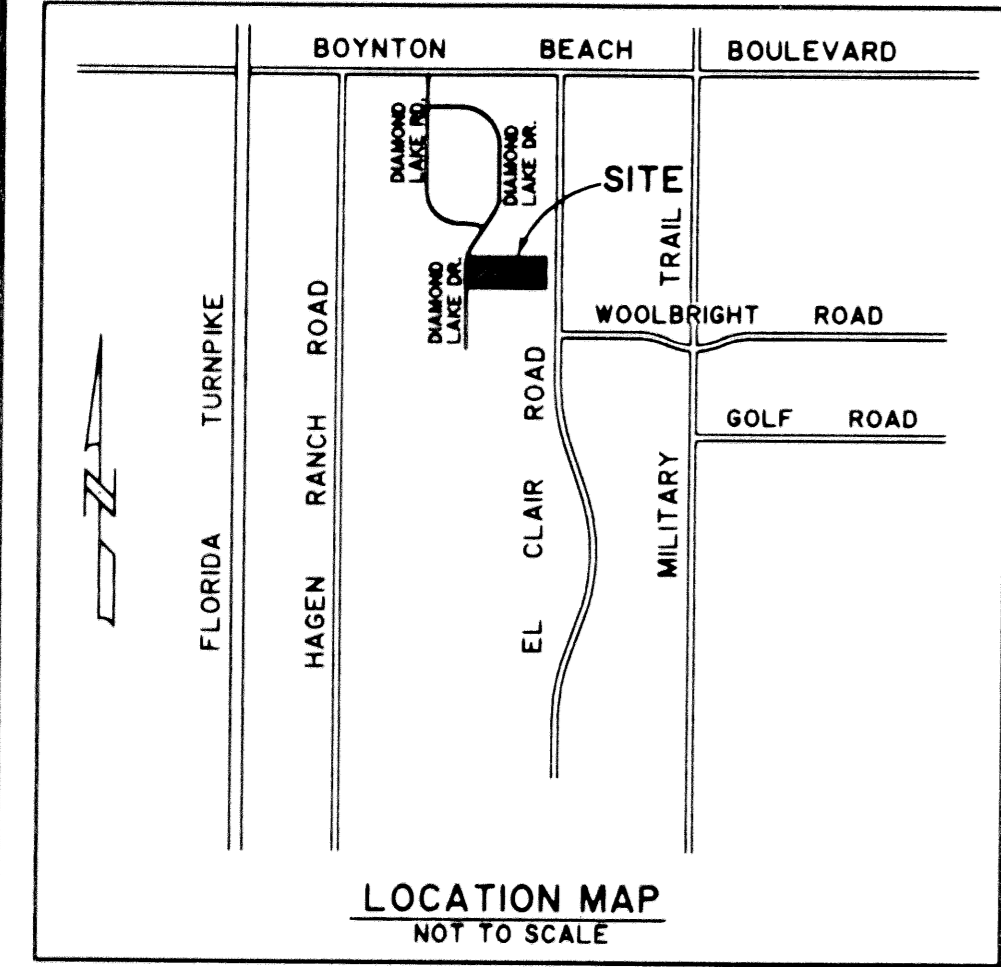


ROSSMOOR LAKES REPLAT NO. 2

BEING A REPLAT OF LOTS 140 THRU 150, INCLUSIVE, ROSSMOOR LAKES AS RECORDED IN PLAT BOOK 73, PAGES 136 THRU 141, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2
APRIL, 1998



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:19 P.M. THIS 23 DAY OF October 1998
ON PAGE 83
AND DULY RECORDED IN PLAT BOOK NO. 83
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY *Debra A. Stealy* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ALBANESE HOMES, INC. II, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 140 THRU 150, INCLUSIVE, ROSSMOOR LAKES AS RECORDED IN PLAT BOOK 73, PAGES 136 THRU 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ROSSMOOR LAKES REPLAT NO. 2.

