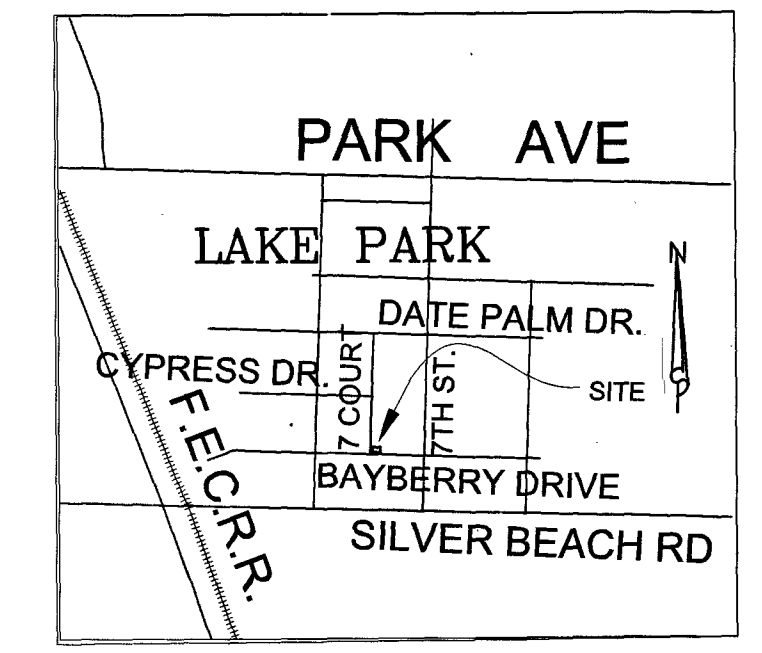


CFN 20230343409

167

# BAYBERRY TOWNHOUSE

BEING A REPLAT OF LOTS 28 THROUGH 31, BLOCK 54 PLAT OF LAKE PARK (FORMERLY KNOWN AS KELSEY CITY) AS RECORDED IN PLAT BOOK 8, PAGE 27, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:32 A.M. THIS 6 DAY OF October 2023, AND DULY RECORDED IN PLAT BOOK 136, ON PAGE(S) 167  
JOSEPH ABRUZZO  
CLERK AND COMPTROLLER

SHEET 1 OF 1



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ARMERIA INVESTMENT CORP. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BAYBERRY TOWNHOUSE, BEING A RE-PLAT OF LOTS 28 THROUGH 31, BLOCK 54 OF THE PLAT OF LAKE PARK (FORMERLY KNOWN AS KELSEY CITY) AS RECORDED IN PLAT BOOK 8, PAGE 27, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION:  
CORRECTIVE WARRANTY DEED:  
ORB 32256 PG. 1598

LOTS 28 THROUGH 31, BLOCK 54, OF LAKE PARK (FORMERLY KNOWN AS KELSEY CITY), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

UTILITY EASEMENTS:  
THE 5.0-FOOT-WIDE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR PUBLIC UTILITY PURPOSES.

MAINTENANCE AND OVERHANG EASEMENTS:  
MAINTENANCE AND OVERHANG EASEMENTS (O.H.E) ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS WITHIN AND ADJACENT TO EASEMENT WITHOUT RECOURSE TO TOWN OF LAKE PARK.

IN WITNESS WHEREOF, ARMERIA INVESTMENT CORP. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6<sup>TH</sup> DAY OF October, 2023.

