

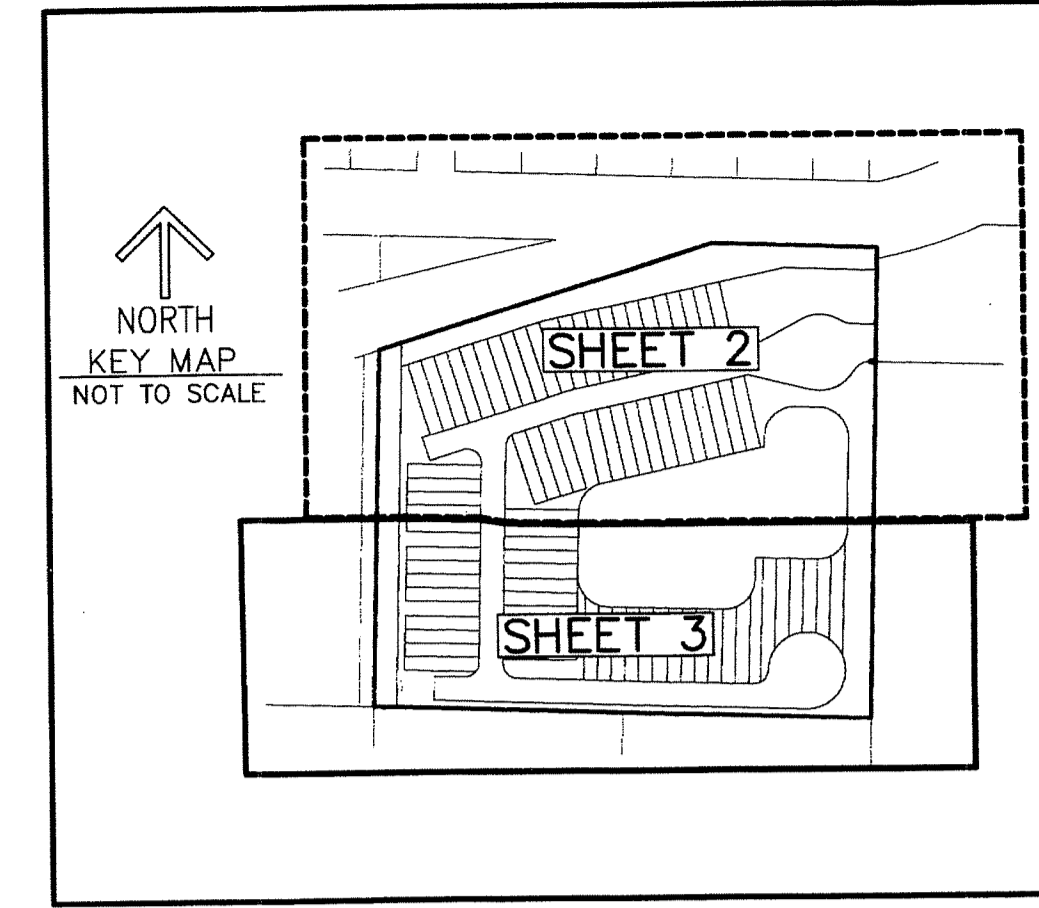
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THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 OFFICE (561)392-1991 FAX (561)750-1452 CERTIFICATE OF AUTHORIZATION NO. LB 3591 FEBRUARY - 2015

WATERVILLE

BEING A REPLAT OF A PORTION OF TRACTS 2 AND 3, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED ON PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:15 A.M. THIS 22 DAY OF June A.D. 2015 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 6 THRU 8

SHARON R. BOCK CLERK AND COMPTROLLER BY: Maria R. Gordon DEPUTY CLERK

SHEET 1 OF 3

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WATERVILLE, BEING A REPLAT OF A PORTION OF TRACTS 2 AND 3, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED ON PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 3, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED ON PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FLORIDA; THENCE N.01°23'56"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 476.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-4 (KELLER CUT-OFF CANAL), AS RECORDED IN OFFICIAL RECORD BOOK 28648, PAGE 1817 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.72°37'47"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 464.82 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-4, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 781 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°08'35"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.33 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT 2 OF SAID MODEL LAND COMPANY'S SUBDIVISION; THENCE S.01°20'47"W. ALONG SAID EAST LINE, A DISTANCE OF 629.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE N.88°08'28"W. ALONG THE SOUTH LINE OF SAID TRACTS 2 AND 3, A DISTANCE OF 660.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 381,336 SQUARE FEET OR 8.7543 MORE OR LESS.

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

1. PRIVATE STREET TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WATERVILLE TOWNHOMES OF LAKE WORTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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 CITY OF LAKE WORTH, FLORIDA.

2. OPEN SPACE TRACTS TRACTS L THROUGH L10, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WATERVILLE 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.

TRACT L-10 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 6047, PAGE 663 AND OFFICIAL RECORD BOOK 27323, PAGE 1681, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

3. 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.

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.

4. WATER MANAGEMENT TRACT TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WATERVILLE TOWNHOMES OF LAKE WORTH 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.

5. 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 WATERVILLE TOWNHOMES OF LAKE WORTH 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 WATERVILLE TOWNHOMES OF LAKE WORTH 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.

6. RECREATIONAL AREA TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WATERVILLE TOWNHOMES OF LAKE WORTH 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.

