

FRESHWATER LAKES

A REPLAT OF LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 24;
LOTS 1 THROUGH 6, INCLUSIVE; A PORTION OF LOT 7; AND LOTS 8 THROUGH 14, INCLUSIVE, BLOCK 17
AMENDED PLAT OF FRESHWATER ADDITION (PLAT BOOK 6, PAGE 29)
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

45

COUNTY OF PALM BEACH)
STATE OF FLORIDA)SS

THIS PLAT WAS FILED FOR
RECORD AT 4:36 P.M.
THIS 14TH DAY OF NOVEMBER,
1995, AND DULY RECORDED IN
PLAT BOOK 76, ON PAGE 45-46

DOROTHY H. WILKIN
CLERK OF CIRCUIT COURT
BY *Deigh A. Stanley* p.c.



PREPARED BY
KATHLEEN L. HALL, P.L.S.
KATHLEEN L. HALL LAND SURVEYING, INC.
7891 WEST SAMPLE ROAD
CORAL SPRINGS, FLORIDA 33065
(305) 344-8843
FEBRUARY 1995

DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7 (LESS THE WEST 5.00 FEET THEREOF), AND LOT 8 (LESS THE WEST 5.00 FEET THEREOF), AND LOTS 9, 10, 11, 12, 13 AND 14, BLOCK 24, AMENDED PLAT OF FRESHWATER ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOTS 1, 2, 3, 4, 5, 6, 7 (LESS THE SOUTH 60 FEET AND LESS THE WEST 5.00 FEET THEREOF), AND LOTS 8, 9, 10, 11, 12, 13, AND 14, BLOCK 17, AMENDED PLAT OF FRESHWATER ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE 15 FOOT PLATTED ALLEY AS SHOWN ON THE PLAT OF FRESHWATER ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID ALLEY BEING BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF LOTS 1 THROUGH 7, BLOCK 17; ON THE SOUTH BY THE NORTH LINE OF LOTS 8 THROUGH 14, BLOCK 17; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF DOUGLASS AVENUE, AS SHOWN ON SAID PLAT; AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF TAMARIND AVENUE, AS SHOWN ON SAID PLAT (AS DESCRIBED IN OFFICIAL RECORDS BOOK 8664, PAGE 787 OF SAID PUBLIC RECORDS).

AND

A PORTION OF THE RIGHT-OF-WAY FOR 11TH STREET AS SHOWN ON THE PLAT OF FRESHWATER ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RIGHT-OF-WAY BEING BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF LOTS 8 THROUGH 14, BLOCK 24 OF SAID PLAT; ON THE SOUTH BY THE NORTH LINE OF LOTS 1 THROUGH 7, BLOCK 17 OF SAID PLAT; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF DOUGLASS AVENUE, AS SHOWN ON SAID PLAT; AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF TAMARIND AVENUE, AS SHOWN ON SAID PLAT (AS DESCRIBED IN OFFICIAL RECORDS BOOK 8664, PAGE 785 OF SAID PUBLIC RECORDS).

AND

THE 15 FOOT PLATTED ALLEY AS SHOWN ON THE PLAT OF FRESHWATER ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID ALLEY BEING BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF LOTS 1 THROUGH 7, BLOCK 24; ON THE SOUTH BY THE NORTH LINE OF LOTS 8 THROUGH 14, BLOCK 24; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF DOUGLASS AVENUE, AS SHOWN ON SAID PLAT; AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF TAMARIND AVENUE, AS SHOWN ON SAID PLAT (AS DESCRIBED IN OFFICIAL RECORDS BOOK 8664, PAGE 786 OF SAID PUBLIC RECORDS).

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 5.06 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY OWNER OF THE LAND SHOWN HEREON AS FRESHWATER LAKES HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- UTILITY EASEMENTS:
NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY.
- TRACTS "A" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRESHWATER LAKES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FRESHWATER LAKES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FRESHWATER LAKES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS, FOR EMERGENCY ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS "E", "F", AND "G", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE CITY OF WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR THIS 15TH DAY OF August, 1995.

