

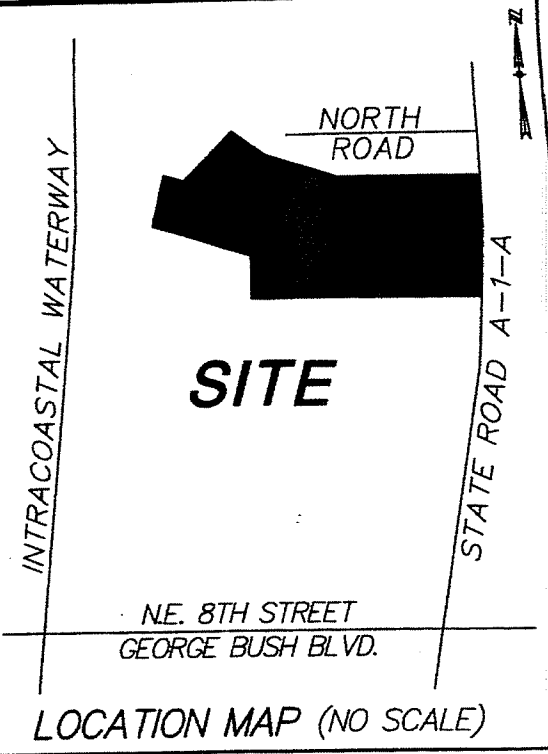
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GULF STREAM ESTATES NORTH

BEING A REPLAT LOTS 1, 1-A AND A PORTION OF LOT 2, McCLOUTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 67 (P.B.C.P.R.) AND A PORTION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, TOWN OF GULF STREAM, PALM BEACH COUNTY, FLORIDA

MARCH 2014
SHEET 1 OF 2

29



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 10:54 A.M.
THIS 16 DAY OF December
2014 AND DULY RECORDED IN PLAT BOOK NO.
119 ON PAGE 29-30
SHARON R. BOOK, CLERK AND CONTROLLER
BY: [Signature] DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RALPH J. MacDONALD, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 1, 1-A AND A PORTION OF LOT 2, McCLOUTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 67, (P.B.C.P.R.) AND A PORTION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, TOWN OF GULF STREAM, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "GULF STREAM ESTATES NORTH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 1-A AND 2, McCLOUTH SUBDIVISION, GULFSTREAM FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING:

A PORTION OF LOT 2 OF McCLOUTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN WEST 359 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT; THENCE RUN NORTH 148.24 FEET TO A POINT ON A CURVE, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 141 FEET, A CENTRAL ANGLE OF 28 DEGREES 24'34" AND WHOSE CHORD BEARS N.84 DEGREES 23'29" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE 69.91 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 298.34 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A; THENCE RUN SOUTH 1 DEGREE 09'45" WEST 39.81 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A POINT; THENCE RUN SOUTH 4 DEGREES 49'15" WEST 115.61 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

AND LESS THAT PORTION OF LOT 1A AS QUIT CLAIMED TO MR. & MRS. SHEEHAN (WITH RESTRICTIONS) AS RECORDED IN OFFICIAL RECORDS BOOK 7778, PAGE 763, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1A; THENCE S.63°21'10"W, ALONG THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 82.42 FEET; THENCE S.71°38'50"W, A DISTANCE OF 9.90 FEET TO A POINT ON A LINE 7.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1A; THENCE N.63° 21'10"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 75.56 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1A; THENCE N.23°29'12"E, ALONG SAID WEST LINE, A DISTANCE OF 7.01 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