THE ABOVE DESCRIBED PARCELS CONTAIN 1.443 ACRES MORE OR LESS.

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

EASEMENTS:

OVERHANG AND MAINTENANCE EASEMENTS OVER THE AREA DESIGNATED AS OVERHANG AND MAINTENANCE EASEMENT ARE DEDICATED TO THE PROPERTY OWNER OF THE IMMEDIATELY ADJACENT LOT ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, OVERHANG, AND MAINTENANCE OF SAID PROPERTY WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 15th DAY OF September, 1998.

ATTEST: *Louise Albanese* LOUISE ALBANESE, SECRETARY
BY: *Stephen Albanese* STEPHEN ALBANESE, PRESIDENT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 9217, AT PAGE 1893 AND MODIFIED IN OFFICIAL RECORD BOOK 9955, PAGE 818 AND ITS SECOND MODIFICATION RECORDED IN OFFICIAL RECORD BOOK 10464, PAGE 216, OF THE 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 ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF September, 1998.

WITNESS: *June B. Wood* JUNE B. WOOD, VICE PRESIDENT
BY: *June B. Wood*

ACKNOWLEDGEMENT TO RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN ALBANESE AND ALBERT N. PROJANSKY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND AS SECRETARY OF THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 16th DAY OF September, 1998.

MY COMMISSION EXPIRES: *Jan C. Hucker* NOTARY PUBLIC

COUNTY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 14th DAY OF October, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) F.S.

George T. Webb GEORGE T. WEBB, P.E. - COUNTY ENGINEER

SURVEYOR'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN PRIOR APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS AS REQUIRED BY SUCH ENCROACHMENTS AS REQUIRED BY SECTION 8.20.B14.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF DIAMOND LAKE DRIVE, ROSSMOOR LAKES AS RECORDED IN PLAT BOOK 73, PAGES 136 THRU 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°12'02" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S P.L.S. #5019) ARE SHOWN THUS:
- U.E. DENOTES UTILITY EASEMENT
P.B. DENOTES PLAT BOOK
R. DENOTES RADIUS
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
L. DENOTES ARC LENGTH
Δ DENOTES DELTA ANGLE
C DENOTES CENTERLINE
L.S.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
O.H.&M.E. DENOTES OVERHANG AND MAINTENANCE EASEMENT
- BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

TABULAR DATA (PETITION # 93-34)

TOTAL ACREAGE 1.443 ACRES
NUMBER OF UNITS 9
DENSITY 6.2 DU / ACRE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CROSS COUNTRY TITLE, INC., 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 TO ALBANESE HOMES, INC. II, A FLORIDA CORPORATION; 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 ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9-7-98 BY: *Carol L. Ice* CAROL L. ICE, PRESIDENT

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN ALBANESE AND LOUISE ALBANESE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ALBANESE HOMES, INC. II, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 15th DAY OF Sept, 1998.
MY COMMISSION EXPIRES: *Notary Public* NOTARY PUBLIC

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JUNE B. WOOD, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BARNETT BANK, N.A. A NATIONAL BANKING ASSOCIATION AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September, 1998.
MY COMMISSION EXPIRES: 12/15/2001 *Notary Public* NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF September, 1998.

ATTEST: *Albert N. Projansky* ALBERT N. PROJANSKY, SECRETARY
BY: *Stephen Albanese* STEPHEN ALBANESE, PRESIDENT

SURVEYOR'S CERTIFICATION:

