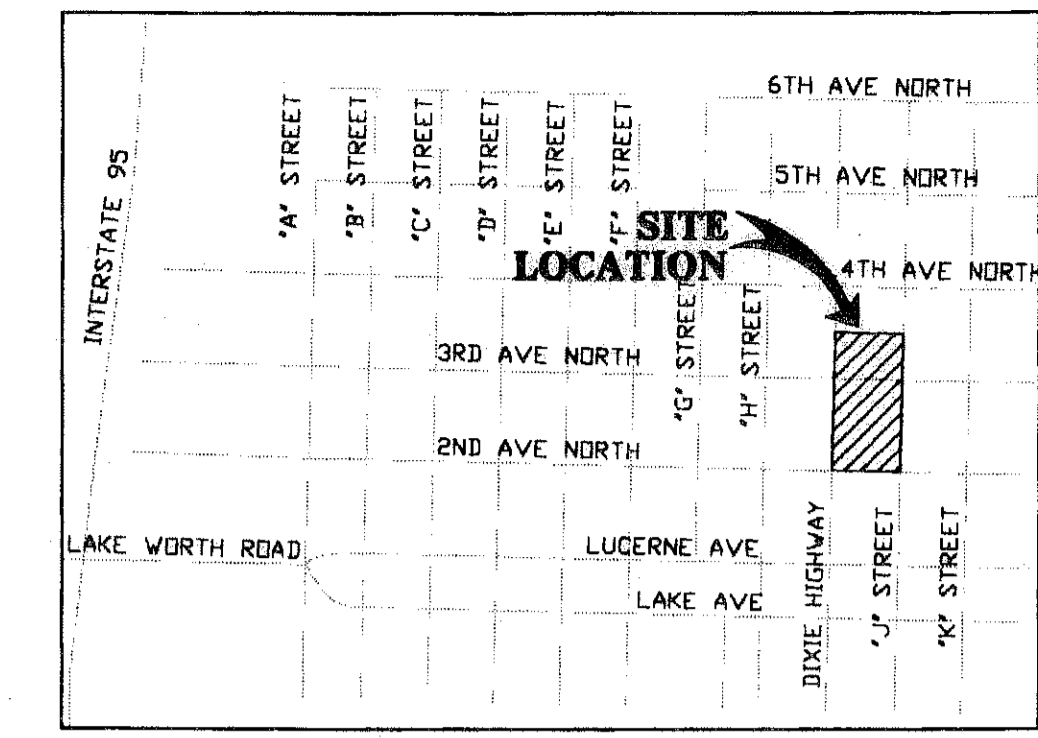


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126

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.
DECEMBER 2006 SHEET 1 OF 2



LOCATION MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:23 AM this 15 day of March, 2007, and duly recorded in Plat Book 104, Pages 124, Through 127.

SHARON R. BOCK
Clerk and Commissioner
By: *[Signature]*

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. (P.E.R. 2304, PAGE 1538) (O.C.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 A 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.

AND 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 40.

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 ADJUTING 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 MAY 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 UTILIZE 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 COSTS.

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 20 DAY OF FEBRUARY, 2007.

NEW URBAN / RFC LAKE WORTH, L.L.C.
BY: *[Signature]* ITS MANAGER

ATTEST: *[Signature]* BY: *[Signature]*
[Signature] KEVIN E. RICKARD, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD, WHO IS PERSONALLY KNOWN 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF February, 2007.

MY COMMISSION EXPIRES: 6/16/10
[Signature]
NOTARY PUBLIC
[Signature]
COMMISSION NUMBER: DD441805 PRINT NAME: Sandra A Longo

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS: *[Signature]* BY: *[Signature]*
[Signature] PRESIDENT
PRINT NAME: Kevin E. Rickard pres.

WITNESS: *[Signature]*
[Signature]
PRINT NAME: Jaffrey A. Costello

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN 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 February, 2007.

MY COMMISSION EXPIRES: 6/16/10
[Signature]
NOTARY PUBLIC
[Signature]
COMMISSION NUMBER: DD441805 PRINT NAME: Sandra A Longo

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 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 S.V. PRESIDENT AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF FEBRUARY, 2007.

CITY NATIONAL BANK OF FLORIDA
A NATIONAL BANKING ASSOCIATION
WITNESS: *[Signature]* BY: *[Signature]*
[Signature] SENIOR VICE PRESIDENT

PRINT NAME: Doris Gilmond PRINT NAME: Gerda A. Thornton

WITNESS: *[Signature]*
[Signature]
PRINT NAME: Michelle Tavoletti

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Gerda A. Thornton WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V. 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF February, 2007.

MY COMMISSION EXPIRES: 12/22/10
[Signature]
COMMISSION NUMBER: DD611895 PRINT NAME: Doris Gilmond

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

THIS PLAT HEREBY APPROVED FOR RECORD THE 6 DAY OF March, 2007

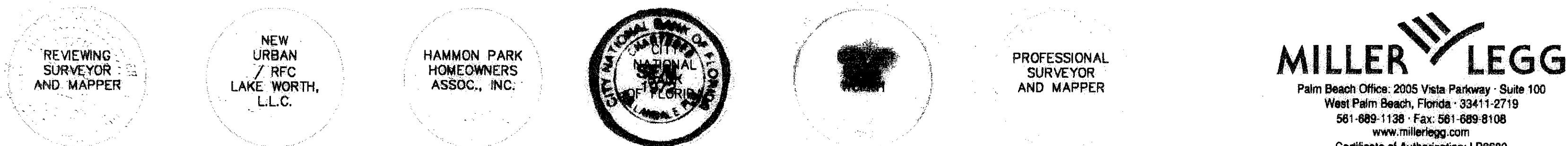
BY: *[Signature]* BY: *[Signature]*
MARC J. DRAUTZ, MAYOR ROBERT B. SIEMHOLTZ, CITY MANAGER

BY: *[Signature]*
JOHN PAXMAN, PLANNING BOARD CHAIRMAN

BY: *[Signature]*
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, 2007 BY: *[Signature]*
NAME: MARY HANNA CLODFELTER, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 10000



MILLER LEGG
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West Palm Beach, Florida 33411-2719
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www.millerlegg.com
Certificate of Authorization: LB9880