

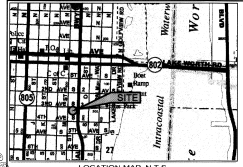
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BERMUDA CAY

BEING A REPLAT OF LOT 9, BLOCK 109,
"THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH)"
PLAT BOOK 2, PAGE 29
BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1

150



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that D.F. RYAN MANAGEMENT SERVICES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BERMUDA CAY, IS HEREBY DEDICATING AND RESERVING AS FOLLOWS:

LOT 9, BLOCK 109, THE PALM BEACH FARMS COMPANY, PLAT NO. 2, TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT HEREBY RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 290 SQUARE FEET (0.155 ACRES).

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

1. UTILITY EASEMENTS, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LAKE WORTH AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF LAKE WORTH.
2. BUFFER EASEMENTS, THE BUFFER EASEMENTS SHOWN HEREON ARE HEREBY RESERVED TO D.F. RYAN MANAGEMENT SERVICES, INC. ITS SUCCESSORS AND/OR HEIRS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, DANIEL F. RYAN, AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF 12/28 2017.

D.F. RYAN MANAGEMENT SERVICES, INC.
BY: DANIEL F. RYAN, PRESIDENT
WITNESS
PRINT NAME _____
WITNESS _____
PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, DANIEL F. RYAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF D.F. RYAN MANAGEMENT SERVICES, 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 IT, "BEARING 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 DAY OF 12/28 2017.

NOTARY PUBLIC _____
PRINT NAME _____
MY COMMISSION EXPIRES _____
LICENSE NUMBER _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

D.F. RYAN MANAGEMENT SERVICES, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID CORPORATION AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS ESTABLISHED THEREON, DATED THIS DAY OF 12/28 2017.

D.F. RYAN MANAGEMENT SERVICES, INC., A FLORIDA CORPORATION

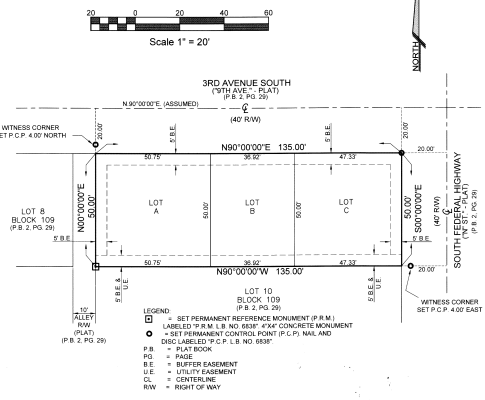
DANIEL F. RYAN, PRESIDENT
WITNESS
PRINT NAME _____
WITNESS _____
PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, DANIEL F. RYAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF D.F. RYAN MANAGEMENT SERVICES, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF 12/28 2017.

NOTARY PUBLIC _____
PRINT NAME _____
MY COMMISSION EXPIRES _____
LICENSE NUMBER _____



TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN D.F. RYAN MANAGEMENT SERVICES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORDS NOT 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.

ATTORNEY AT LAW
FLORIDA BAR NO. _____

CITY OF LAKE WORTH _____
D.F. RYAN MANAGEMENT SERVICES, INC. _____
SURVEYOR'S SEAL _____
REVIEWING SURVEYOR'S SEAL _____

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 ("CRIM-SET") AND MONUMENTS ACCORDING TO SECTION 177 (09.018), FLORIDA STATUTES HAVE BEEN PLACED AND LOT CORNER MONUMENTATION WILL BE PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 117, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

DATED: 12/28/2017 MILLER LAND SURVEYING
CERTIFICATE OF AUTHORIZATION L.B. NO. 6838
MICHAEL J. MILLER, P.E.
PROFESSIONAL SURVEYOR NO. 4034
STATE OF FLORIDA

SURVEYOR'S NOTES

1. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DENOTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.
2. BEARINGS, SHOWN HEREON, ARE BASED UPON AN ASSUMED BEARING OF N 90°00'00" E, BEING THE CENTERLINE OF 3RD AVENUE SOUTH, IN THE CITY OF LAKE WORTH, FLORIDA.
3. THE CITY OF LAKE WORTH, FLORIDA, IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL ESTABLISHED BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

REVIEWING SURVEYOR'S CERTIFICATION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA, FIELD PLACEMENT OF PERMANENT REFERENCE MONUMENTS OR PLACEMENT OF MONUMENTS AT LOT CORNERS.

DATED: 12/28/2017 BY: D. J. A. B.
DANIEL J. ARNOLD, P.E.
PROFESSIONAL SURVEYOR & MAPPER
FLA. SA CERTIFICATE NO. 15 5888

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT AS SHOWN HEREON HAD BEEN APPROVED FOR RECORD
THIS DAY OF 12/28 2017.

CITY CLERK

CITY MANAGER

CITY COMMISSIONER

CITY COMMISSIONER

CITY COMMISSIONER

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.E. IN THE OFFICES OF MILLER LAND SURVEYING, 1121 LAKE AVENUE, LAKE WORTH, FL, 33440

MILLER LAND SURVEYING		MEMO	2017
SCALE	AS NOTED	1121 LAKE AVENUE	LAKE WORTH, FLORIDA 33440
DESK/MY	FIG/ARD	PHONE (561) 586-2662	FAX: (561) 582-0151
FIELD	M/ANDY	WWW.MILLERSURV.COM	MEMO 170359
DATE	08/29/2017	EMAIL: mlrsurveying@aol.com	L-2018