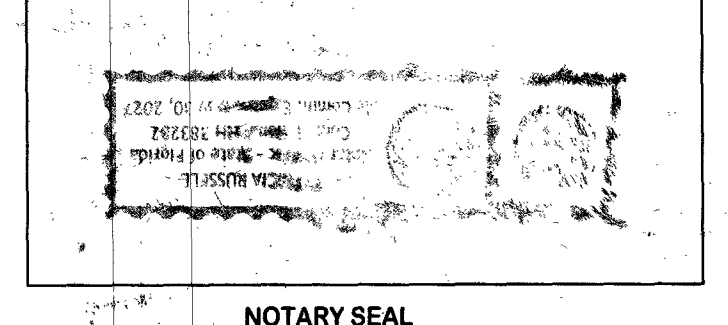
BY: ARMERIA INVESTMENT CORP.,  
A FLORIDA CORPORATION,

WITNESS: James Gardner (PRINT NAME)  
BY: Gerard Arsenault (PRINT NAME)  
GERARD ARSENAULT  
PRESIDENT  
WITNESS: Sean M. Siders (PRINT NAME)  
SEAN SIDERS  
(PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 6<sup>TH</sup> DAY OF October 2023, BY GERARD ARSENAULT AS PRESIDENT FOR ARMERIA INVESTMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, [ ] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DL 1165-251-5114 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: May 30, 2027



BY: Patricia Russell  
NOTARY PUBLIC  
PRINT NAME: Patricia Russell  
COMMISSION NUMBER: 4438282

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 32356, PAGE 1155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY GERARD ARSENAULT ITS DPST AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6<sup>TH</sup> DAY OF October, 2023.

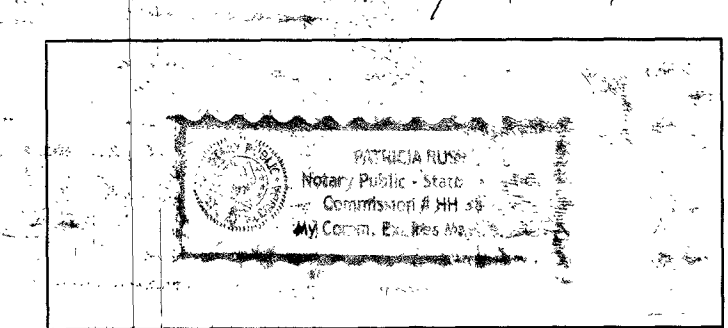
BY: ARS REALTY AND INVESTMENT, INC.  
A FLORIDA CORPORATION,

WITNESS: Rich Johnson (PRINT NAME)  
BY: Gerard Arsenault (PRINT NAME)  
GERARD ARSENAULT  
PRESIDENT/SECRETARY, DIRECTOR/TREASURER  
WITNESS: Monica Edwards (PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10<sup>TH</sup> DAY OF October 2023, BY GERARD ARSENAULT AS DPST FOR ARS REALTY AND INVESTMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, [ ] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DL 1165-251-5114 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: May 30, 2027

