

P A R R O T C O V E

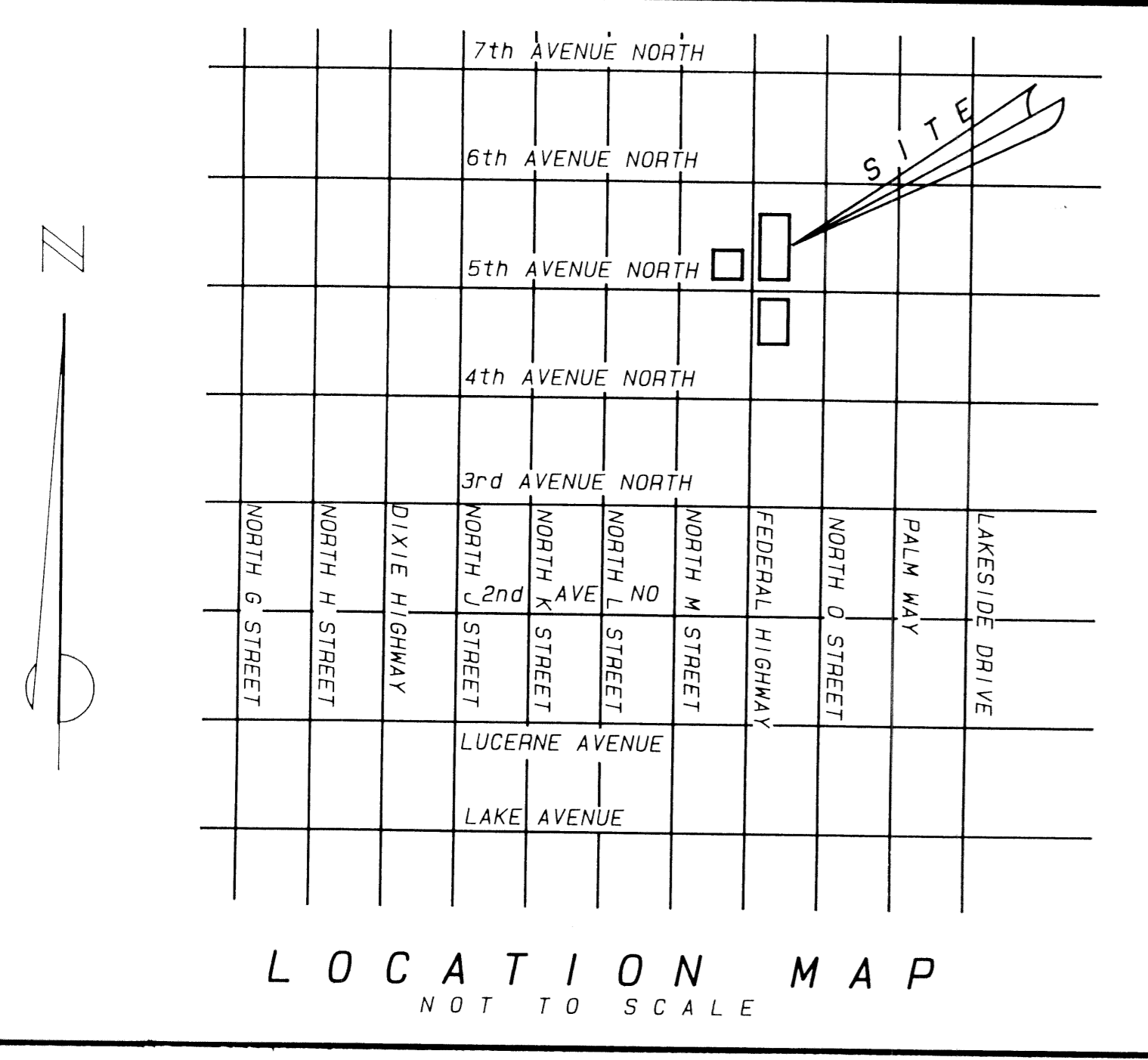
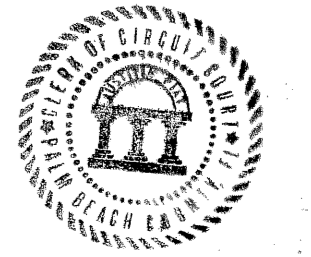
BEING A REPLAT OF A PORTION OF BLOCKS 106, 158 AND 160, PALM BEACH FARMS COMPANY PLAT NO. 2 (TOWNSITE OF LUCERNE), AS RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

JANUARY 2004 SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 12:12 PM.
This day of March 2004
and duly recorded in Plat Book No. 101
on page 137 - 138
DOROTHY WILKEN, Clerk of Circuit Court
by Shawn J. Allen P.C.

