HAMMON PARK

BEING A REPLAT OF A PORTION OF BLOCKS 52 AND 86 OF THE PALM BEACH FARMS COMPANY PLAT No. 2, TOWNSITE OF LUCERNE, AS RECORDED IN PLAT BOOK 2, PAGES 29 THOUGH 40, INCLUSIVE, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA. DECEMBER 2006 SHFFT 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEW URBAN / RFC LAKE WORTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS HAMMON PARK, BEING A REPLAT OF A PORTION OF BLOCKS 52 AND 86 OF THE PALM BEACH FARMS COMPANY PLAT NO. 2. TOWNSITE OF LUCERNE. AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 1 THROUGH 12, LESS THE WEST 5.00 FEET OF LOTS 1 THROUGH 8 AND 10 THROUGH 12 AND LESS THE WEST 8.00 FEET OF LOT 9, BLOCK 52 OF THE PALM BEACH FARMS CO. PLAT NO. 2. THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH). ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40. PALM BEACH COUNTY FLORIDA, PUBLIC RECORDS. (PER O.R.B. 2303 PAGE 1538) (O.R.B 2302, PAGE 1509)

PARCEL 2: LOTS 13 THROUGH 16, LESS THE WEST 5.00 FEET OF SAID LOTS (PER O.R.B. 2289, PAGE 1516). BLOCK 52. OF THE PALM BEACH FARMS CO. PLAT NO. 2. THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40. PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 3: LOTS 17 THROUGH 25, AND THE NORTH 10.00 FEET OF LOT 26, BLOCK 52, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH). ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2. PAGES 29 THROUGH 40. PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 4: THE SOUTH 15.00 FEET OF LOTS 26 AND ALL OF LOTS 27 THROUGH 29, BLOCK 52, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 5: LOTS 1, 2, AND 3 IN BLOCK 86, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

LESS THE FOLLOWING DESCRIBED PARCEL, AS CONVEYED TO THE STATE OF FLORIDA AND FOR USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.), AS SET FORTH IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK (O.R.B.) 2387, PAGE 929, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF LOTS 1, 2, AND 3, IN BLOCK 86, OF THE PALM BEACH FARMS CO. PLAT NO. 2. THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST (22/44/43), AND THAT PART OF SAID LOT 1 WHICH IS INCLUDED IN THE AREA BEING FORMED BY À 12.00 FOOT RADIUS ARC CONCAVE NORTHEASTERLY WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE 5.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. (PER O.R.B. 2387, PAGE 929)

PARCEL 6: LOTS 4 THROUGH 8, LESS THE WEST 5.00 FEET THEREOF (PER O.R.B. 2312, PAGE 1132), BLOCK 86, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 7: LOTS 25 THROUGH 28, BLOCK 86, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 8: LOT 29, BLOCK 86, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2. PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 9: LOTS 30 THROUGH 32, BLOCK 86, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 10: LOTS 30 AND 31, BLOCK 52, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 11: LOT 32, BLOCK 52, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 12: THAT CERTAIN 10.00 FOOT WIDE STRIP FROM 2ND AVENUE NORTH TO 3RD AVENUE NORTH BETWEEN LOTS 1 THROUGH 16 AND LOTS 17 THROUGH 31, BLOCK 52, OF THE LUCERNE TOWNSITE, NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 29 THROUGH 40.

THAT CERTAIN 10.00 FOOT WIDE STRIP NORTH OF 3RD AVENUE NORTH BETWEEN LOTS 1 THROUGH 8 AND LOTS 25 THROUGH 32, BLOCK 86, OF THE LUCERNE TOWNSITE, NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2. AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 29 THROUGH

AS VACATED BY RESOLUTION NO. 73-2004 OF THE CITY OF LAKE WORTH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 18027, PAGE 319, AND CLARIFIED BY LETTER FROM LARRY A. KARNS, CITY OF LAKE WORTH ATTORNEY, DATED SEPTEMBER 28, 2005.

LESS AND EXCEPT THE EAST 5.00 FOOT STRIP OF THE ABOVE ALLEY LYING ADJACENT TO LOT 32, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

CONTAINING: 164.901.66 SQUARE FEET OR 3.79 ACRES, MORE OR LESS.

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

TRACT "A" AND TRACT "B". AS SHOWN HEREON. ARE HEREBY DEDICATED TO HAMMON PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL, ACCESS. UTILITY AND DRAINAGE PURPOSES AND ROOF AND BALCONY OVERHANGS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

THE ACCESS AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO HAMMON PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY, AND PARKING TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.

THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF LAKE WORTH FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMMON PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.

THE CITY OF LAKE WORTH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC AND PARKING ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE CITY DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MY REQUIRE THE PROPERTY OWNERS, SUCCESSORS AND ASSIGNS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

THE CITY OF LAKE WORTH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE SIDEWALK EASEMENT SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILITIZE FOR PUBLIC PURPOSES SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE SIDEWALK EASEMENT SHOWN BY THIS PLAT FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNER, SUCCESSORS AND ASSIGNS TO PAY ALL OR PART OF THE MAINTENANCE

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, NEW URBAN COMMUNITIES CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF FEBRUARY _____, 2007

NEW URBAN / RFC LAKE WORTH, L.L.C. BY: NEW URBAN COMMUNITIES CORPORATION, ITS MANAGER LHermode KEVIN E. RICKARD, PRESIDENT I mothy L'Herrander W. PRINTED NAME AND TITLE

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD, WHO IS PERSONALLY KNOW TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, AS MANAGER OF NEW URBAN / RFC LAKE WORTH, L.L.C., 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 CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

PRINT NAME

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF February MY COMMISSION EXPIRES: 6/16/09 Sandra A Longo DD 441805

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

COMMISSION NUMBER

HAMMON PARK HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20 DAY OF FEBRUARY ___, 2007.