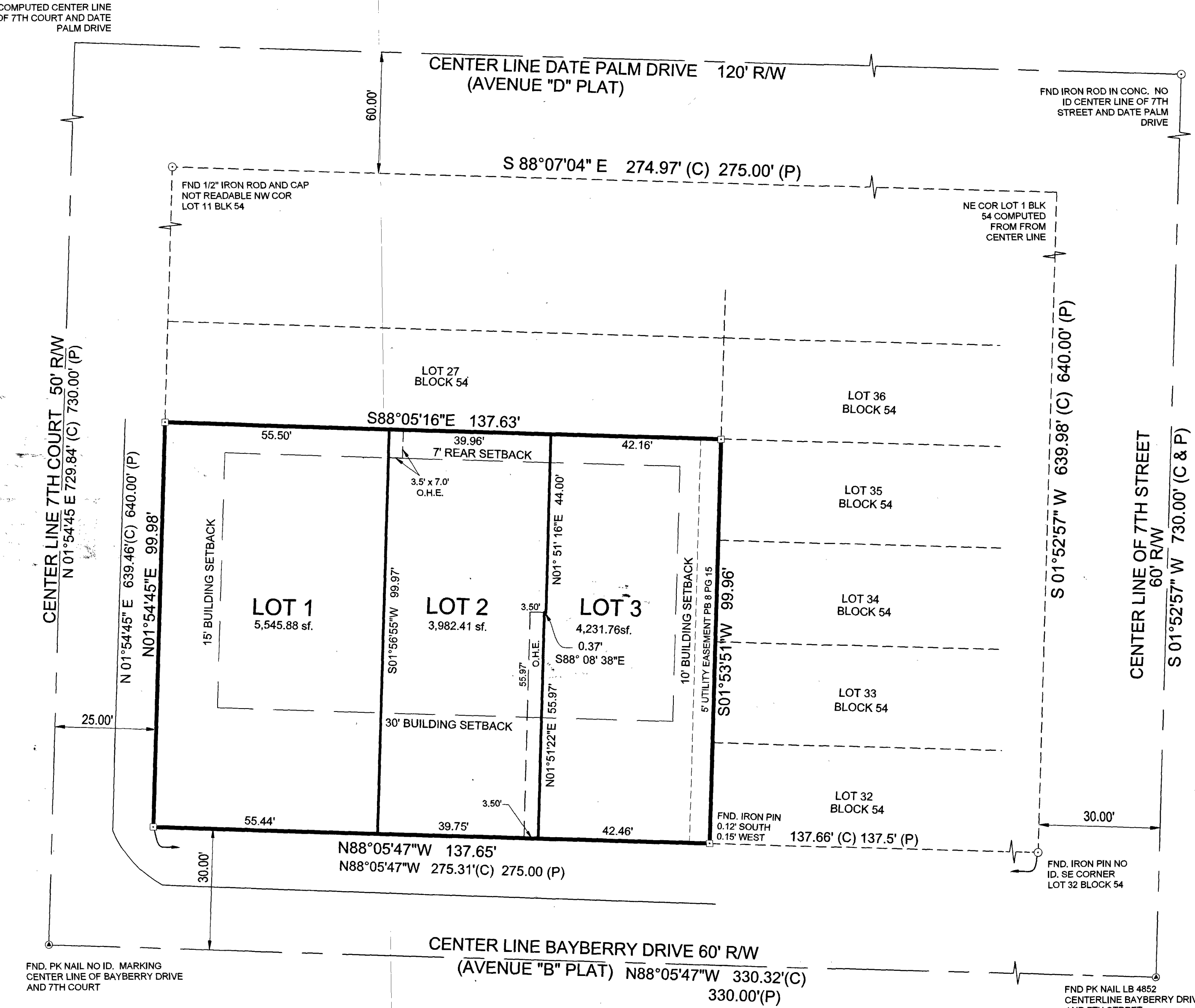


BY: Patricia Russell  
NOTARY PUBLIC  
PRINT NAME: Patricia Russell  
COMMISSION NUMBER: 4438282

### TITLE CERTIFICATION

I, G. STEVEN BRANNOCK, ESQUIRE, 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 IN ARMERIA INVESTMENT CORP. A FLORIDA CORPORATION; 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: 10/06/2023 BY: G. Steven Brannock  
G. STEVEN BRANNOCK, ESQ.  
FLORIDA BAR NO. 0349917

