

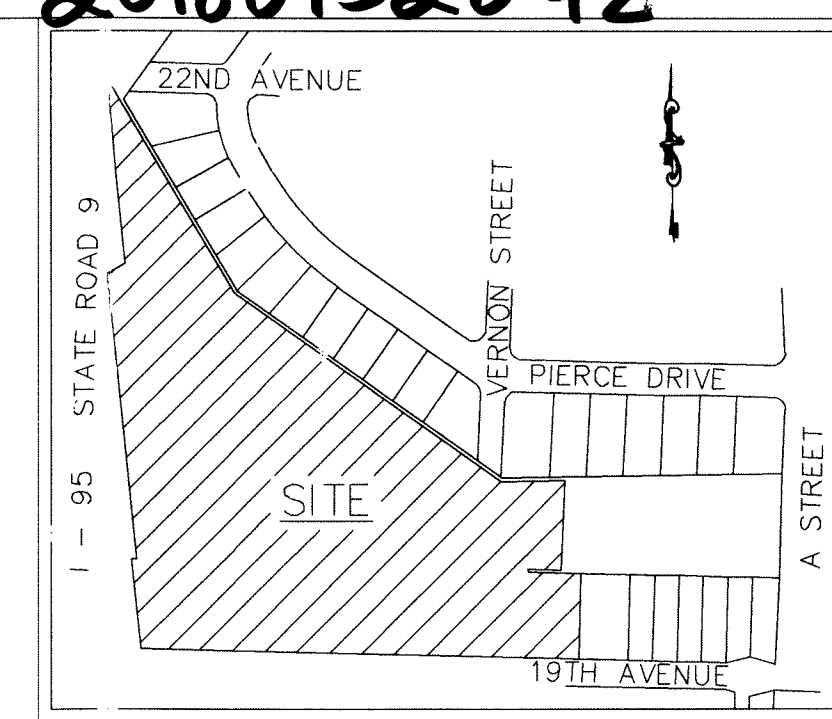
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THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 OFFICE (561)392-1991 FAX (561)750-1452 CERTIFICATE OF AUTHORIZATION NO. LB 3591 SEPTEMBER - 2017

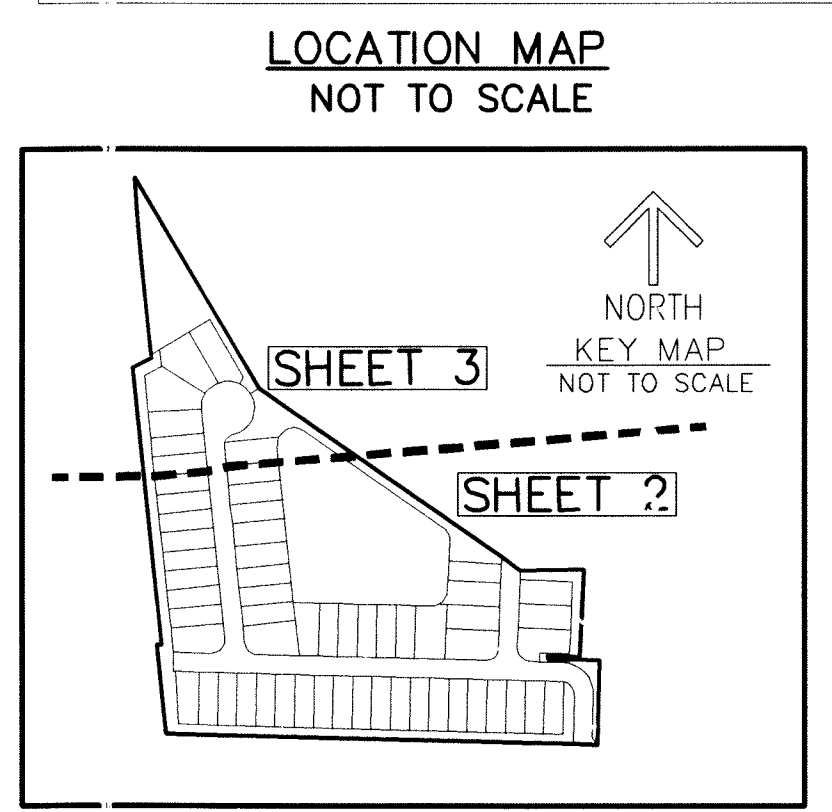
LAKE COVE OF LAKE WORTH

BEING A REPLAT OF A PORTION OF LOT 7, BLOCK K, AMENDED PLAT OF BLOCK K, L, M OF LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 6 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PARCEL OF RECLAIMED LAND ADJOINING BLOCK K, LAKE WORTH HEIGHTS SUBDIVISION, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:53 A.M. THIS 2 DAY OF April A.D. 2018 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 69 THRU 71

SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK



CLERK SHEET 1 OF 3

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LAKE COVE OF LAKE WORTH, BEING A REPLAT OF A PORTION OF LOT 7, BLOCK K, AMENDED PLAT OF BLOCK K, L, M OF LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 6 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PARCEL OF RECLAIMED LAND ADJOINING BLOCK K, LAKE WORTH HEIGHTS SUBDIVISION, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER MARKED ANGLE POINT NO. 5 (G.L.O.) WHICH IS SOUTHWESTERLY OF LOT 7, VERNON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°18'21"E. ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 131.60 FEET; THENCE S.02°40'59"W. A DISTANCE OF 182.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF GOVERNMENT LOT 3; THENCE N.88°27'29"W. ALONG SAID SOUTH LINE, A DISTANCE OF 68.01 FEET; THENCE S.16°09'29"E. A DISTANCE OF 7.14 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AFORESAID LOT 7, BLOCK K; THENCE S.88°36'11"E. ALONG SAID NORTH LINE, A DISTANCE OF 107.93 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 100.00 FEET OF SAID LOT 7, BLOCK K; THENCE S.01°23'49"W. ALONG SAID EAST LINE, A DISTANCE OF 175.38 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7, BLOCK K; THENCE N.88°36'11"W. ALONG SAID SOUTH LINE AND ITS WESTERLY PROJECTION, A DISTANCE OF 897.98 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95, AS RECORDED IN OFFICIAL RECORD BOOK 2228, PAGE 1660 OF SAID PUBLIC RECORDS; THENCE N.05°56'17"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 185.76 FEET; THE NEXT 5 COURSES AND DISTANCES ARE ALONG THE RIGHT-OF-WAY OF SAID INTERSTATE 95, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SECTION 93220-2417 AND 2421; THENCE S.88°27'29"E. A DISTANCE OF 10.03 FEET; THENCE N.05°56'17"W. A DISTANCE OF 582.83 FEET; THENCE N.61°08'27"E. A DISTANCE OF 43.43 FEET; THENCE N.05°56'17"W. A DISTANCE OF 188.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3,594.72 FEET AND A CENTRAL ANGLE OF 02°58'39"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 186.81 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF AFORESAID VERNON HEIGHTS PLAT; THENCE S.30°40'39"E. ALONG SAID WEST LINE, A DISTANCE OF 507.43 FEET; THENCE S.54°57'24"E. ALONG SAID WEST LINE, A DISTANCE OF 663.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 559,724 SQUARE FEET OR 12.8495 ACRES, MORE OR LESS.

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

- PUBLIC RIGHT-OF-WAY**
TRACT R, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- OPEN SPACE TRACTS**
TRACTS L, L1 AND L2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LAKE COVE HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- UTILITY EASEMENTS**
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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
TRACT R, AS SHOWN HEREON IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF CITY OF LAKE WORTH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.
- WATER MANAGEMENT TRACT**
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKE COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- DRAINAGE AND LAKE MAINTENANCE EASEMENTS**
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 LAKE COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKE COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- RECREATIONAL AREA**
TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKE COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- LANDSCAPE BUFFER EASEMENTS**
THE LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF Hillsborough) BEFORE ME PERSONALLY APPEARED STEVE HARDING, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGIONAL PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS REGIONAL PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF October 2017. MY COMMISSION EXPIRES: March 29, 2019. COMMISSION NUMBER: FF 214857. NOTARY PUBLIC: Christy Garrow

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH) THE LAKE COVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF October 2017.

LAKE COVE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT. WITNESS: [Signature] DANTE FRATEGARI PRESIDENT. WITNESS: [Signature] MARGARITA STEPHENSON PRINT NAME Margarita steperson

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED DANTE FRATEGARI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LAKE COVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 16th DAY OF October 2017. MY COMMISSION EXPIRES: 9/30/19. COMMISSION NUMBER: GG024042. NOTARY PUBLIC: Catherine Dahl

CITY OF LAKE WORTH APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF April A.D. 2018. PAM TRIOLO MAYOR. DEBORAH M. ANDREA, CITY CLERK. GREG RICE PLANNING BOARD CHAIRMAN. MICHAEL BORNSTEIN, CITY MANAGER.

REVIEWING SURVEYOR'S CERTIFICATE:

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, PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS. DATE: 3/23/18. DAVID A. BOWER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE LICENSE NO. 5888

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Regional President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF October 2017.

WITNESS: [Signature] LARRY FRANKS PRINT NAME Larry Franks BY: [Signature] STEVE HARDING REGIONAL PRESIDENT WITNESS: [Signature] MARK ROSCOE PRINT NAME Mark Roscoe

MERITAGE HOMES OF FLORIDA, INC. NOTARY MERITAGE HOMES OF FLORIDA, INC. NOTARY LAKE COVE HOMEOWNERS ASSOCIATION, INC. NOTARY LAKE COVE HOMEOWNERS ASSOCIATION, INC. NOTARY CITY OF LAKE WORTH SURVEYOR DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591 SURVEYOR

SEAL SEAL