

CLEARBROOK PARK

BEING A REPLAT OF PORTIONS OF THE PLAT OF LAGO DEL REY, PLAT BOOK 30, PAGE 69,
 THE PLAT OF LAGO DEL REY, PLAT IIA, PLAT BOOK 39, PAGE 170,
 AND THE PLAT OF HIDDEN LAKE, PLAT BOOK 63, PAGES 180 AND 181.
 SITUATE IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
 AUGUST 1994
 CITY OF DELRAY BEACH, FLORIDA
 SHEET 1 OF 2

110

STATE OF FLORIDA 5 SS
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 4:03 P.M.
 THIS 19th DAY OF
 SEPTEMBER A.D. 1994 AND
 DULY RECORDED IN PLAT BOOK
 73 ON PAGES 110 AND
 BY: *Joseph A. Starnelli* DC
 DOROTHY WILKEN, CLERK

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT GUARDIAN CONSTRUCTION CORPORATION, OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A parcel of land lying in Section 19, Township 46 South, Range 43 East, Palm Beach County, Florida, and being portions of the plat of LAGO DEL REY as recorded in Plat Book 30 at page 69 of the Public Records of Palm Beach County, Florida, and portions of the plat of LAGO DEL REY, PLAT IIA as recorded in Plat Book 39 at page 170 of the Public Records of Palm Beach County, Florida, and portions of the plat of HIDDEN LAKES as recorded in Plat Book 63 at pages 180 and 181 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel P of said plat of HIDDEN LAKES: thence N90°00'00"E, along the North line of said Parcel P, a distance of 308.54 feet; thence S0°00'00"E, a distance of 210.03 feet; thence S36°21'09"E, a distance of 31.00 feet; thence S33°38'51"W, a distance of 67.52 feet; thence S22°09'19"W, a distance of 235.56 feet; thence S00°00'00"E, a distance of 104.36 feet; thence N90°00'00"W, a distance of 182.51 feet; thence N00°06'54"W, along the West lines of said plats of LAGO DEL REY, LAGO DEL REY - PLAT IIA and HIDDEN LAKE, a distance of 597.55 feet, to the POINT OF BEGINNING.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CLEARBROOK PARK AND FURTHER DEDICATES AS FOLLOWS:

TRACTS "A", "C", "D" AND "H" ARE HEREBY DEDICATED TO THE CLEARBROOK PARK ASSOCIATION, INC. AS PRIVATE PARKS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

TRACT "B" IS HEREBY DEDICATED TO THE CLEARBROOK PARK ASSOCIATION, INC. AS A PRIVATE STREET FOR ACCESS AND UTILITY PURPOSES AND IS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

TRACT "E" IS HEREBY DEDICATED TO THE CLEARBROOK PARK ASSOCIATION, INC. AS A LAKE MANAGEMENT TRACT TO BE MAINTAINED BY SAID ASSOCIATION WITH A DEDICATED RIGHT-OF-ACCESS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES. HEREIN CLEARBROOK PARK ASSOCIATION, INC. AND LAGO DEL REY NORTH CONDOMINIUM ASSOCIATION, INC. ACKNOWLEDGE THE EXISTING AND FUTURE CROSS DRAINAGE FROM THEIR COMMON AND ADJACENT WATER MANAGEMENT TRACTS.

TRACTS "F" AND "G" ARE HEREBY DEDICATED TO LAGO DEL REY NORTH CONDOMINIUM ASSOCIATION, INC. AS A FLORIDA NON-PROFIT CORPORATION FOR ACCESS AND PARKING PURPOSES AND IS THE SOLE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LOTS 73 THROUGH 86, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

ALONG WITH THE FOLLOWING EASEMENTS:

LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LANDSCAPE EASEMENTS (L.E.) AS SHOWN ARE HEREBY DEDICATED TO CLEARBROOK PARK ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPE BUFFERS.

LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN ARE HEREBY DEDICATED TO CLEARBROOK PARK ASSOCIATION, INC. FOR THE MAINTENANCE OF TRACT "E" AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

SANITARY SEWER EASEMENTS (S.S.E.) AND WATER MAIN EASEMENTS (W.M.E.) AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH, FLORIDA FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

UTILITY EASEMENTS (U.E.) AS SHOWN ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF BURIED CABLE, ELECTRIC AND TELEPHONE UTILITIES.