HAMMON PARK HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT PRINT NAME: DARRIGLE ORTNER PRINT NAME: KEVIM E. RICKARD Pres.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENN RICKARY _, WHO IS PERSONALLY KNOW TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ PRESIDENT OF HAMMON PARK HOMEOWNERS ASSOCIATION, INC., 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF Romany . 2007. MY COMMISSION EXPIRES: 6/6/09 Sandra A Longo DD 441805 COMMISSION NUMBER MORTGAGEE'S CONSENT

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 18080, PAGE 0672 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF. THE SAID ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \$. . PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF FERRUBRY , 2007.

CITY NATIONAL BANK OF FLORIDA A NATIONAL MANKING ASSOCIATION BY: Hersell homeon SENIOR YICE PRESIDENT PRINT NAME: GERALD A. THORDTOD

PRINT NAME: DORN GILMOND MARK TAVOLETT

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

STATE OF FLORIDA COUNTY OF COLM BEACH

COMMISSION NUMBER: DD616895

BEFORE ME PERSONALLY APPEARED GERBLA A. THORNTON WHO IS PERSONALLY KNOW TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S. PRESIDENT OF CITY NATIONAL BANK OF FLORIDA. A NATIONAL BANKING ASSOCIATION, AND THAT SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ENTITY.

PRINT NAME: BORY CLIMANA

DORIS GILMOND

WITNESS MY HAND AND OFFICIAL SEAL THIS _ 20 DAY OF FEBRUARY ____, 2007. MY COMMISSION EXPIRES: 12 22/10

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT HEREDY APPROVED FOR RECORD THE 6 DAY OF MACH 2007 100p MARC J. DRAUTZ, MAYOR TROBER BANGETY MANAGER

COHNEPAXMAN, PLANNING BOARD CHAIRMAN

L'amela I Bopa

URBAN

LAKE WORTH.

L.L.C.

/ RFC

REVIEWING

SURVEYOR

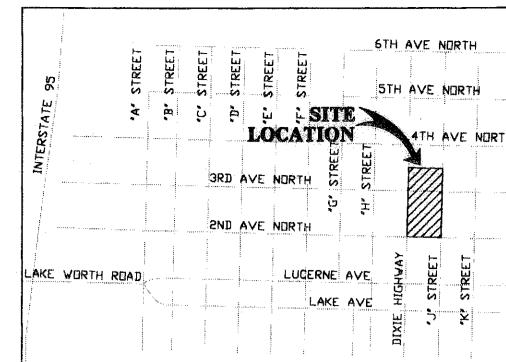
AND MAPPER

PAMELA J. LOPEZ, CITY CLERK

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 AND MONUMENTS AT LOT CORNERS.

DATE: Feb 23,2007BY Many Starm Chropets

NAME: MARY HANNA CLODFELTER, P.S.M. PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATION NO.



LOCATION MAP

STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 4:23 PM this 15 day of **March**, 2007 and duly recorded in Plat Book

109, Pages 124, Through

> SHARON R. BOCK

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE COMPANY, 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 IN NEW URBAN / RFC LAKE WORTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THE 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.

> LAWYERS TITLE INSURANCE COMPANY A FLORIDA CORPORATION OFFICER OF TITLE INSURANCE COMPANY

PRINT NAME: ROBERT B. SIESHOLTZ Vice President

SURVEYORS CERTIFICATE

DATED: 2-22- 07

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF LAKE WORTH 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 CITY OF LAKE WORTH

> WILLIAM D. O'CONNOR LICENSE No. 4563 STATE OF FLORIDA MILLER LEGG & ASSOCIATES, INC. 2005 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FLORIDA 33411-2719 CERTIFICATE OF AUTHORIZATION No. 6680

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF 13TH AVENUE ADJACENT TO BLOCK 86 AS SHOWN ON PALM BEACH FARMS COMPANY PLAT No. 2. TOWNSITE OF LUCERNE. SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 90'00'00" WEST.

2. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF LAKE WORTH.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4. ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.

5. EXISTING ALLEYS HAVE BEEN ABANDONED PER RESOLUTION NO. 73-2004 OF THE CITY OF LAKE WORTH, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 18027 AT PAGE 319, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND CLARIFIED BY LETTER FROM LARRY A. KARNS. CITY OF LAKE WORTH ATTORNEY, DATED SEPTEMBER 28, 2005.

6. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS @ LB 6680 (UNLESS OTHERWISE NOTED) NAIL & DISKS ARE SHOWN THUS (

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 RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY WILLIAM D. O'CONNOR, PSM, IN THE OFFICES OF MILLER LEGG & ASSOCIATES, INC.



