

# ROSSMOOR LAKES REPLAT

BEING A REPLAT OF A PORTION OF ROSSMOOR LAKES AS RECORDED IN PLAT BOOK 73, PAGES 136 THRU 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

FEBRUARY 1997 SHEET 1 OF 3

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ALBANESE HOMES, INC. II, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF ROSSMOOR LAKES AS RECORDED IN PLAT BOOK 73, PAGES 136 THRU 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ROSSMOOR LAKES REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°23'49" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 664.64 FEET; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 23.32 FEET TO THE NORTHEAST CORNER OF TRACT V AS SHOWN ON THE PLAT OF ROSSMOOR LAKES AS RECORDED IN PLAT BOOK 73, PAGES 136 THRU 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 88°53'57" WEST, ALONG THE NORTH LINE OF SAID TRACT V, A DISTANCE OF 664.82 FEET TO THE NORTHWEST CORNER OF SAID TRACT V; THENCE SOUTH 00°12'02" EAST, A DISTANCE OF 233.52 FEET; THENCE NORTH 89°47'58" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00°12'02" WEST, A DISTANCE OF 26.12 FEET; THENCE NORTH 01°06'03" EAST, A DISTANCE OF 140.47 FEET; THENCE SOUTH 88°28'43" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°06'03" WEST, A DISTANCE OF 90.19 FEET; THENCE SOUTH 43°41'20" EAST, A DISTANCE OF 35.23 FEET; THENCE SOUTH 88°28'43" EAST, A DISTANCE OF 84.68 FEET; THENCE SOUTH 00°12'02" EAST, A DISTANCE OF 160.07 FEET; THENCE SOUTH 88°28'43" EAST, A DISTANCE OF 187.00 FEET; THENCE SOUTH 51°58'22" EAST, A DISTANCE OF 41.92 FEET; THENCE NORTH 89°45'59" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00°14'01" WEST, A DISTANCE OF 44.34 FEET; THENCE NORTH 89°45'59" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00°14'01" WEST, A DISTANCE OF 318.81 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED, TOGETHER WITH LOTS 57 THRU 68 AND TRACT "B" OF SAID ROSSMOOR LAKES AS RECORDED IN PLAT BOOK 73, PAGES 136 THRU 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCELS CONTAIN 8.30 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1. TRACTS

TRACT WW, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLUB AT INDIAN LAKES 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 PALM BEACH COUNTY.

TRACT BB, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLUB AT INDIAN LAKES 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 PALM BEACH COUNTY.

TRACTS GG, HH, AND NN, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT MM, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. 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.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

OVERHANG AND MAINTENANCE EASEMENTS OVER THE AREA DESIGNATED AS OVERHANG AND MAINTENANCE EASEMENT ARE DEDICATED TO THE PROPERTY OWNER OF THE IMMEDIATELY ADJACENT LOT ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, OVERHANG, AND MAINTENANCE OF SAID PROPERTY WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, DRAINAGE 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 PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF July, 1997.

ATTEST: Louise Albanese SECRETARY ALBANESE HOMES, INC. II, A FLORIDA CORPORATION  
Stephen Albanese PRESIDENT

### ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN ALBANESE AND LOURIE ALBANESE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ALBANESE HOMES, INC. II, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 21 DAY OF July, 1997.  
MY COMMISSION EXPIRES: Sept. 2, 2000  
Miella Anaya NOTARY PUBLIC

### MORTGAGEE'S 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 RECORD BOOK 8309, AT PAGE 751 AND ASSUMED IN OFFICIAL RECORD BOOK 9217, PAGE 1893 AND AMENDED AND REINSTATED IN OFFICIAL RECORD BOOK 9217, PAGE 1917, 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 EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF July, 1997.

WITNESS: Steph Minster BY: [Signature] EXECUTIVE VICE PRESIDENT  
BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION

### ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TED BURNETTE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 23 DAY OF July, 1997.  
MY COMMISSION EXPIRES: Sept. 2, 2000  
Miella Anaya NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CLUB AT INDIAN 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 21 DAY OF July, 1997.