WITNESS
Karen B. Wright
Nancy M. Graham
KATHLEEN L. HALL
CHAIR

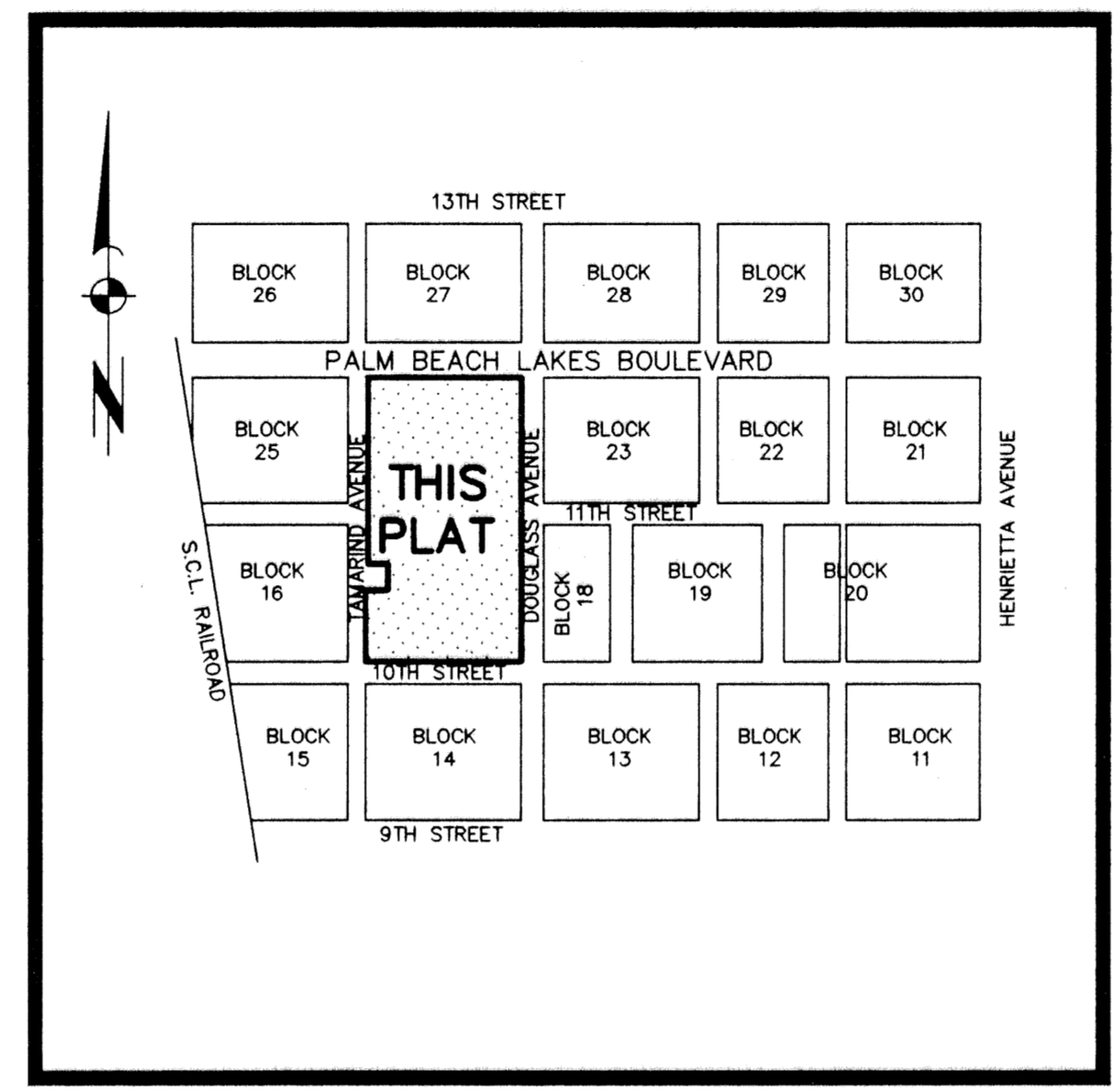
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NANCY M. GRAHAM, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF August, 1995.

MY COMMISSION EXPIRES
Karen B. Wright
NOTARY PUBLIC
MY COMMISSION NO. CC381808
EXPIRES OCT 29, 1997



LOCATION MAP
(Not to Scale)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FRESHWATER LAKES HOMEOWNERS ASSOCIATION, INC. 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, 1995.

FRESHWATER LAKES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS:
Steph
Nancy M. Graham
BY: *Faye Outlaw-Kirk*
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FAYE OUTLAW-KIRK WHO IS PERSONALLY KNOWN TO ME AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF October, 1995.

MY COMMISSION EXPIRES
Nancy M. Graham
NOTARY PUBLIC
NAME
TANYA M. DAFIN
COMMISSION NUMBER
CC381808
MY COMMISSION EXP.
JULY 22, 1998

NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN WITH THE CENTERLINE OF TAMARIND AVENUE HAVING A BEARING OF N00°00'00"W
- THE BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
- NO BUILDINGS NOR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR SEWER OR WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION AND MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

APPROVALS CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH
STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 15TH DAY OF August, 1995.

BY: *Nancy M. Graham*
NANCY M. GRAHAM, MAYOR

APPROVED: August 15, 1995, 1995.

CITY PLANNING BOARD
BY: *William M. Moss*
WILLIAM M. MOSS, CHAIRMAN

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

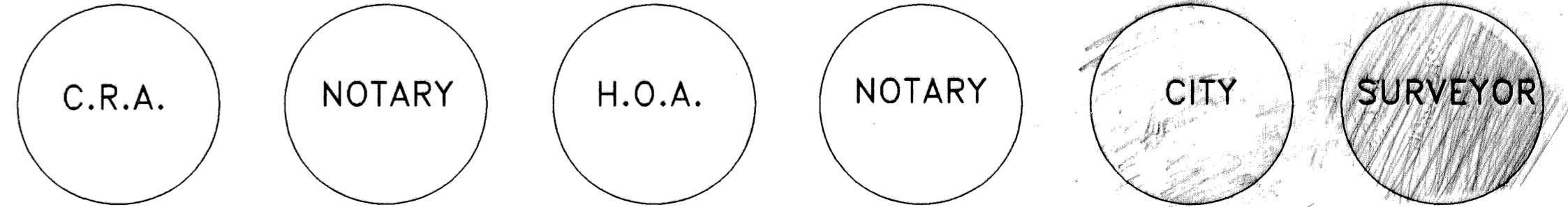
I, MICHAEL HAYGOOD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO *City of West Palm Beach, CA*; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11/9/95
Michael Haygood
MICHAEL HAYGOOD
ATTORNEY AT LAW

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 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM 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 WEST PALM BEACH, FLORIDA.

DATED: 4-19-95
Kathleen L. Hall
KATHLEEN L. HALL
REGISTERED LAND SURVEYOR NO. 4103
STATE OF FLORIDA



SEALS

SUBDIVISION * FRESHWATER LAKES
BOOK 76 PAGE 45
FLOOD MAP *
QUAD *
SE *
ZIP CODE *
PUD NAME * City of West Palm Beach