

47/148

PLAT OF

LAKE ARJARO

148

A REPLAT OF A PORTION OF TRACT 6, ADAMS SUBDIVISION, LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 23, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA IN TWO SHEETS, SHEET NO. ONE

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 3:25 P.M. this 22nd day of March 1984 and duly recorded in Plat Book No. 47 on Pages 148 & 149 John B. Dunkle, Clerk Circuit Court By James T. Ryan, D.C.

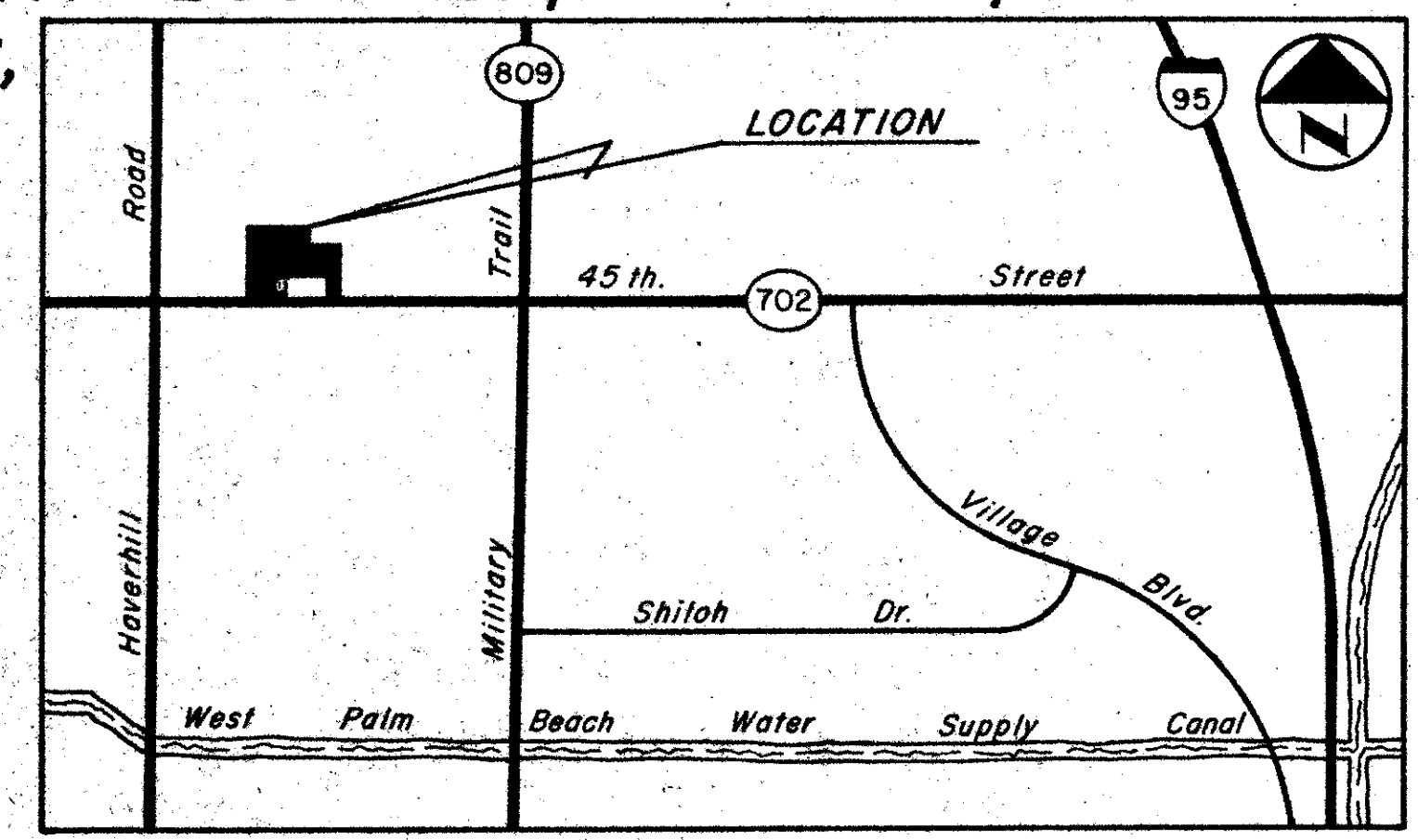
DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN ROLLAND, OWNER OF THE LAND HERON, BEING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE ARJARO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 6, ADAMS SUBDIVISION, LESS THE SOUTH 17 FEET FOR ROAD RIGHT OF WAY AND THE NORTH 115 FEET OF THE EAST 210 FEET THEREOF AND THE NORTH 155 FEET OF THE SOUTH 172 FEET OF THE WEST 290 FEET OF THE EAST 350 FEET THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 23 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