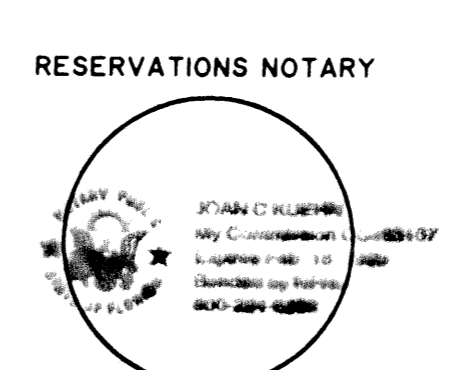
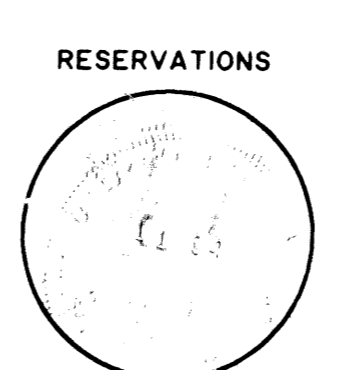
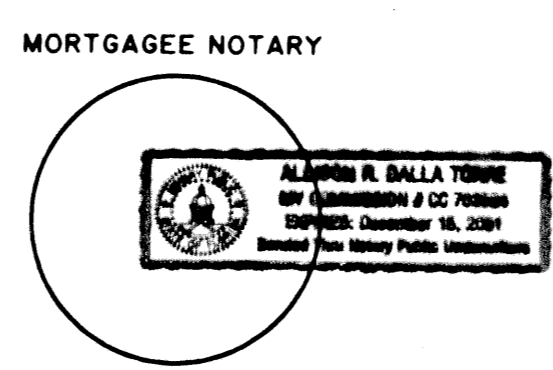
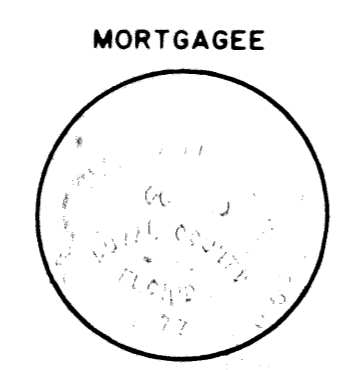
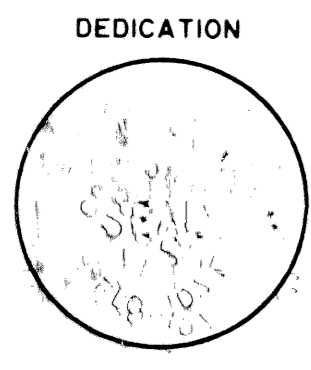
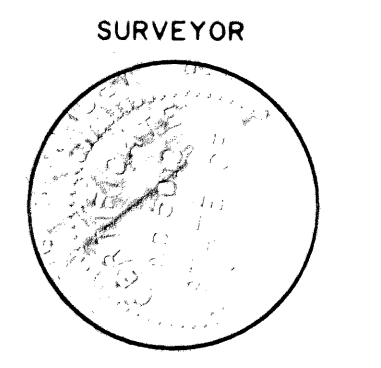
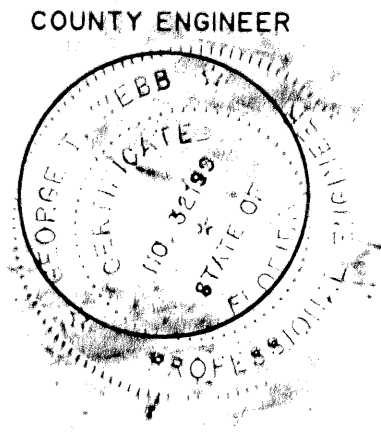
STATE OF FLORIDA
COUNTY OF PALM BEACH

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) AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.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, ALL ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: SEPT. 23, 1998 BY: *Craig S. Pusey* CRAIG S. PUSEY, PROFESSIONAL SURVEYOR & MAPPER, FLORIDA CERTIFICATED NO. 5019, LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., SUITE 100, WEST PALM BEACH, FLORIDA 33406, CERTIFICATE OF AUTHORIZATION L.B. #4396

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

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



ROSSMOOR LAKES
REPLAT #2
PAGE 127
FLOOD MAP # 185A
QUAD # 35
ZONING # RTU
SE 93-34
TAX 952
FUD NAME ROSSMOOR LAKES

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

ROSSMOOR LAKES REPLAT NO. 2