ATTEST: [Signature] SECRETARY THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
[Signature] PRESIDENT

### ACKNOWLEDGEMENT TO RESERVATIONS:

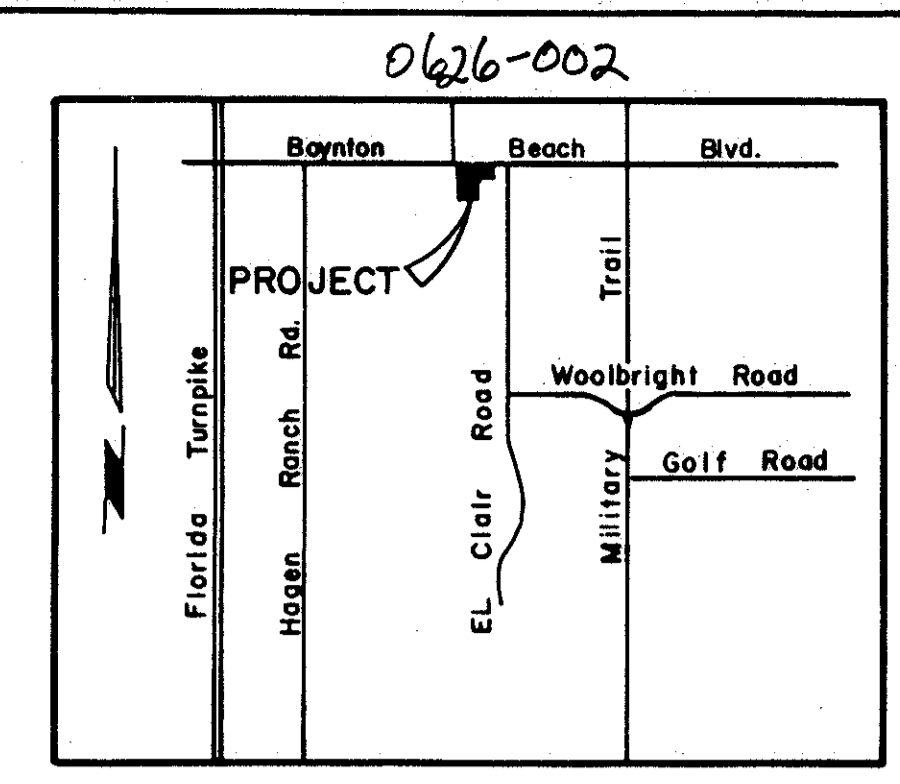
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN ALBANESE AND ALBERT N. PROUJANSKY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND AS SECRETARY OF THE CLUB AT INDIAN LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 23 DAY OF July, 1997.  
MY COMMISSION EXPIRES: Sept. 2, 2000  
Miella Anaya NOTARY PUBLIC

### SURVEYOR'S NOTES:

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN PRIOR APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS AS REQUIRED BY SUCH ENCROACHMENTS AS REQUIRED BY SECTION 8.20.B.14.
- 2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 THE USE OF RIGHTS GRANTED.
- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND BEARS NORTH 89°23'49" WEST.
- 5. PERMANENT REFERENCE MONUMENTS (P.P.M.'S P.L.S. #5019) ARE SHOWN THUS: ■  
EXISTING PERMANENT REFERENCE MONUMENTS (P.P.M.'S P.L.S. #3978) ARE SHOWN THUS: □  
PERMANENT CONTROL POINTS (P.C.P.'S P.L.S. #5019) ARE SHOWN AS THUS: ●
- 6. U.E. DENOTES UTILITY EASEMENT  
P.B. DENOTES PLAT BOOK  
R. DENOTES RADIUS  
P.O.B. DENOTES POINT OF BEGINNING  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT  
L. DENOTES ARC LENGTH  
Δ DENOTES DELTA ANGLE  
C. DENOTES CENTERLINE  
L.S.B.E. DENOTES LANDSCAPE BUFFER EASEMENT  
O.H.&M.E. DENOTES OVERHANG AND MAINTENANCE EASEMENT  
L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT  
R.W. DENOTES RIGHT-OF-WAY  
D.O.T. DENOTES DEPARTMENT OF TRANSPORTATION  
P.O.C. DENOTES POINT OF COMMENCEMENT  
SEC. DENOTES SECTION  
TWP. DENOTES TOWNSHIP  
RGE. DENOTES RANGE  
L.A.E. DENOTES LIMITED ACCESS EASEMENTS  
AC. DENOTES ACRES  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
A.E. DENOTES ACCESS EASEMENT  
L.S.E. DENOTES LIFT STATION EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.M.A.E. DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- 7. BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.



