

SAN MARINO AT BEAR LAKES

BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED
PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12,
TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 2 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____
M. THE _____ DAY OF _____ 2001
AND DAILY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
DOROTHY H. WAREN, CLERK OF THE CIRCUIT COURT
BY _____ D.C.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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 12320 AT PAGE 183 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID OCEAN BANK, A FLORIDA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF September, 2001.

WITNESS: Martín Ruiz
WITNESS: Urbano A. Lopez
BY: Maggie Gonzalez
OCEAN BANK, A FLORIDA BANKING CORPORATION
MAGGIE GONZALEZ
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED MAGGIE GONZALEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED TO ME PROPER IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OCEAN BANK, A FLORIDA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 20th DAY OF September, 2001.
MY COMMISSION EXPIRES: Urbano A. Lopez
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE, BERMAN WOLFE RENNERT & VOGEL, P.A., AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED BEAR LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: Sept. 17, 2001
Karen S. Harkness
KAREN S. HARKNESS, ESQ.
ATTORNEY/PARTNER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATE: Sept 26, 2001
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter Pimental
PETER L. PIMENTAL
SECRETARY, BOARD OF SUPERVISORS
BY: Salim Hamadah
SALIM HAMADAH, PRESIDENT
BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND MONUMENTS ACCORDING TO SECTION 177.09(9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

DATE: SEPT. 26, 2001
Craig Pusey
CRAIG PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERT. NO. 9019
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B.# 4396

APPROVALS - CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATION TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT. THIS 27th DAY OF September, 2001.

BY: Joel Daves
JOEL DAVES, MAYOR
CITY PLANNING BOARD
BY: David Schultz
PLANNING BOARD CHAIRMAN, DAVID SCHULTZ

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: Vincent Vogel DATE: 9-26-01
VINCENT VOGEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG.#4169

AREA TABULATION

TRACT "1"	17.4035 ACRES
TRACT "K"	19.0367 ACRES
TRACT "W-1"	5.8911 ACRES
TRACT "W-2"	3.187 ACRES
TOTAL	45.45 ACRES

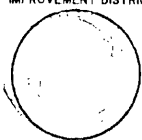
SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.S.M. NO. 4396), SHOWN THUS ■
P.O.B. DENOTES POINT OF BEGINNING
R. DENOTES RADIUS
Δ DENOTES CENTRAL ANGLE
L. DENOTES CURVE LENGTH
P.O.C. DENOTES POINT OF COMMENCEMENT
O.R.B. DENOTES OFFICIAL RECORD BOOK
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
RL RADIAL LINE
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL. (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE WEST HALF OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 01°36'43" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

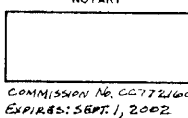
THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

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.

NORTH PALM BEACH COUNTY IMPROVEMENT DISTRICT



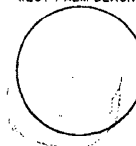
MORTGAGE NOTARY



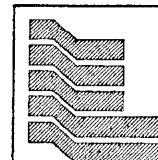
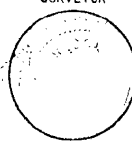
MORTGAGE



CITY OF WEST PALM BEACH



SURVEYOR



Landmark Surveying & Mapping Inc.
L.B. No. 4396
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

SAN MARINO AT BEAR LAKES