AGENT NO. 10-8816-02, 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 LAKE WORTH FEDERAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY; 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: July 15, 2009
THEODORE T. TARONE, JR.
AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY,
STROMBERG & TARONE, P.L.C. AGENT NO. 10-8816-02
ATTORNEY AT LAW
LICENSED IN FLORIDA
FLORIDA BAR NO. 071587

