

WATERWAY PLAZA REPLAT OF TRACT "A" AND TRACT "B"

151

BEING A REPLAT OF TRACT "A" AND TRACT "B", WATERWAY PLAZA, AS RECORDED IN PLAT BOOK 69, PAGE 88,
AND LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT
1:10 P.M. THIS 7 DAY OF
February, A.D., 1995 AND JULY
RECORDED IN PLAT BOOK 74, ON
PAGES 151 THROUGH 152

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY Leigh A. Stealy DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT PEDRO F. AND JOAN F. GOMEZ AND MOUNT RIGA INCORPORATED, A CONNECTICUT CORPORATION, OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS "WATERWAY PLAZA REPLAT OF TRACT "A" AND TRACT "B", SAID PARCEL LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF TRACT "A" AND TRACT "B", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 1.57 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING RESERVATIONS:

- 1. TRACTS "A-R" AND "B-R" AS SHOWN HEREON ARE HEREBY RESERVED FOR ALL LEGAL AND LAWFUL PURPOSES.

IN WITNESS WHEREOF, MOUNT RIGA INCORPORATED, A CONNECTICUT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALICE COMBES, AS PRESIDENT, AND MICHAEL McCABE, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, A.D., 1995.

BY: **MOUNT RIGA INCORPORATED**
A CONNECTICUT CORPORATION

ATTEST: Michael McCabe SECRETARY BY: Alice Combes PRESIDENT

ACKNOWLEDGEMENT:

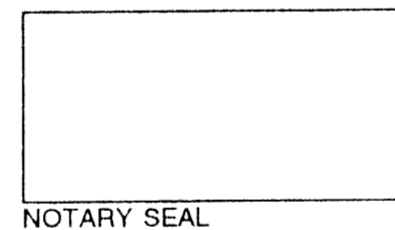
STATE OF CONNECTICUT)
) SS October 1995
COUNTY OF Litchfield

BEFORE ME PERSONALLY APPEARED ALICE COMBES AND MICHAEL McCABE OF MOUNT RIGA INCORPORATED, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID 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 15 DAY OF OCTOBER, 1995.

MY COMMISSION EXPIRES: _____

Richard J. Tuttle
Notary Public
Superior Court



IN WITNESS WHEREOF, WE PEDRO F. AND JOAN F. GOMEZ DO HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF SEPTEMBER 1995.

