

LUBELL'S SUBDIVISION

BEING A REPLAT OF LOT 12, BROOKSIDE - PLAT NO. 2, OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., PLAT BOOK 51, PAGE 95, AS RECORDED IN THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST ALL LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
SEPTEMBER 1992 SHEET 1 OF 2

164

0332-102

DEDICATION:

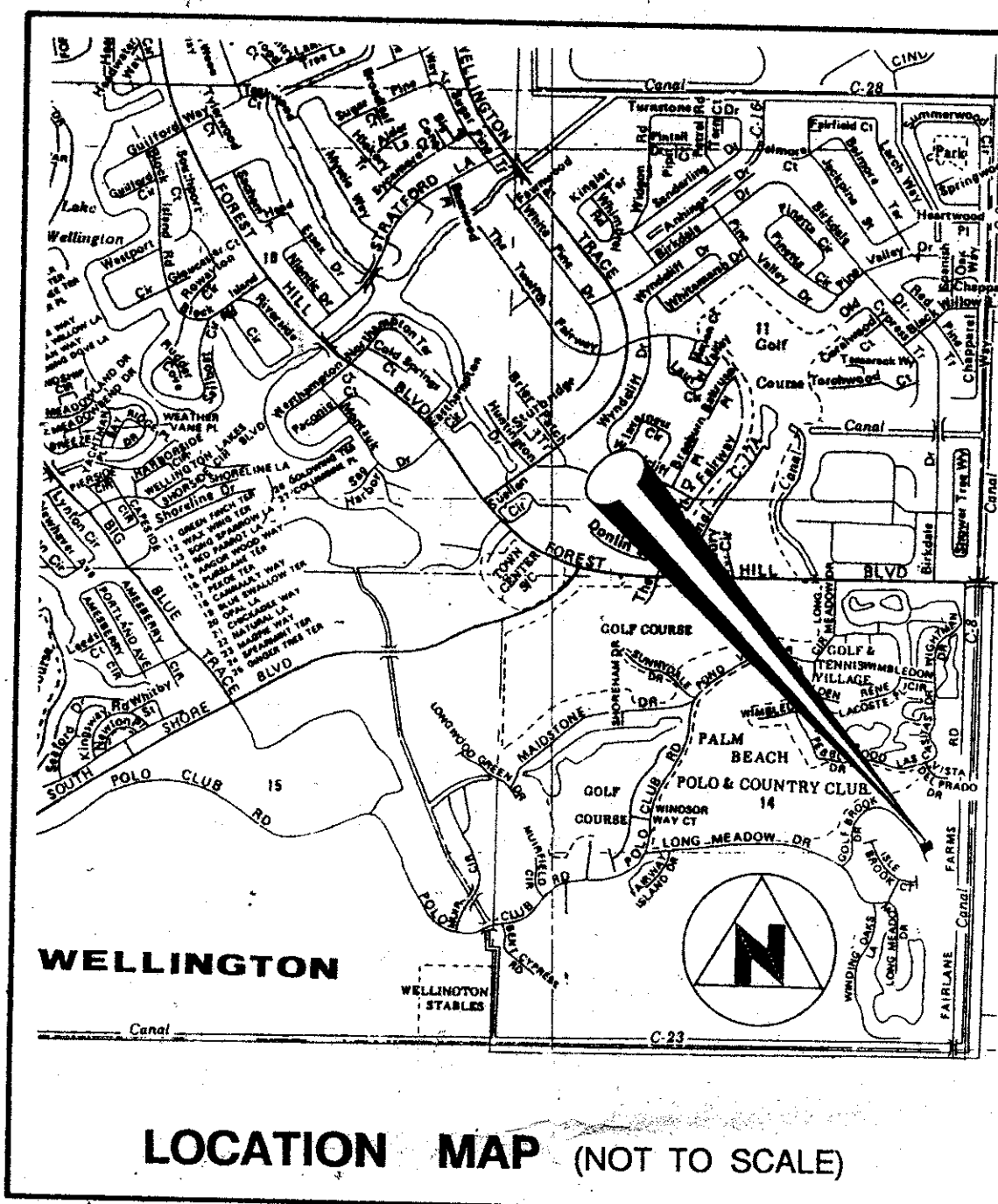
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT GOLFBROOK PARTNERS OWNER OF THE PARCEL OF LAND SHOWN HEREON AS 'LUBELL'S SUBDIVISION' SAID PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF LOT 12, BROOKSIDE-PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 51, PAGE 95, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PART OF SAID SECTION 14 ADJACENT THERETO, AS RECORDED IN OFFICIAL RECORD BOOK 7217, PAGE 723; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 12, BROOKSIDE-PLAT NO. 2; THENCE, NORTH 65°59'21" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 140.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE, CONTINUE NORTH 65°59'21" EAST, ALONG THE EASTERLY PROLONGATION OF THE SAID SOUTHERLY LINE OF LOT 12, A DISTANCE OF 5.50 FEET; THENCE, NORTH 24°00'39" WEST, A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 12; THENCE, SOUTH 65°59'21" WEST ALONG THE SAID EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 12, A DISTANCE OF 5.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 12; THENCE, CONTINUE SOUTH 65°59'21" WEST ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 140.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 12; THENCE, SOUTH 24°00'39" EAST ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING 0.33 ACRE, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY RESERVE LOT 12-R TO THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS AS A SINGLE FAMILY LOT FOR RESIDENTIAL PURPOSES.