LOCATION MAP NTS

### TABULAR DATA (PETITION # 93-34)

TOTAL ACREAGE ..... 8.30 ACRES  
NUMBER OF UNITS ..... 25  
DENSITY ..... 3.0 DU / ACRE  
RECREATION ACREAGE ..... 2.812 ACRES

### COUNTY APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 19 DAY OF August, 1997.

George T. Webb COUNTY ENGINEER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE CROSS COUNTRY TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ALBANESE HOMES, INC. II, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATE: 7/24/97 BY: Carol L. Ice CAROL L. ICE, PRESIDENT

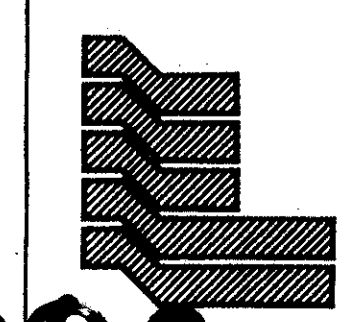
### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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.P.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, ALL ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-24-97 BY: Craig S. Pusey CRAIG S. PUSEY PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATED NO. 5019

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA

### ROSSMOOR LAKES REPLAT

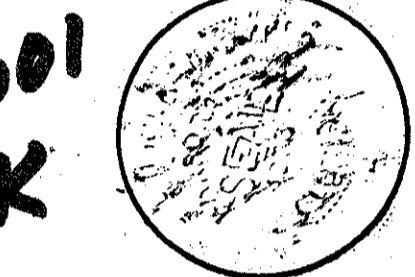
PET. 93-34  
ALOC. #0001  
5/13/97

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 12:10 P.M. This 19 day of August 1997 and duly recorded in Plat Book No. 80 on Page 11-113  
Dorothy H. Wilken, Clerk of the Circuit Court  
By: [Signature] D.C.

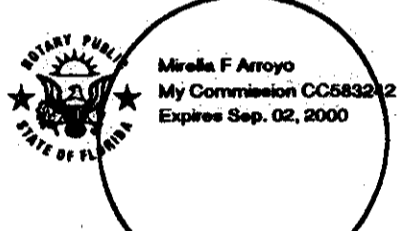
COUNTY ENGINEER



DEDICATION



DEDICATION NOTARY



MORTGAGEE



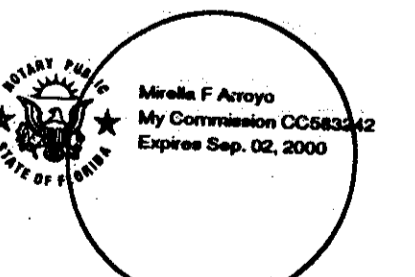
MORTGAGEE NOTARY



RESERVATIONS



RESERVATIONS NOTARY



SURVEYOR



SUBDIVISION # ROSSMOOR LAKES REPLAT  
BOOK 80 PAGE 111  
PLACED FOR W.P.B. COUNTY  
SECTION 27 TOWNSHIP 45 SOUTH RANGE 42 EAST

0626-002