AND THAT PART OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE TOWN OF GULFSTREAM, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, McCLOUTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°58'47"W, ALONG THE NORTH LINE OF SAID LOT 1, 225.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH LINE, 244.16 FEET; THENCE N.0°22'24"E, ALONG THE BOUNDARY LINE OF SAID LOT 1, 30.11 FEET TO THE SOUTH LINE OF THE 24 FOOT PRIVATE EASEMENT AS RECORDED IN DEED BOOK 1028, PAGE 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.82° 59'07"E, ALONG SAID SOUTH LINE, 245.80 FEET TO THE SAID POINT OF BEGINNING, AND BEING THAT CERTAIN PARCEL ACQUIRED FROM GULF STREAM GOLF CLUB BY WARRANTY DEED DATED APRIL 25, 1988, AND RECORDED IN OFFICIAL RECORDS BOOK 5706, PAGE 549, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

LOTS 1, 2, AND 3, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE TOWN OF GULF STREAM.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO RALPH J. MacDONALD, HIS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RALPH J. MacDONALD, HIS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF GULF STREAM.

25 FOOT BUFFER EASEMENT: MACDONALD HOA AGREES TO MAINTAIN IN PERPETUITY A SIGHT SCREEN OF THE NATURAL VEGETATION THAT CURRENTLY EXISTS WITHIN A 25 FOOT BUFFER BETWEEN THE NORTH HEMMELRICH PROPERTY LINE AND THE MACDONALD PROPERTY RUNNING FROM THE EXTREME SOUTHEAST CORNER OF THE MACDONALD PROPERTY AT 1-A-1 TO THE WEST END OF THE HEMMELRICH PROPERTY. THE HOA AGREES TO REPLACE ANY VEGETATION WITHIN THE BUFFER THAT IS LOST FOR ANY REASON WITH LIKE AND SIMILAR VEGETATION, INCLUDING SIMILAR DENSITY AND HEIGHT.

IN WITNESS WHEREOF, I RALPH J. MacDONALD DO HERELUNTO SET MY HAND AND SEAL THIS 12th DAY OF October, 2014.

WITNESS: [Signature] PRINT NAME: WILLIAM W. WITNESS
BY: [Signature] RALPH J. MacDONALD

WITNESS: [Signature] PRINT NAME: CRISTINA MONTANO

MORTGAGEE'S CONSENT:

STATE OF Maryland
COUNTY OF PALM BEACH Washington

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 15,255, AT PAGE 01603, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

[Signature]
Shelley L. Hess
Assistant Vice President

ACKNOWLEDGEMENT:

STATE OF Maryland
COUNTY OF Washington

BEFORE ME PERSONALLY APPEARED Shelley L. Hess WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Assistant Vice President OF CITIMORTGAGE, INC. A New York CORPORATION, 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 17th DAY OF September, 2014.

MY COMMISSION EXPIRES: May 5, 2016

[Signature]
NOTARY PUBLIC
NAME: Deborah A. Crummitt
COMMISSION NO.: N/A

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF GULF STREAM.

DATE: 10/16/14

[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A, HAVING A BEARING OF N109°45'E.

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, FLORIDA.

THE TOWN OF GULF STREAM IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE TOWN OF GULF STREAM.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RALPH J. MacDONALD WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DL # M225-730-33-178-2 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF OCTOBER, 2014.

MY COMMISSION EXPIRES: 5/13/16

[Signature]
NOTARY PUBLIC
NAME: AUSTIN BRIDGES
COMMISSION NO: EE197762

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO RALPH J. MacDONALD; 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: 9-25-2014

[Signature]
GEORGE ALLEZ, C.L.S.
VICE PRESIDENT

TOWN APPROVAL:

THIS PLAT OF "GULF STREAM ESTATES NORTH" AS APPROVED ON THE DAY OF JUNE 16, A.D. 2014 BY THE TOWN COMMISSION OF THE TOWN OF GULF STREAM.

[Signature]
MAYOR: Scott W. Morgan

ATTEST: [Signature]
TOWN CLERK: Rita L. Taylor

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE TOWN OF GULF STREAM, FLORIDA, HAS REVIEWED THIS PLAT OF "GULF STREAM ESTATES NORTH" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 10/22/14

[Signature]
DEREK G. ZEMAN
LICENSE NO. 5655
STATE OF FLORIDA
WANTMAN GROUP, INC

