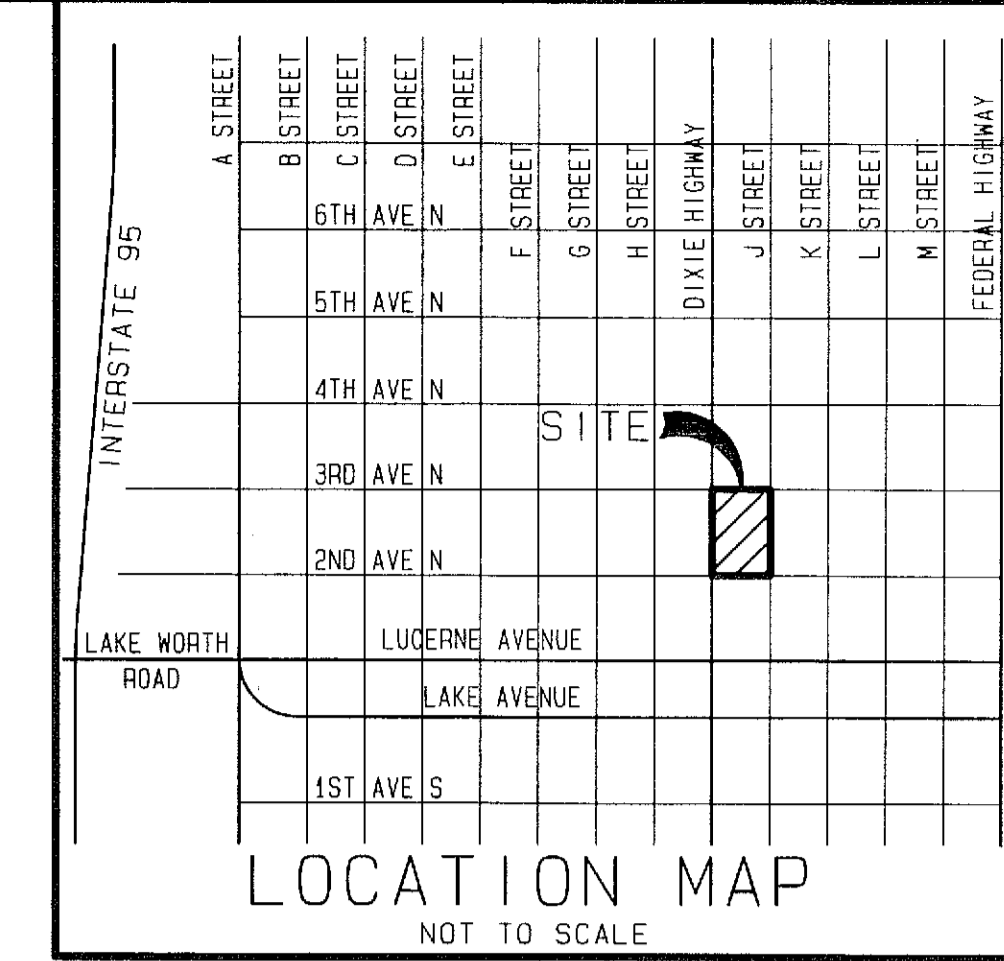


# HAMMON PARK REPLAT NO. 1

BEING A REPLAT OF A PORTION OF HAMMON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGES 126 AND 127, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA.

0038-032



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT THIS OFFICE ON THE 23rd DAY OF AUGUST 2010 AND DULY RECORDED IN PLAT BOOK 109 PAGES 126 THROUGH 127  
SHARON B. BOCK  
CLERK AND COMPTROLLER  
PALM BEACH COUNTY  
BY: DEPUTY CLERK

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS HAMMON PARK REPLAT NO. 1, BEING A REPLAT OF LOTS 1 THROUGH 72 INCLUSIVE AND TRACT "A", HAMMON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGES 126 AND 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21 TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 72 INCLUSIVE AND TRACT "A", HAMMON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGES 126 AND 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, CONTAINING 2.5223 ACRES, MORE OR LESS.