WITNESS: Christina Gomez BY: Pedro F. Gomez

WITNESS: Christina Gomez BY: Joan F. Gomez

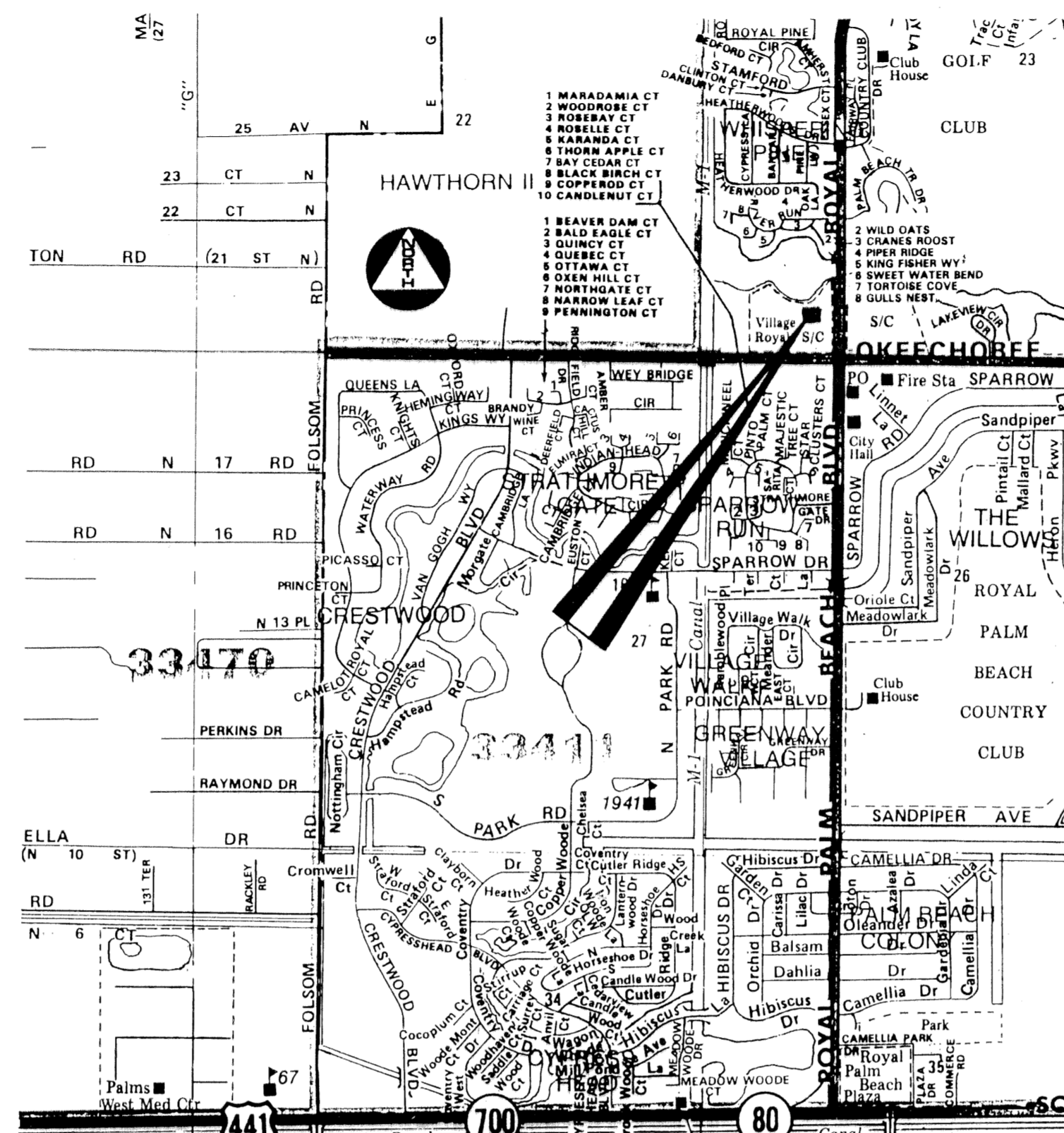
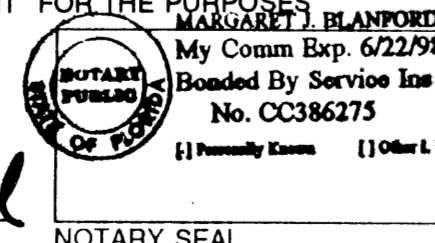
ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PEDRO F. AND JOAN F. GOMEZ 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 20th DAY OF SEPTEMBER, 1995

MY COMMISSION EXPIRES: 6/2/98



LOCATION MAP (NOT TO SCALE)

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

GREAT SOUTHERN BANK, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7136 AT PAGE 705 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, GREAT SOUTHERN BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY C.R. Stock ITS PRESIDENT, AND ATTESTED TO BY Geoffrey M. Martin VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF Sept, 1995.

ATTEST: Geoffrey M. Martin VICE PRESIDENT BY: C.R. Stock PRESIDENT

ACKNOWLEDGMENT:

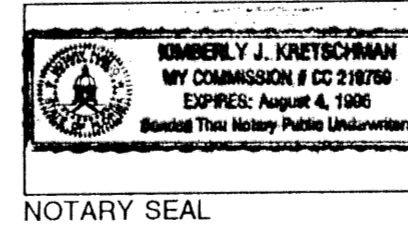
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED C.R. Stock AND Geoffrey M. Martin WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF GREAT SOUTHERN BANK, 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 20 DAY OF Sept, 1995.

