KE COVE OF LAKE WORTH

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 SEPTEMBER - 2017

BEING A REPLAT OF A PORTION OF LOT 7, BLOCK K, AMENDED PLAT OF BLOCK K, L, M OF LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 6 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PARCEL OF RECLAIMED LAND ADJOINING BLOCK K, LAKE WORTH HEIGHTS SUBDIVISION, LYING IN SECTION 16, TOWNSHIP 44 SOUTH,

RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA) COUNTY OF HILLSborauch

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LAKE COVE OF LAKE WORTH, BEING A REPLAT OF A PORTION OF LOT 7, BLOCK K, AMENDED PLAT OF BLOCK K, L, M OF LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 6 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PARCEL OF RECLAIMED LAND ADJOINING BLOCK K, LAKE WORTH HEIGHTS SUBDIVISION, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER MARKED ANGLE POINT NO. 5 (G.L.O.) WHICH IS SOUTHWESTERLY OF LOT 7, VERNON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89'18'21"E. ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 131.60 FEET; THENCE S.02'40'59"W., A DISTANCE OF 182.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF GOVERNMENT LOT 3; THENCE N.88°27'29"W. ALONG SAID SOUTH LINE, A DISTANCE OF 68.01 FEET; THENCE S.16°09'29"E., A DISTANCE OF 7.14 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AFORESAID LOT 7, BLOCK K; THENCE S.88°36'11"E. ALONG SAID NORTH LINE, A DISTANCE OF 107.93 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 100.00 FEET OF SAID LOT 7, BLOCK K; THENCE S.01'23'49"W. ALONG SAID EAST LINE, A DISTANCE OF 175.38 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7, BLOCK K: THENCE N.88°36'11"W. ALONG SAID SOUTH LINE AND ITS WESTERLY PROJECTION, A DISTANCE OF 897.98 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95, AS RECORDED IN OFFICIAL RECORD BOOK 2228, PAGE 1660 OF SAID PUBLIC RECORDS: THENCE N.05°56'17"W. ALONG SAID EAST RIGHT—OF—WAY LINE, A DISTANCE OF 185.76 FEET; THE NEXT 5 COURSES AND DISTANCES ARE ALONG THE RIGHT-OF-WAY OF SAID INTERSTATE 95, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SECTION 93220-2417 AND 2421; THENCE S.88°27'29"E., A DISTANCE OF 10.03 FEET; THENCE N.05°56'17"W., A DISTANCE OF 582.83 FEET; THENCE N.61°08'27"E., A DISTANCE OF 43.43 FEET; THENCE N.05°56'17"W., A DISTANCE OF 188.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3,594.72 FEET AND A CENTRAL ANGLE OF 02'58'39"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 186.81 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF AFORESAID VERNON HEIGHTS PLAT; THENCE S.30'40'39"E. ALONG SAID WEST LINE, A DISTANCE OF 507.43 FEET: THENCE S.54'57'24"E. ALONG SAID WEST LINE, A DISTANCE OF 663.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA. CONTAINING 559.724 SQUARE FEET OR 12.8495 ACRES, MORE OR LESS.

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

PUBLIC RIGHT-OF-WAY

TRACT R, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

OPEN SPACE TRACTS

TRACTS L. L1 AND L2. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LAKE COVE 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.

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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.

WATER MANAGEMENT TRACT

TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKE COVE 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.

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 LAKE COVE 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 LAKE COVE 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.

RECREATIONAL AREA

TRACT F. AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKE COVE 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.

LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE COVE 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF CX to ber

> MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION

STEVE HARDING

PRINT NAME Hark Roscoe

REGIONAL PRESIDENT

BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS REGIONAL PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEACTHIS

ACKNOWLEDGMENT:

MY COMMISSION EXPIRES: March 29, 2019 COMMISSION NUMBER: FF214857

QRĘ ME PERSONALLY APPEARED STEVE HARDING, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

a Privers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGICHAL PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE LAKE COVE 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 _____ DAY OF OCTOBER

LAKE COVE HOMEOWNERS ASSOCIATION, INC. A FLORIDAL CORPORATION NOT FOR PROFIT DANTE FRAIEDAPI PRINT NAME SOUFTANE BOURHROUG

PRINT NAME Margarita stepherson

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DANTE FRALEGIARI HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LAKE COVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 MY COMMISSION EXPIRES:9/30/19 NOTARY PUBLIC

COMMISSION NUMBER: GGOZHO42 CATHERINE DAKE PRINT NAME

CITY OF LAKE WORTH APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ______ DAY OF ______, A.D. 2018

DEBORAH M. ANDREA, CITY CLERK GREG RICE PLANNING BOARD CHAIRMAN MICHAEL BORNSTEIN, CITY MANAGER

REVIEWING SURVEYOR'S CERTIFICATE:

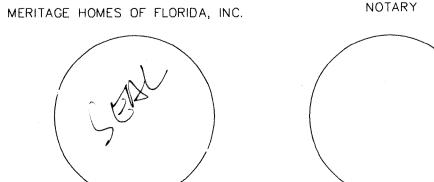
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081 FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND MONUMENTS AT LOT

DATE: 3/23/18

CORNERS.

DAVID A. BOWER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE LICENSE NO. 5888

MERITAGE HOMES OF FLORIDA, INC.

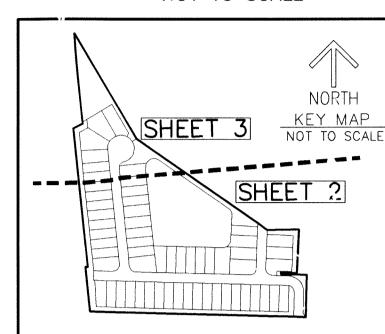


PIERCE DRIVE 19TH AVENUE

20180132042

22ND ÁVENUE

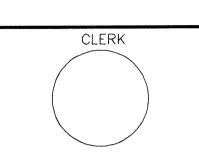
LOCATION MAP NOT TO SCALE



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT ______A.M. THIS _ DAY OF Abeci A.D. 201 AND DULY RECORDED IN PLAT BOOK ______ ON

SHARON R. BOCK CLERK AND COMPTROLLER





SHEET 1 OF 3

TITLE CERTIFICATION:

STATE OF FLORIDA)

COUNTY OF PALM BEACH) I, DAVID TERRER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOM DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAKES 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 01-20-2018



SURVEY NOTES:

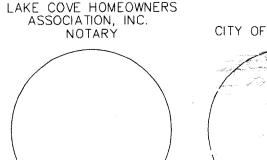
- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILLING 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 SLAGGS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF A'LL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCRO/CHMENTS.
- 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 19TH AVENUE NORTH HAVING A BEARING OF N88'36'11"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 3E 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 RADIAL UNLESS OTHERWISE NOTED
- 8. ALL FLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHAL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS CRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESE ITATION 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 JNDER 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.

DAVID P. LINDLEY

REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591



NOTARY

LAKE COVE HOMEOWNERS

ASSOCIATION, INC.

