

DAVIS LANDINGS

BEING A REPLAT OF TRACTS C, D AND A PORTION OF E, BLOCK 121, PALM BEACH FARMS CO. PLAT NO. 7, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MAY - 2011



20110398803
146
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT **3:24 P.M.**
THIS **26** DAY OF **October**
A.D. 2011 AND DULY RECORDED
IN PLAT BOOK **146** ON
PAGES **146** AND **147**
SHARON R. BOCK
CLERK AND COMPTROLLER
BY:
DEPUTY CLERK

SHEET 1 OF 2



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS DAVIS LANDINGS, BEING A REPLAT OF TRACTS C, D AND A PORTION OF E, BLOCK 121, PALM BEACH FARMS CO. PLAT NO. 7, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C, D, AND E, BLOCK 121, PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 90.44 FEET PER CHANCERY CASE NO. 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 92,804 SQUARE FEET OR 2.130 ACRES, MORE OR LESS.

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

1. TRACT A

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED BY COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT RWI

TRACT RWI, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. UTILITY EASEMENT

THE UTILITY EASEMENTS 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.

4. MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF PUBLIC TRANSIT BOARDING AND ALIGHTING AREAS, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THIS EASEMENT AREAS SHALL BE WITH COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME PALM BEACH COUNTY, ITS SUCCESSORS, OR ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THIS EASEMENT FOR THE INTENDED PURPOSES, AT WHICH TIME MAINTENANCE OF THIS EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THIS EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

4. DRAINAGE EASEMENT

THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS **3** DAY OF **August** 2011.

WITNESS:
NAME **Cynthia LaCourse-Blum** COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS:
NAME **Nadine Phillisaint** HAZEL LUCAS
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HAZEL LUCAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS **3rd** DAY OF **August** 2011.

MY COMMISSION EXPIRES: **May 25, 2014**
COMMISSION NUMBER: **DD945592**

MORTGAGEES CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK **24673** AT PAGE **1197** OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE POLITICAL SUBDIVISION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT COUNTY ADMINISTRATOR AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS THIS **9** DAY OF **August** 2011.

PALM BEACH COUNTY,
A POLITICAL SUBDIVISION IN THE STATE
OF FLORIDA

WITNESS:
NAME **Barbara S. Kennedy** BY:
SHANNON LAROCQUE
ASSISTANT COUNTY ADMINISTRATOR
WITNESS:
NAME **Theresa Lawrence**

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SHANNON LAROCQUE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED **Barbara S. Kennedy** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT COUNTY ADMINISTRATOR OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID POLITICAL SUBDIVISION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID POLITICAL SUBDIVISION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COUNTY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF PALM BEACH COUNTY, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS **9th** DAY OF **August** 2011.

MY COMMISSION EXPIRES: **August 27, 2012**
COMMISSION NUMBER: **DD814213**

MORTGAGEES CONSENT:

STATE OF FLORIDA)
COUNTY OF **Palm Beach**)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK **24347**, AT PAGE **945** OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS **Chairman** AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS **Chairman** THIS **4th** DAY OF **August** 2011.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA,
A PUBLIC BODY CORPORATE AND POLITICAL ENTITY

WITNESS:
NAME **David M. Brandt** BY:
Chairman
WITNESS:
NAME **Jedmsly Esthera** TITLE **Bob A. Newmark**

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF **Palm Beach**)

BEFORE ME PERSONALLY APPEARED **Bob A. Newmark**, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED **FL Drivers License** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS **Chairman** OF HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA, A PUBLIC BODY CORPORATE AND POLITICAL ENTITY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR PUBLIC BODY CORPORATE AND POLITICAL ENTITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS **4th** DAY OF **August** 2011.

MY COMMISSION EXPIRES: **December 29, 2011**
COMMISSION NUMBER: **DD722647**

"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.

TABULAR DATA

TOTAL AREA THIS PLAT	2.13 ACRES
TRACT A	2.03 ACRES
TRACT RWI	0.10 ACRES
CONTROL NUMBER	2008-215
LAND USE	MULTI-FAMILY

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DAVID W. SCHMIDT, ESQ., 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 IN COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: **8/3/2011**

DAVID W. SCHMIDT, ESQ.,
ATTORNEY AT LAW
FLORIDA BAR NO. **255062**
SIMON AND SCHMIDT
140 N.E. FOURTH AVENUE, SUITE A
DELRAY BEACH, FL 33483

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS **26th** DAY OF **October** 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY:
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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), PERMANENT CONTROL POINTS (P.C.P.'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 SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: **August 12, 2011**

DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC. NOTARY
COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC. NOTARY
PALM BEACH COUNTY
PALM BEACH COUNTY NOTARY
HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA
HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA NOTARY
COUNTY ENGINEER
SURVEYOR

Seal