

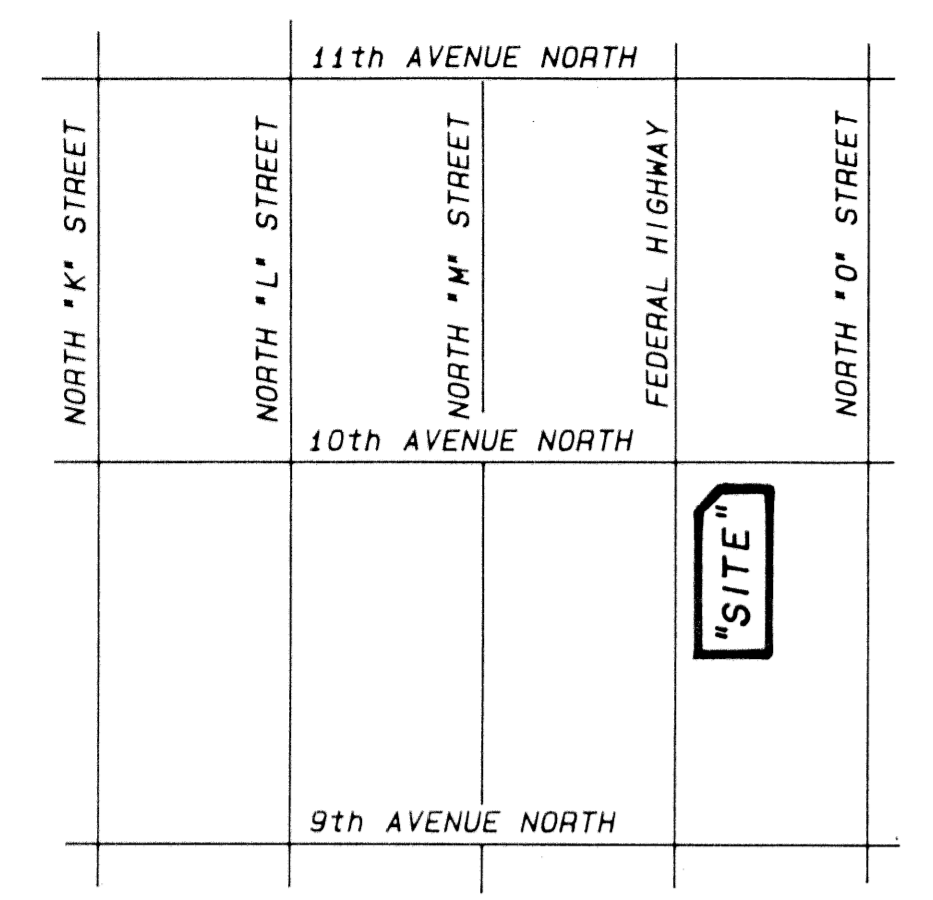
COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:35 A.M.
This day of October 2001
and duly recorded in Plat Book No. 92
Page 80
KENT W. EWING, JR., Clerk of Circuit Court
Shirley Ewing, Notary Public

EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 3752
6295 LAKE WORTH ROAD • SUITE 13
LAKE WORTH • FLORIDA • 33463
TELE: (561)968-0421 • FAX: (561)968-0478

PICKFORD PLACE

BEING A REPLAT OF LOTS 5 THROUGH 8, BLOCK 288,
PALM BEACH FARMS COMPANY PLAT NO. 2, AS RECORDED IN
PLAT BOOK 2, PAGES 29 THROUGH 40, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST
CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

MARCH 2001 SHEET 1 OF 1



LEGEND
CO. DENOTES COMPANY
FL. EL. DENOTES FLOOR ELEVATION (MINIMUM)
M. DENOTES METERS
NO. DENOTES NUMBER
NGVD DENOTES NATIONAL GEODETIC
VERTICAL DATUM
O. R. B. DENOTES OFFICIAL RECORD BOOK
DENOTES PAGE
P. R. M. DENOTES PERMANENT REFERENCE MONUMENT
C. DENOTES CENTERLINE
U.S. DENOTES UNITED STATES