7. LANDSCAPE BUFFER EASEMENTS THE LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WATERVILLE TOWNHOMES OF LAKE WORTH 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.

8. ADDITIONAL RIGHT-OF-WAY TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT RW IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 6047, PAGE 663, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

9. WATER MAIN UTILITY EASEMENTS THE WATER MAIN UTILITY EASEMENTS ARE NON-EXCLUSIVE EASEMENTS DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF CITY OF LAKE WORTH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 11th DAY OF May, 2015.

WITNESS: Karl Albertson, Sharon Cino, RAFAEL J. ROCA VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF ) BEFORE ME PERSONALLY APPEARED RAFAEL J. ROCA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF May, 2015. MY COMMISSION EXPIRES: July 23, 2019. COMMISSION NUMBER: 222134



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH) THE WATERVILLE TOWNHOMES OF LAKE WORTH 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 11th DAY OF May, 2015.

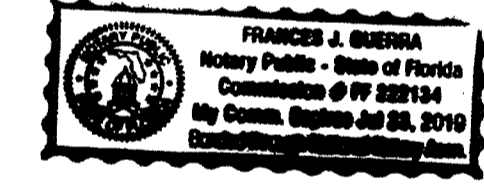
WATERVILLE TOWNHOMES OF LAKE WORTH HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: Amalia Papadimitriou PRESIDENT

WITNESS: Karl Albertson, Sharon Cino

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED AMALIA PAPADIMITRIOU, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WATERVILLE TOWNHOMES OF LAKE WORTH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 11th DAY OF May, 2015. MY COMMISSION EXPIRES: July 23, 2019. COMMISSION NUMBER: 222134

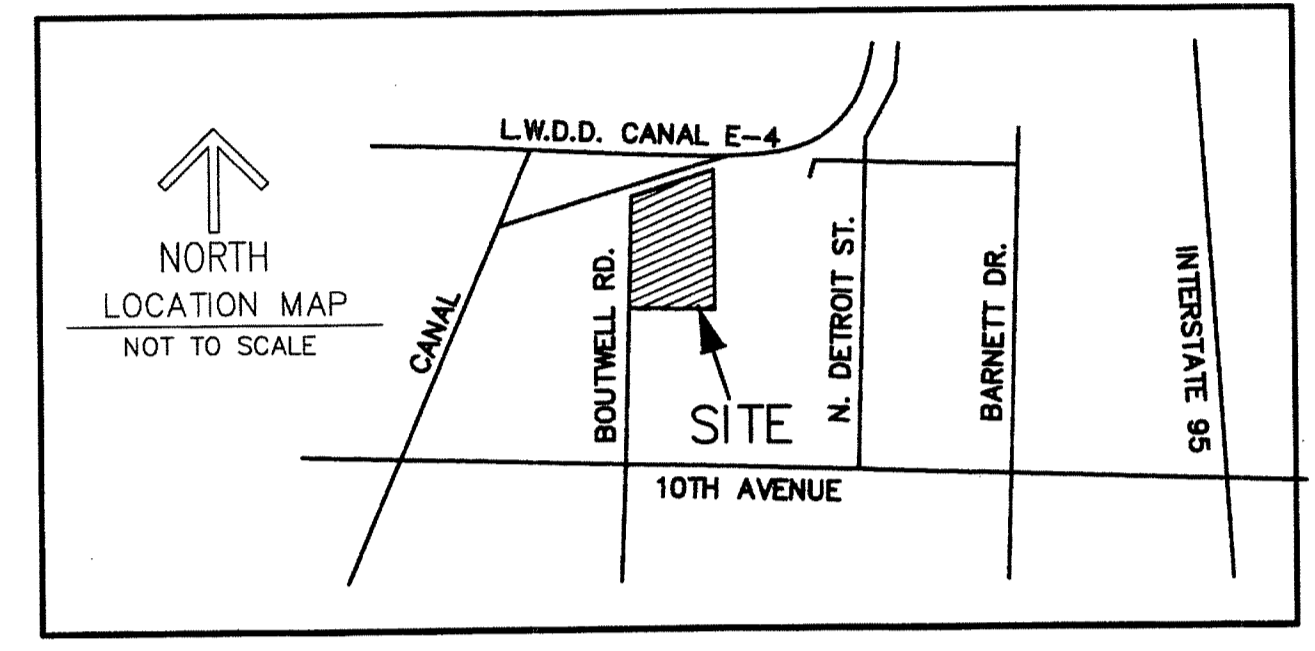


CITY OF LAKE WORTH APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF June, A.D. 2015. Mayor: Manuel Tizols, Pamela Lopez, 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: 5/19/15 DAVID A. BOWER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5888



TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH) I, MICHELLE JESSELL, 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 HAVE FOUND THE TITLE TO THE PROPERTY IS VESTED IN D.R. HORTON, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 3-26-15 Michelle Jessell MICHELLE JESSELL BROAD & CASSEL, PA

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH ZONING REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, WITH THE NORTH LINE OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST HAVING A BEARING OF N88°08'35"W. 5. "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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. 6. THE CITY OF LAKE WORTH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES. 7. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED

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 (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF LAKE WORTH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA. DATE: 5-12-15 DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