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

- 1. STREETS THE 30 FOOT ADDITIONAL RIGHT OF WAY FOR 45th STREET IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. TRACTS "A" AND "B" (LAKE ARJARO DRIVE) ARE HEREBY DEDICATED TO THE LAKE ARJARO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, FOR ROAD, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 2. EASEMENTS THE UTILITY AND DRAINAGE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. THE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED AS A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF LAKE ARJARO, AND FOR SUCH OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO DRAINAGE AND UTILITY PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE ARJARO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE DRAINAGE MAINTENANCE EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE LAKE ARJARO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS. THE WELL EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A PUBLIC WELL. 3. WATER MANAGEMENT TRACT THE WATER MANAGEMENT TRACT, AS SHOWN, IS HEREBY DEDICATED TO THE LAKE ARJARO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PROPER PURPOSES AND FOR DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 4. RESERVATION EXCEPT FOR THE PUBLIC WELL EASEMENT AND THE 30 FOOT ADDITIONAL RIGHT OF WAY FOR 45th STREET, DEDICATED, AS SHOWN ON THIS PLAT, AND IN THE EVENT THAT ALL PROPERTY COVERED BY THIS PLAT IS NOT SUBJECT TO THE LAKE ARJARO CONDOMINIUM ASSOCIATION DECLARATION OF CONDOMINIUM ANY OWNER OR OWNERS OF ANY PART OF THE PROPERTY COVERED BY THIS PLAT, SHALL BE RESPONSIBLE ON A SQUARE FOOT APPORTIONED BASIS FOR ALL DRAINAGE, INGRESS AND EGRESS, UTILITY EASEMENTS OR OTHER MAINTENANCE OBLIGATIONS WITHOUT RECOURSE TO PALM BEACH COUNTY.



LOCATION SKETCH NO SCALE JANUARY 1984

EWING AND SHIRLEY, INC. land surveyors and planners

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JOHN ROLLAND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF March 1984. MY COMMISSION EXPIRES: 4-22-85 Lena M. Voyce NOTARY PUBLIC

NOTES

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. 2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS. 3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME. 4. U.E. DENOTES UTILITY EASEMENT D.E. DENOTES DRAINAGE EASEMENT L.A.E. DENOTES LIMITED ACCESS EASEMENT I., E., D. & U.E. DENOTES INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT. 5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [] PERMANENT CONTROL POINTS ARE SHOWN THUS: o 6. EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED. 7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS. 8. BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°-27'-52" EAST FOR THE WEST LINE OF TRACT 6, ADAMS SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 23, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF March 1984 BY: [Signature] CHAIRMAN COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF March 1984 BY: [Signature] HERBERT KAHLERT COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: [Signature] DEPUTY CLERK

TITLE CERTIFICATION

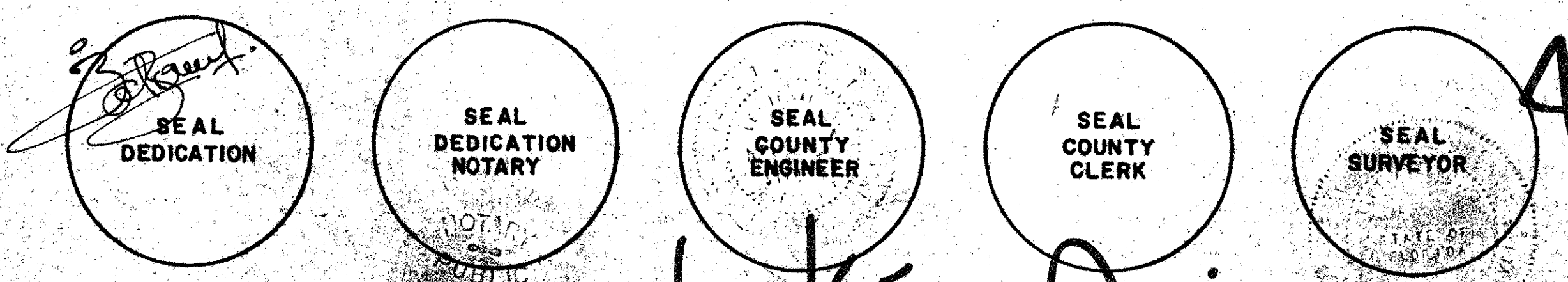
STATE OF FLORIDA COUNTY OF PALM BEACH I JOSEPH A. HUBERT A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOHN ROLLAND; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES. DATE: March 23, 1984 [Signature] JOSEPH A. HUBERT ATTORNEY AT LAW

SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. DATE: MARCH 23, 1984 [Signature] KENT W. EWING, JR. REGISTERED SURVEYOR NO. 3884 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD SUITE 118 LAKE WORTH, FLORIDA 33461 0395-000

IN WITNESS WHEREOF, I JOHN ROLLAND DO HEREUNTO SET MY HAND AND SEAL THIS 23 DAY OF March 1984. [Signatures]



LAKE ARJARO 47/148

MBSA MICHAEL B. SCHORAH & ASSOCIATES, INC. ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS 1850 FOREST HILL BLVD SUITE 205 WEST PALM BEACH, FLORIDA 33408 PHONE: (305) 968-0080