137

EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 3752
6295 LAKE WORTH ROAD • SUITE 13
LAKE WORTH • FLORIDA • 33463
TELE: (561)968-0421 • FAX: (561)968-0478



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE PARROT COVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF FEBRUARY, 2004.

PARROT COVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Toni Kerttasio
(Print Name) Toni Kerttasio
BY: Bryan S. Meumann
BRYAN S. MEUMANN, PRESIDENT

WITNESS: Michael Rosenberg
(Print Name) Michael Rosenberg

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF March, 2004.

BY: Rodney Romano RODNEY ROMANO, MAYOR
BY: Paul Boyer PAUL BOYER, CITY MANAGER

BY: Wes Blackman WES BLACKMAN, PLANNING BOARD CHAIRMAN
BY: Pamela Lopez PAMELA LOPEZ, CITY CLERK

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 AND MONUMENTS AT LOT CORNERS.

DATE: Feb. 10, 2004
BY: Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4763

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRYAN S. MEUMANN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Carolyn G. Hall AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABOVE NAMED PARROT COVE 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 CORPORATION AND THAT THE SEAL OF 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 10th DAY OF February, 2004.

MY COMMISSION EXPIRES: 5-6-2005
Carolyn G. Hall
NOTARY PUBLIC
Carolyn G. Hall
(PRINT NAME)
8800 9194
COMMISSION NO.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STANDARD TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY 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 PARROT COVE, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: Feb 10, 2004
STANDARD TITLE INSURANCE AGENCY, INC.
Dermot MacMahon
DERMOT MacMAHON, VICE PRESIDENT

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 15863, PAGE 1518 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 S.r. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF February, 2004.

STERLING BANK, FSB
A FLORIDA CORPORATION
WITNESS: Toni Kerttasio
(PRINT NAME) Toni Kerttasio
BY: David Eiler
DAVID EILER, PRESIDENT
S.R. VICE PRESIDENT
WITNESS: Michael Rosenberg
(PRINT NAME) Michael Rosenberg

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID EILER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Carolyn G. Hall AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF STERLING BANK FSB, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL OF 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 10th DAY OF February, 2004.

MY COMMISSION EXPIRES: 5-6-2005
Carolyn G. Hall
NOTARY PUBLIC
Carolyn G. Hall
(PRINT NAME)
8800 9194
COMMISSION NO.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PARROT COVE, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, OWNER OF LAND SHOWN HEREON, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST, IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PARROT COVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 5 THROUGH 8, LESS THE WEST 5 FEET THEREOF, BLOCK 106; THE SOUTH HALF OF LOT 14 AND ALL OF LOTS 15 AND 16, LESS THE EAST 5 FEET THEREOF, BLOCK 158; AND LOTS 1 THROUGH 6, LESS THE WEST 5 FEET THEREOF, BLOCK 160, TOWNSITE OF LUCERNE (NOW LAKE WORTH) ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 1.866 ACRES, MORE OR LESS

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

TRACTS "A", "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARROT COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE AND PARKING TRACTS SERVING ABUTTING LOTS FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.

THE MAINTENANCE, UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND 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, 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 10th DAY OF FEBRUARY, 2004.

PARROT COVE, LLC,
A FLORIDA LIMITED LIABILITY CORPORATION
BY: Bryan S. Meumann
BRYAN S. MEUMANN, PRESIDENT

WITNESS: Toni Kerttasio
(Print Name) Toni Kerttasio

WITNESS: Michael Rosenberg
(Print Name) Michael Rosenberg

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRYAN S. MEUMANN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Carolyn G. Hall AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABOVE NAMED PARROT COVE, LLC, A LIMITED LIABILITY CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL OF 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 10th DAY OF February, 2004.

MY COMMISSION EXPIRES: 5-6-2005
Carolyn G. Hall
NOTARY PUBLIC
Carolyn G. Hall
(PRINT NAME)
8800 9194
COMMISSION NO.

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 MONUMENTS ACCORDING TO SECTION 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: 2.10.2004
Kent W. Ewing, Jr.
KENT W. EWING, JR.
PROFESSIONAL SURVEYOR AND MAPPER
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
6295 LAKE WORTH ROAD, SUITE 13
LAKE WORTH, FLORIDA 33463