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

THE ADDITIONAL RIGHT OF WAY, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

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 SAFE SITE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE CONTROL OF LINE OF SITE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA, SAID EASEMENTS MUST PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE THE ADJACENT ROADWAY.

THE CITY OF LAKE WORTH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM CONSTRUCTED ON THIS PROPERTY, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES.

2009 FLORIDA STATUTES - TITLE XII, CHAPTER 177.101 (2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LANDS. THE FOLLOWING IS STATED AND APPLIES TO THE UNDERLYING PLAT OF HAMMON PARK.

THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

IN WITNESS WHEREOF, PUBLIX SUPER MARKETS, INC., 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 23rd DAY OF AUGUST, 2010.

WITNESS: [Signature]  
PRINT NAME: John Frazier  
WITNESS: [Signature]  
PRINT NAME: Vicki Brakke

PUBLIX SUPER MARKETS, INC.,  
A FLORIDA CORPORATION  
BY: [Signature]  
PRINT NAME: John Frazier  
TITLE: Vice President of Real Estate

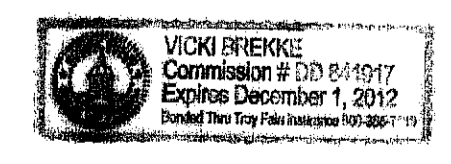
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN FRAZIER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PUBLIX SUPER MARKETS, INC., A FLORIDA 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF August 2010.

NOTARY PUBLIC: [Signature]  
PRINT NAME: Vicki Brakke  
COMMISSION NUMBER: 02210017 EXPIRES: 12/1/2012



### TITLE CERTIFICATION

I SHERRY L. HYMAN, ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION; THAT CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 2, 2010 BY: [Signature]  
SHERRY L. HYMAN  
ATTORNEY AT LAW  
FLORIDA BAR NO. 0211346

### CITY OF LAKE WORTH

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS  
CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF August 2010.

BY: [Signature]  
RENE VARELA, MAYOR  
BY: [Signature]  
JOHN PAVAN, CHAIR  
PLANNING AND ZONING BOARD  
BY: [Signature]  
PAMELA J. LOPEZ, CITY CLERK  
BY: [Signature]  
SUSAN A. STANTON, CITY MANAGER

IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

DATE: August 17, 2010 BY: [Signature]  
MARY HANNA CLODFELTER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 4763

### 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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., HAVE BEEN SET; AND, FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH.

DATE: August 17, 2010 BY: [Signature]  
RICHARD H. SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 5239

### NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF 3RD AVENUE NORTH EAST OF DIXIE HIGHWAY AND WEST OF NORTH J STREET, HAVING AN ASSUMED BEARING OF NORTH 90°00'00" EAST, AS MONUMENTED BY A PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 6680" ON THE WEST END AND A NAIL AND DISK STAMPED "LB 6680" IN THE SIDEWALK ON THE EAST END.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF LAKE WORTH.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THE CITY OF LAKE WORTH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 2009 FLORIDA STATUTES - TITLE XII, CHAPTER 177.101 (2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LANDS. THE FOLLOWING IS STATED AND APPLIES TO THE UNDERLYING PLAT OF HAMMON PARK:  

THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.
- 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.

### HAMMON PARK REPLAT NO. 1

THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER LS 5239  
IN AND FOR THE OFFICE OF:

**RICHARD H. SMITH, INC.**  
SURVEYING AND MAPPING  
FLORIDA LICENSE NUMBER LB 7667  
rsmithsurvey@bellsouth.net  
6748 LAS COLINAS STREET  
LAKE WORTH, FL 33463  
(561) 536-8191

CADD 1120P  
PROJECT NUMBER  
**1120**  
SHEET  
**1 OF 2**