MY COMMISSION EXPIRES: _____

Kimberly J. Kretschmann
Notary Public



TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, ROBERT B. REED, JR., 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 PEDRO F. AND JOAN F. GOMEZ AND TO MOUNT RIGA INCORPORATED; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: September 21, 1995 BY: Robert B. Reed Jr.
ROBERT B. REED JR., ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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 HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 9-18-95

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, P.L.S. 2424

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF NORTH 33°38'45" WEST, ALONG THAT PART OF THE CENTERLINE OF PONCE DE LEON STREET LYING NORTH OF BARCELONA DRIVE AS SHOWN HEREON.
- 2. □ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- 3. ■ DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
- 4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, 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 SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA ZONING CODE.
- 2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. 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)
) SS
COUNTY OF PALM BEACH)

PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF February, 1995.

BY: Ken Clodfelter
KEN CLODFELTER, CHAIRPERSON

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF Jan, A.D., 1995.

BY: J.R. Maselli
ANTHONY R. MASIELLOTTI, MAYOR

VILLAGE ENGINEER:

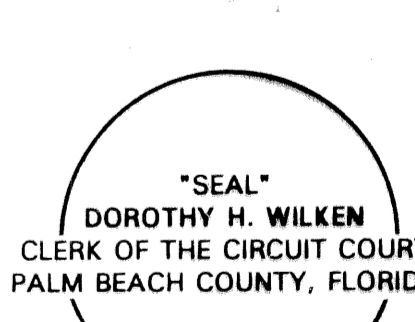
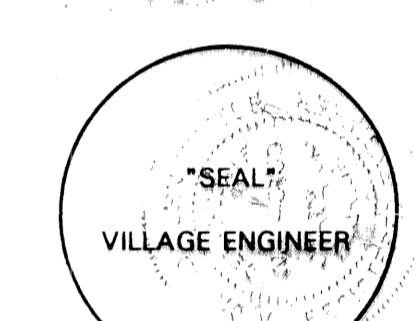
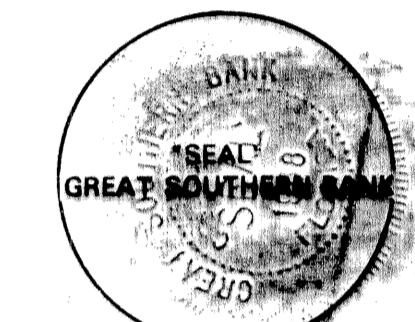
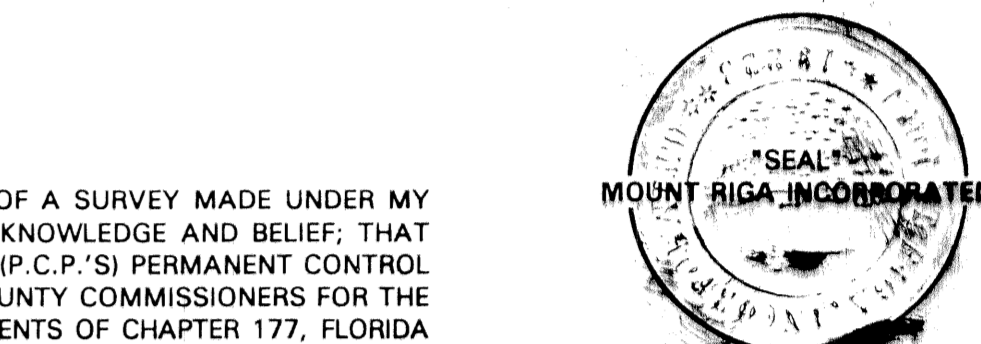
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF January, A.D., 1995

BY: Richard J. Tuttle
RICHARD J. TUTTLE, P.E., VILLAGE ENGINEER

ATTEST: Mary Ann Gould
MARY ANN GOULD, VILLAGE CLERK

AREA TABULATION:

TRACT "A-R"	0.98 ACRES
TRACT "B-R"	0.59 ACRES
TOTAL	1.57 ACRES



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

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Fax (407) 844-9659 Phone (407) 848-2102

RECORD PLAT
WATERWAY PLAZA
REPLAT OF TRACT "A" AND TRACT "B"

DWN	DW	FB	DATE	08/01/95	WO.#	P47
CKD	FILE	P47-18.dwg	SCALE	N.T.S.	SHEET	1 OF 2

SHEET 151
PAGE 151
FLOOD MAP #0306
ZONING
QUAD # C1
SE
ZIP CODE 33411
RUD NAME WATERWAY PLAZA