

2007051491

BROOK'S SUBDIVISION PLAT

BEING A REPLAT OF LOTS 60 THROUGH 63 OF ACREHOME PARK
IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST
RIVIERA BEACH, FLORIDA

SHEET 1 OF 2
MAY 2007

00056-053

1

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD ATTEN...
THIS 14 DAY OF DECEMBER
A.D. 2007 AND DEUTY RECORDED IN PLAT BOOK
1111 ON PAGES 1 THRU 2
SHARON R. BOKK
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that NORTHWEST RIVIERA BEACH COMMUNITY REDEVELOPMENT CORPORATION, licensed to do business in Florida, Owners of the land shown hereon as BROOK'S SUBDIVISION PLAT being more particularly described as follows:

DESCRIPTION
PARCEL 1: LOTS 60 AND 61, ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 2: LOT 62, ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 3: LOT 63, ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

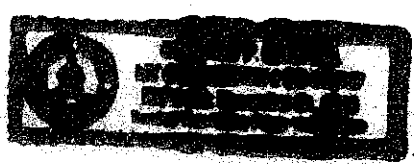
CONTAINING 3.83 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DOES HEREBY DEDICATE AS FOLLOWS:
1. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BROOK'S SUBDIVISION HOME OWNERS ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.
3. BROOKS CIRCLE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR THE ROAD AND UTILITY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF August, 2007.

NORTHWEST RIVIERA BEACH COMMUNITY REDEVELOPMENT CORPORATION
A FLORIDA NON-PROFIT CORPORATION
ATTEST: *[Signature]*
SECRETARY
BY: *[Signature]*
NAME: William H. Brees
TITLE: President

ACKNOWLEDGMENT
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *William H. Brees* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENTS (VICE) PRESIDENT OF NORTHWEST RIVIERA BEACH REDEVELOPMENT CORPORATION, A FLORIDA NOT FOR PROFIT 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 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 25th DAY OF August 2007
BY: *[Signature]*
NOTARY PUBLIC DOROTHY P MITCHELL
MY COMMISSION EXPIRES:



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 18423 PAGE 1736, AS MODIFIED BY MODIFIED MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 19327, PAGE 1011 AND THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 21896, PAGE 367 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 21st DAY OF August, 2007.

LOCAL INITIATIVES SUPPORT CORPORATION
A NEW YORK CORPORATION
WITNESS: *[Signature]*
BY: *[Signature]*
Vice President + Treasurer
WITNESS: *[Signature]*
Janet Ozaruchuk PRINT NAME - TITLE

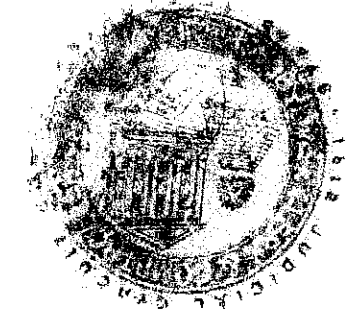
TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, J. MICHAEL HAYGOOD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN NORTHWEST RIVIERA BEACH COMMUNITY REDEVELOPMENT 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: 8/15/2007
BY: *[Signature]*
J. Michael Haygood
PRINT NAME

SURVEYOR'S NOTES:
1. PINS DENOTED THIS = BM; ARE 4"X4" CONCRETE MONUMENTS WITH DRK STAMPS FROM L&P 7463
2. ALL DIMENSIONS REFER TO THE HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF AVENUE 'S', ASSUMED TO BEAR N 00°00'00" W.

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

APPROVALS
CITY OF RIVIERA BEACH
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA AND THE COUNCIL ACCEPTS THE DEDICATIONS TO THE CITY OF RIVIERA BEACH CONTAINED ON THIS PLAT, THIS THE 5 DAY OF September, 2007
BY: *[Signature]* Thomas Masters, Mayor
ATTESTED BY: *[Signature]* Carrie E. Ward, City Clerk



SURVEYORS CERTIFICATE
I HEREBY 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, THAT THE SURVEY COMPLIES WITH CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.
DATE: 8-8-2007
JAY L. SWEET
FLORIDA LICENSED SURVEYOR AND MAPPER #5747
PROFESSIONAL SURVEYOR AND MAPPER #5747

REVIEWING SURVEYORS APPROVAL
ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.
DATE: 9-11-2007
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NUMBER 6620

Legend:
BM = BENCH MARK
CL = CENTER LINE
CM = CONCRETE MONUMENT
DE = DRAINAGE EASEMENT
DH = DRILL HOLE
E = EAST
EL = ELEVATION
F = FOUND
FH = FIRE HYDRANT
L = LENGTH OF CURVE
N = NORTH
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R = RADIUS
RM = REFERENCE MONUMENT
S = SOUTH
UE = UTILITY EASEMENT
W = WEST
A = CENTRAL ANGLE

SEAL SEAL SEAL SEAL SEAL SEAL SEAL
COMPASS SURVEYING
3096 EL CAMINO REAL
WEST PALM BEACH, FL 33409
PHONE: 561.640.4277
FAX: 561.640.4261
THIS INSTRUMENT PREPARED BY
DOUSTIN B. DANIELS/DL
9601 CORPORATE HWY.
SUITE #210
WEST PALM BEACH, FLORIDA 33411
LB #7463