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL A. MEAD AND KENNETH J. BOSTED, OWNERS OF LAND SHOWN HEREON, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST, IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PICKFORD PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 5 THROUGH 8, LESS THE WEST 5 FEET THEREOF, BLOCK 288, PALM BEACH FARMS COMPANY PLAT NO. 2, IN THE TOWNSHIP OF LUCERNE, NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

LESS HOWEVER THAT CERTAIN RIGHT OF WAY, BEING A PORTION OF SAID LOT 8, AS RECORDED IN OFFICIAL RECORD BOOK 4376, PAGE 848, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.593 ACRES, MORE OR LESS
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, WE, MICHAEL A. MEAD AND KENNETH J. BOSTED, DO HERELUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF AUGUST, 2001.

WITNESS: *Linda E. Sharpe*
(Print Name) **LORETTA SHARPE**
BY: *Michael A. Mead*
MICHAEL A. MEAD

WITNESS: *George Magae*
(Print Name) **JEFFERY YOUNG**
BY: *Kenneth J. Bosted*
KENNETH J. BOSTED

WITNESS: *George Magae*
(Print Name) **JEFFERY YOUNG**

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MICHAEL A. MEAD AND KENNETH J. BOSTED, 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 5 DAY OF August, 2001.

MY COMMISSION EXPIRES: *Michael A. Ewing, Jr.*
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 12182, PAGE 195 AND OFFICIAL RECORD BOOK 12182, PAGE 778 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF August, 2001.

WITNESS: *Samuel B. Sherer*
(Print Name) **S. B. SHERER**
BY: *Samuel B. Sherer*
SAMUEL B. SHERER, PRESIDENT

WITNESS: *Lauren A. Faulkner*
(Print Name) **Lauren A. Faulkner**

WITNESS: *Lauren A. Faulkner*
(Print Name) **Lauren A. Faulkner**

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED SAMUEL B. SHERER, PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MACKINAC SAVINGS BANK, FSB, A U.S. 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 7th DAY OF August, 2001.

MY COMMISSION EXPIRES: 2-25-2005
Trish Stevenson
Notary Public

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS

CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 2001.

BY: *Rodney Romano*
RODNEY ROMANO, MAYOR
BY: *Wendy L. Jewmyer*
WENDY L. JEWMYER, CITY MANAGER
BY: *Frank S. Palen*
FRANK S. PALEN, PLANNING BOARD CHAIRMAN
BY: *Barbara A. Forsythe*
BARBARA A. FORSYTHE, 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: 8-08-01
BY: *John N. Suite*
JOHN N. SUITE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 1314

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, HARBOR TITLE L.C., A TITLE INSURANCE COMPANY 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 MICHAEL A. MEAD AND KENNETH J. BOSTED, 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: 7-30-01
BY: *James F. Miller*
JAMES F. MILLER, PRESIDENT

SURVEYOR'S CERTIFICATE

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 SECTION 177.031(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, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

DATE: 8-08-01
BY: *Kent W. Ewing, Jr.*
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS, AS SHOWN HEREON, ARE BASED ON THE CENTERLINE OF FEDERAL HIGHWAY BEING AN ASSUMED BEARING OF NORTH 00°-00'-00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: — P.R.M. LB 3752
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED WITHIN EASEMENTS.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF LAKE WORTH ZONING ORDINANCES.
5. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
6. ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. FLOOR ELEVATIONS SHOWN HEREON ARE INTENDED TO BE 1 FOOT ABOVE THE CROWN OF THE EXISTING INTERSECTION OF 10th AVENUE NORTH AND FEDERAL HIGHWAY.
8. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
9. 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 PALM BEACH COUNTY, FLORIDA.
10. THIS PLAT IS SUBJECT TO BUILDING RESTRICTIONS AND COVENANTS AS RECORDED IN OFFICIAL RECORD BOOK 12182, PAGE 1925 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
6295 LAKE WORTH ROAD, SUITE 13
LAKE WORTH, FLORIDA 33463

