

MERCURIO SUBDIVISION

IN THE VILLAGE OF PALM SPRINGS

BEING A REPLAT OF LOT 12, BLOCK 4, LAKEWOOD GARDENS, PLAT No.1, AS RECORDED IN PLAT BOOK 18 AT PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 1999

SHEET 1 OF 2

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Carlo Mercurio who is
personally known to me or has produced _____
as identification, and who executed the foregoing instrument, and acknowledged before me
that he executed said instrument for the purposes expressed therein.

WITNESS my official seal this 10th day of November, 1999.

My commission expires: 2/13/2002
#CC 702544 Carolyn E. Moore
Notary Public

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Carlo Mercurio who is
President of Mercurio Homeowners' Association, Inc. and who is
personally known to me or has produced _____
as identification, and who executed the foregoing instrument, and acknowledged before me
that he executed said instrument for the purposes expressed therein.

WITNESS my official seal this 10th day of November, 1999.

My commission expires: 2/13/2002
#CC 702544 Carolyn E. Moore
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, James R. Merola, 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 CARLO MERCURIO, trustee that
the current taxes of record have been paid; and that there are no mortgages of
record and that there are no other encumbrances of record.

Dated: 11/10/99 James R. Merola
Attorney-At-Law Licensed in Florida

VILLAGE OF PALM SPRINGS VILLAGE COUNCIL

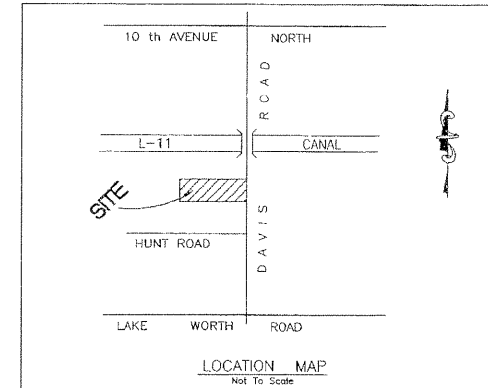
This is to certify that this plat has been approved for record by the Village Council of the
Village of Palm Springs by Resolution No. 99-97 this 2nd day of December, 1999.

Mayor - Stephen M. Davis
Attest: Irene L. Burroughs
Village Clerk - Irene L. Burroughs

VILLAGE APPROVAL

VILLAGE OF PALM SPRINGS ENGINEER
This plat is hereby approved for record in accordance with Sec. 177.071 (2) F.S., this
2nd day of December, 1999, and has been reviewed by a Professional
Surveyor and Mapper under contract to the Village of Palm Springs in accordance with
Sec. 177.081 (1), F.S.

Donald A. Eckler
Village Engineer - Donald A. Eckler, PE
Florida Registration No. 18934



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PLAT OF PALM BEACH COUNTY, FLORIDA
STATE OF FLORIDA
RECORDED IN PLAT BOOK 18 AT PAGE 38
DATE RECORDED: December 11, 1999
BOOK: 137-130
PAGE: 810
DOROTHY W. KYLE, Clerk of Circuit Court
by John R. Lamb, PLS

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS that CARLO MERCURIO, Trustee, Owner of the land shown hereon as MERCURIO SUBDIVISION, being a replat of LOT 12, Block 4 of LAKEWOOD GARDENS as recorded in Plat Book 18 at Page 38 in the Public Records of Palm Beach County, Florida, and being in Section 19, Township 44 South, Range 43 East, being more particularly described as follows:

POINT OF BEGINNING being at a point on the west Right-Of-Way line of DAVIS ROAD, said point being N. 01°38'08" E., a distance of 2324.23 feet from the south quarter corner of Section 19, Township 44 South, Range 43 East, Palm Beach County, Florida; thence N. 88°04'47" W., a distance of 331.93 feet; thence thence N. 01°40'24" E., a distance of 159.02 feet; thence S. 88°04'47" E., a distance of 331.83 feet; thence S. 01°38'08" W., a distance of 159.02 feet to POINT OF BEGINNING, have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

- STREET**
Tract "A" as shown hereon, is hereby reserved to the Mercurio Homeowners Association, Inc. its successors and assigns, for residential access serving abutting lots for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Association its successors and assigns without recourse to the Village of Palm Springs.
- OPEN SPACE/UTILITIES/LANDSCAPE/BUFFER TRACT**
Tract "B", as shown hereon, is hereby reserved to the Mercurio Homeowners Association, Inc., its successors and assigns, for open space and utility purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Palm Springs.
- DEDICATION**
Tract "C", as shown hereon, is hereby reserved to the Mercurio Homeowners Association, Inc., its successors and assigns, for drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Palm Springs, ingress/egress over the north 30 feet of the south 40 feet is hereby dedicated in perpetuity to the owners of Lots 1 thru 4 of said plat.
- LIFT STATION EASEMENT**
The LIFT STATION easement as shown hereon, is hereby reserved to the Mercurio Homeowners Association, Inc., its successors and assigns, for sanitary sewer purposes and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to the Village of Palm Springs.
- UTILITY EASEMENT**
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.

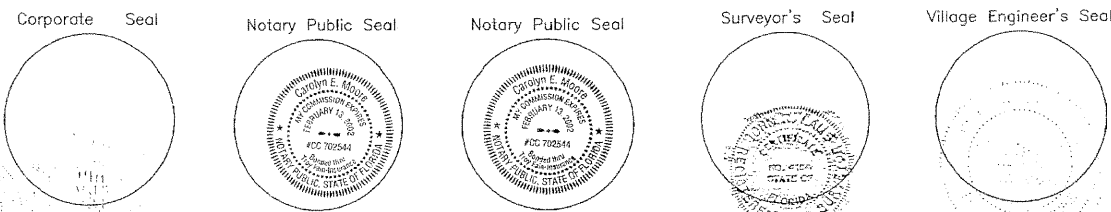
IN WITNESS WHEREOF, I CARLO MERCURIO, trustee, do hereunto set my hand and seal this 10th day of November, 1999.

WITNESS: Carolyn E. Moore (1) BY: Carlo Mercurio
WITNESS: Helen J. Miller (2) Carlo Mercurio, Trustee

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
The Mercurio Homeowners Associations, Inc., hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for the same as stated hereon,
Dated this 10th day of November, 1999.

WITNESS: Helen J. Miller BY: Carlo Mercurio
Carlo Mercurio, President



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 ("PRM's"), Permanent Control Points ("PCP's"), and Monuments according to Sec. 177.091 (9), F.S., have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of the Village of Palm Springs, Florida.

John R. Lamb
John R. Lamb, PLS
Certificate License No. 4164
State of Florida

SURVEYOR'S NOTES:

- No building or any kind of construction or trees or shrubs shall be placed on any easement without written approval of all easement beneficiaries and all applicable Village and County approvals or permits as required for such encroachments.
- In those cases where Easements of different types cross or otherwise coincide, Drainage Easements shall have first priority, Utility Easements shall have second priority and all other Easements shall be subordinate to these with their priorities being determined by use rights.
- Building setback lines shall be as required by current Village of Palm Springs regulations and/or any restrictive covenants pertaining to that portion of the development shown hereon.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida.

This Instrument was prepared by JOHN R. LAMB, PLS in the office of SAGEngineering, Inc., 3951 N. Haverhill Road Suite 219, West Palm Beach, Florida 33417