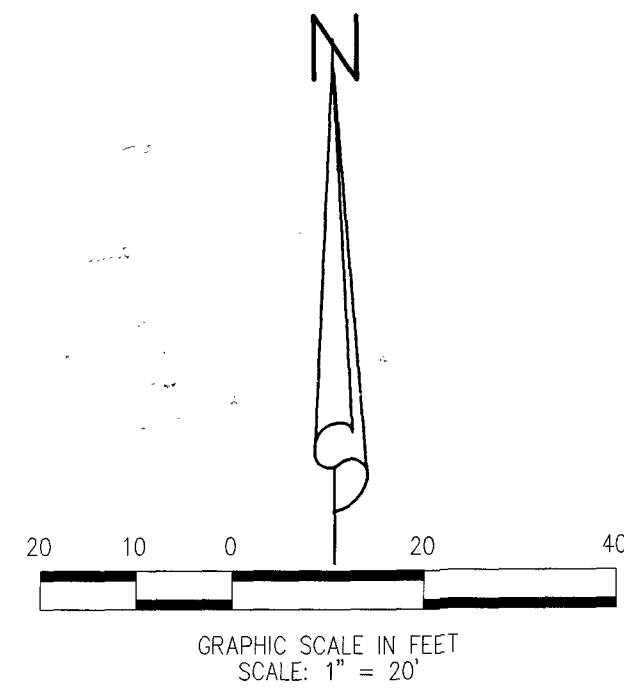
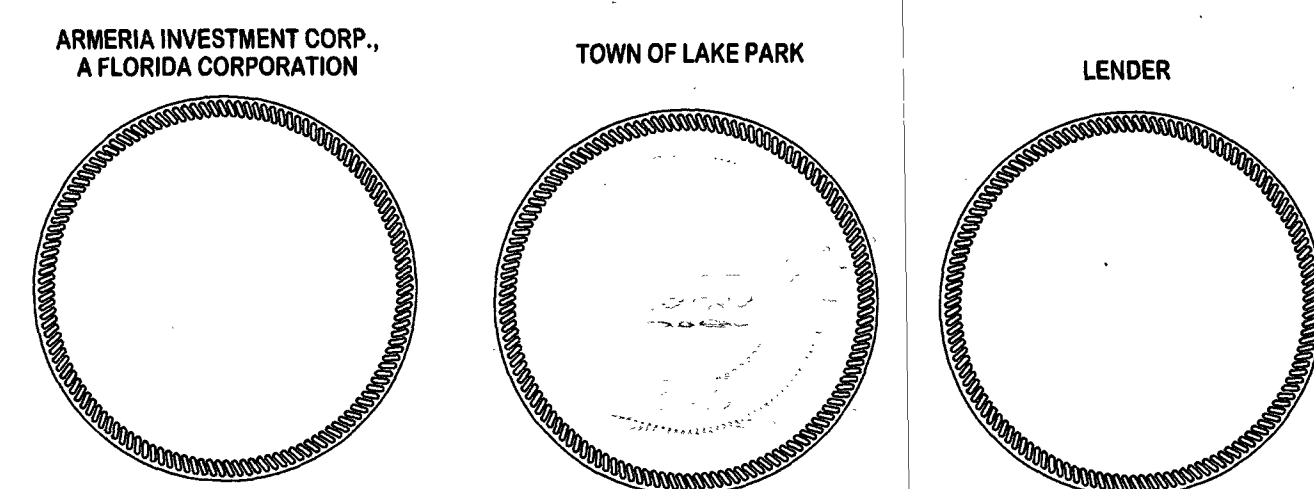


### ABBREVIATIONS:

- FND. MON. = FOUND MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.Co. = PALM BEACH COUNTY
- PG. = PAGE
- PGS. = PAGES
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- W/ = WITH
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.H.E. = MAINTENANCE AND OVERHANG EASEMENT

### LEGEND:

- ⊙ = DENOTES FOUND PK NAIL
- ⊙ = DENOTES FOUND IRON PIN
- ⊙ = DENOTES SET IRON PIN STAMPED "LB 4431"
- ⊙ = DENOTES P.R.M.



### TOWN OF LAKE PARK APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF LAKE PARK, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Roger Michaud  
ROGER MICHAUD, MAYOR  
DATE: September 20, 2023

BY: Vivian Menendez  
VIVIAN MENDEZ, MMC, TOWN CLERK  
DATE: September 20, 2023

BY: Adam C. Swaney  
ADAM C. SWANEY, P.E.  
FLORIDA LICENSE NO. 72265  
TOWN CONSULTING ENGINEER  
DATE: October 4, 2023

BY: Thomas J. Baird  
THOMAS J. BAIRD, ESQ.  
FLORIDA BAR NO. 175114  
TOWN ATTORNEY  
DATE: Sept 20, 2023

### SURVEYOR AND MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90); THE CENTERLINE OF BAYBERRY DRIVE BEARS N88°05'47"W AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- TOTAL AREA = 13,760.05 SQUARE FEET MORE OR LESS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THIS RE-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 RE-PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS RE-PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### SURVEYOR'S & MAPPER'S CERTIFICATION

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA.

Kenneth J. Buchanan  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. 7202  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**LIDBERG LAND SURVEYING, INC.**  
75 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD.	K:\AUTOCAD2000\2024\3\PB 8 PG 27\21-034\DWG\21-034-306.DWG						
REF.							
FLD.	K.F.	FB.	PG.	JOB	21-034-100 21-034-306		
OFF.	K.J.B., M.R.		799	32	DATE	1/05/2022	
EXD.	K.J.B.	SHEET	1	OF	1	DWG.	D21-034P

CFN 20230343409 PL BK 136 PG 167