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, RICHARD P. ZARETSKY, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GOLFBROOK PARTNERS, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; THAT THE MORTGAGE SHOWN IS TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

RICHARD P. ZARETSKY, P.A.

DATED: THIS 21 DAY OF September, A.D., 1992

BY: *[Signature]*
RICHARD P. ZARETSKY, P.A.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND FURTHER, THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH CHAPTER 21HH-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 10-05-92

BY: *[Signature]*
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON THE BEARING OF SOUTH 24°00'39" EAST ALONG THE EASTERLY LINE OF LOT 12, BROOKSIDE-PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 51, PAGE 95.
2. □ DENOTES A #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. ○ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. ● DENOTES A FOUND #2297 PERMANENT CONTROL POINT (P.C.P.).
5. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON BUFFER, UTILITY, OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE, OR UPON DRAINAGE EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Nov, A.D., 1992.

BY: *[Signature]*
CHAIR

ATTEST:

MILTON T. BAUER, CLERK
BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Nov, A.D., 1992.

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

IN WITNESS WHEREOF, WE RICHARD S. LUBELL AND DEBORAH S. LUBELL, PARTNERS OF GOLFBROOK PARTNERS, DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, A.D., 1992.

GOLFBROOK PARTNERS

BY: RICHARD S. LUBELL
PARTNER

WITNESS: *[Signature]*

BY: DEBORAH S. LUBELL
PARTNER

WITNESS: *[Signature]*

ACKNOWLEDGEMENT:

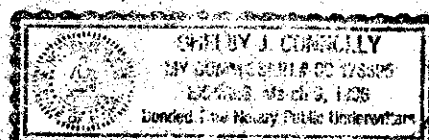
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED RICHARD S. LUBELL AND DEBORAH S. LUBELL, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1992.

MY COMMISSION EXPIRES:

NOTARY PUBLIC *[Signature]*



MORTGAGEE'S CONSENT:

STATE OF NORTH CAROLINA)
COUNTY OF WAKE) SS

THE UNDERSIGNED, HEREBY CERTIFIES, THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY RECORDED IN OFFICIAL RECORD BOOK 6303, PAGE 680, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION AND RESERVATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF.

FIRST UNION NATIONAL BANK OF FLORIDA
A FLORIDA CORPORATION

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT CHAMPION, ITS ASSISTANT VICE PRESIDENT, AND ATTESTED BY ROSE BARKLEY, ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF September, A.D., 1992.

ATTEST: ROSE BARKLEY
ASSISTANT SECRETARY

BY: SCOTT CHAMPION
ASSISTANT VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
COUNTY OF WAKE) SS

BEFORE ME PERSONALLY APPEARED SCOTT CHAMPION AND ROSE BARKLEY, WHO ARE PERSONALLY KNOWN TO ME AS ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF FIRST UNION NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 14th DAY OF September, 1992.

MY COMMISSION EXPIRES: 12-13-97

NOTARY PUBLIC
DENISE J. HOFFMAN

SUBDIVISION * LUBELL'S SUBDIVISION (OK)
BOOK 69 PAGE 164
FLORIDA ZONE AD-1
DATE 10-05-92
SE
FUD NAME Palm Bch Pk & C.C.
ZIP CODE 33414

TAX = 730

0332-102

69/164

PET. 86-32

14/44/41

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Phone (407) 848-2102

RECORD PLAT
LUBELL'S SUBDIVISION

DWN FB DATE 7-17-92 W.O.# W92-C132
CKD FILE SCALE SHEET 1 OF 2

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT
9:48 A.M. THIS 25 DAY OF
November, A.D., 1992, AND DULY
RECORDED IN PLAT BOOK 69, ON
PAGES 164 THROUGH 165
MILTON T. BAUER
CLERK OF THE CIRCUIT COURT
BY: *[Signature]*
DEPUTY CLERK

'SEAL'
MILTON T. BAUER, CLERK
OF THE CIRCUIT COURT OF
PALM BEACH COUNTY

RICHARD S. LUBELL
AND
DEBORAH S. LUBELL
NOTARY

'SEAL'
FIRST UNION NATIONAL BANK
OF FLORIDA

'SEAL'
FIRST UNION NATIONAL BANK
OF FLORIDA
NOTARY

'SEAL'
WM. R. VAN CAMPEN, R.L.S.
#2424

'SEAL'
BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

'SEAL'
GEORGE T. WEBB, P.E.
COUNTY ENGINEER OF
PALM BEACH COUNTY, FLORIDA