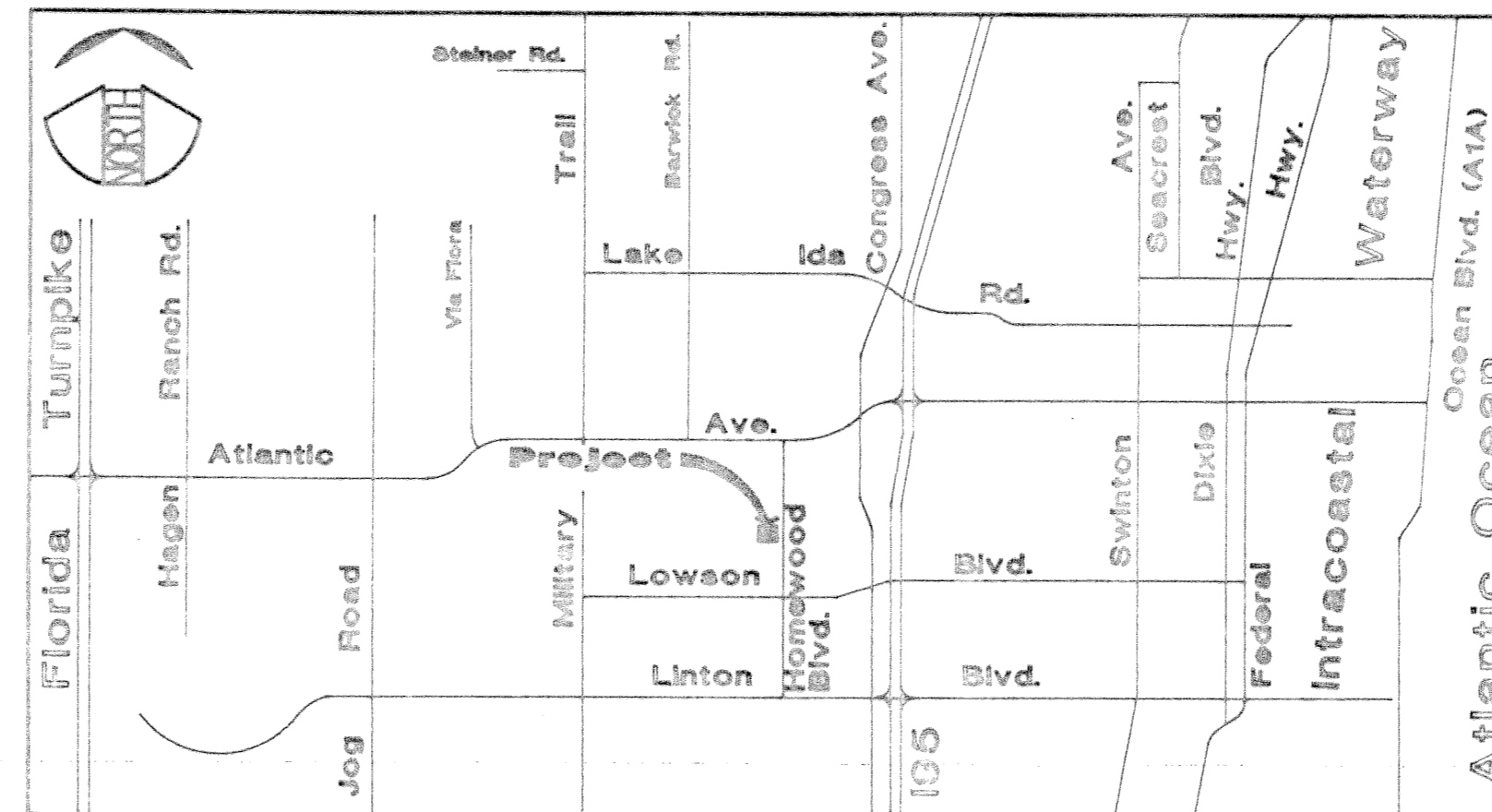
ALONG WITH THE FOLLOWING JOINDER:

LAGO DEL REY NORTH CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, HEREBY GIVES ITS JOINDER TO THIS PLAT FOR THE PURPOSE OF APPROVING AND CONFIRMING THE RELEASE AND DISCHARGE OF THE DEDICATION OF PARCEL P OF THE PLAT OF HIDDEN LAKE AS RECORDED IN PLAT BOOK 63, PAGES 180-181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE EXTENT SAID PARCEL P IS INCLUDED IN THE PLAT OF CLEARBROOK PARK. FURTHER, LAGO DEL REY NORTH CONDOMINIUM ASSOCIATION, INC. DISCLAIMS AND RELEASES CLEARBROOK PARK FROM ANY EASEMENTS, OR DEDICATIONS IN FAVOR OF THE UNDERSIGNED EXCEPT AS SHOWN ON THIS PLAT OF CLEARBROOK PARK.

IN WITNESS WHEREOF, THE ABOVE NAMED GUARDIAN CONSTRUCTION CORPORATION & LAGO DEL REY NORTH CONDOMINIUM ASSOCIATION, INC. HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 31st DAY OF AUGUST, 1994.

WITNESS: *John J. Carey* VICE-PRESIDENT, GUARDIAN CONSTRUCTION CORPORATION
 WITNESS: *Jack P. Carey* PRESIDENT
 WITNESS: *Catherine Cristini* LAGO DEL REY NORTH CONDOMINIUM ASSOCIATION, INC.

LOCATION MAP: (NOT TO SCALE)



ACKNOWLEDGMENT:

STATE OF FLORIDA IS.S.
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LLOYD HASNER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF THE GUARDIAN CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF AUGUST, 1994.

MY COMMISSION EXPIRES: *Roslyn Desser* NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF FLORIDA IS.S.
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *CATHERINE CRISTINI* TO ME WELL KNOWN, AND KNOWN TO ME TO BE AN OFFICER DULY AUTHORIZED TO TAKE OATHS AND MAKE ACKNOWLEDGMENTS FOR LAGO DEL REY NORTH CONDOMINIUM ASSOCIATION, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OFFICER OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF AUGUST, 1994.

MY COMMISSION EXPIRES: *Roslyn Desser* NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF NEW YORK IS.S.
 COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8227 AT PAGE 31 AND AMENDED IN OFFICIAL RECORD BOOK 8333 AT PAGE 700 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SHALL BE SUBORDINATED TO DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY *John Aloisio* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF AUGUST, 1994.

ATTEST: *John Aloisio* BY: JOHN ALOISIO, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF NEW YORK IS.S.
 COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED JOHN ALOISIO AND *Chau Kiamales* WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF AUGUST, 1994.

MY COMMISSION EXPIRES: *Vivian Jermolowski* NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA IS.S.
 COUNTY OF PALM BEACH

I, MICHAEL LISTICK, 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 TO THE GUARDIAN CONSTRUCTION CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATE: *July 27, 1994* BY: *Michael M. Listick* MICHAEL LISTICK, ESQUIRE ATTORNEY AT LAW

CITY APPROVALS:

THIS PLAT OF THE CLEARBROOK PARK WAS APPROVED ON THE 22nd DAY OF *FEBRUARY* 1994, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR *Robert...* ATTEST: CITY CLERK *Christine Hugo...*
 (AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Dean... CHAIRPERSON, PLANNING AND ZONING BOARD
... FIRE MARSHAL
... DIRECTOR OF ENVIRONMENTAL SERVICES
 DIRECTOR OF PARKS AND RECREATION

SURVEYOR'S CERTIFICATION:

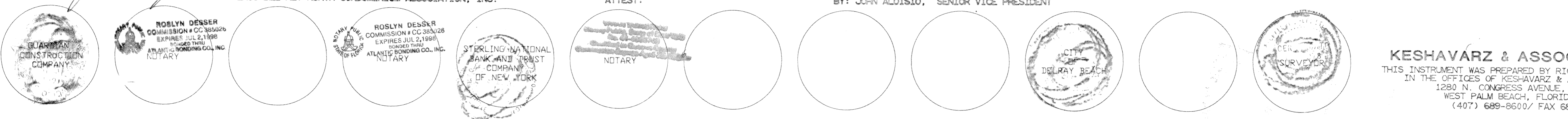
STATE OF FLORIDA IS.S.
 COUNTY OF PALM BEACH

I HEREBY 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. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA 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 THE CITY OF DELRAY BEACH, FLORIDA.

DATE: *August 3, 1994*
 RICHARD P. BREITENBACH, PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3978

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SUBDIVISION # CLEARBROOK PARK
 BOOK 73 PAGE 10
 FLOOD ZONE - FLOOD MAP # -
 QUAD # - ZONING
 SE - ZIP CODE -
 P.P. NAME - Delray
 1974/43



KESHAVARZ & ASSOCIATES, INC.
 THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (407) 689-8600/ FAX 689-7476