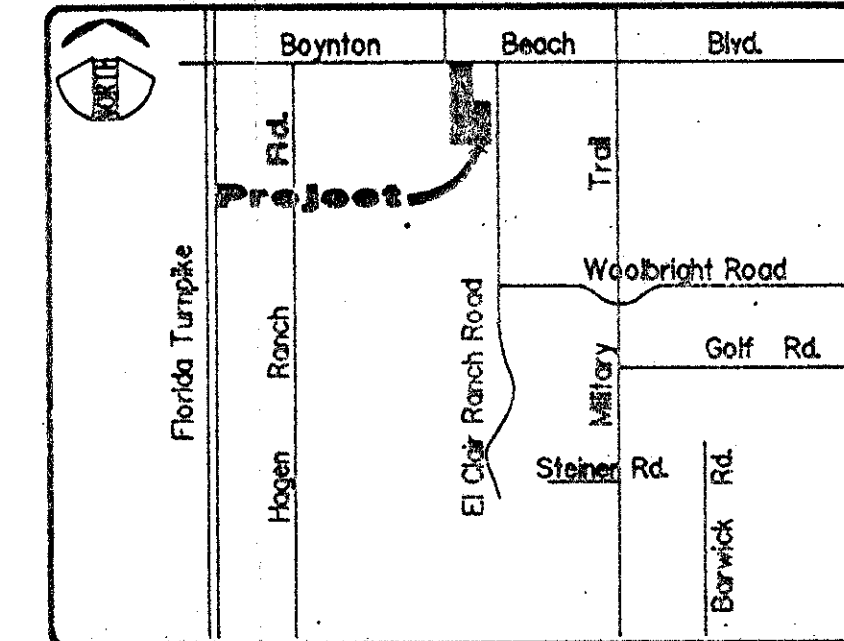
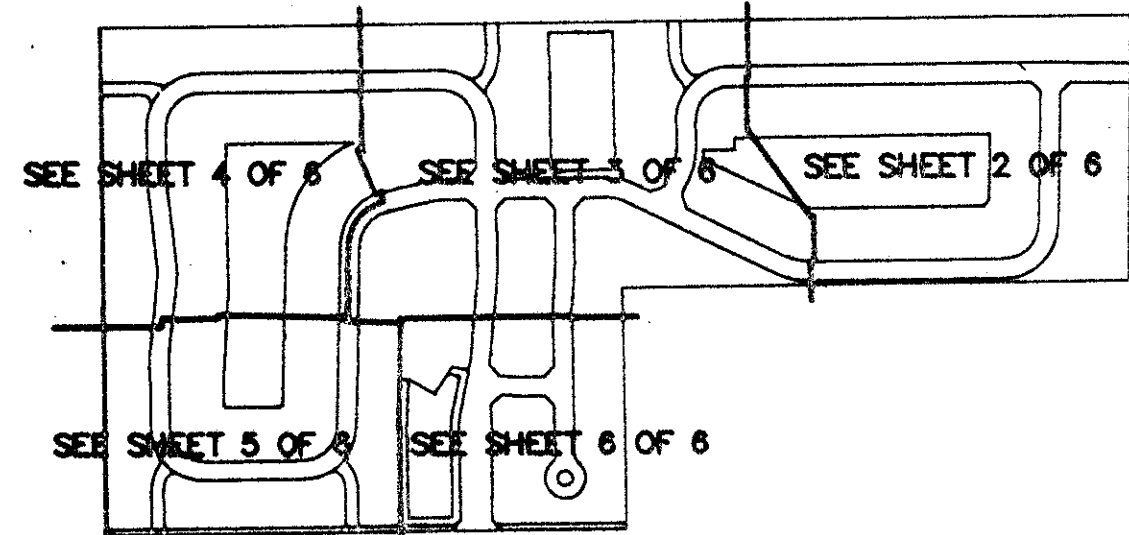


ROSSMOOR LAKES

SITUATE IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

FEBRUARY 1994

SHEET 1 OF 6



136

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT 10:05 A.M.
THIS 22ND DAY OF
SEPTEMBER A.D. 1994 AND
DULY RECORDED IN PLAT BOOK
73 ON PAGES 136 AND
141
DOROTHY WILKEN, CLERK
CIRCUIT COURT
BY: *Shirley A. Stalley* DC

PETITION NO. 93-34

TABULAR DATA

TOTAL ACREAGE	59.67 ACRES
NUMBER OF UNITS	223
DENSITY	3.75 DU/ACRE
RECREATION ACREAGE	2.67 ACRES

APPROVALS:

BOARD OF COUNTY COMMISSIONERS:
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF SEPT 1994.

BY: *Mark McCarty*
MARK MCCARTY, CHAIR

ATTEST: DOROTHY WILKEN, CLERK

BY: *Diana Bisset*
DIANA BISSET, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF SEPT 1994.

BY: *George T. Webb*
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS AS REQUIRED BY SECTION 8.20.B.14.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND BEARS SOUTH 00° 15' 59" EAST.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

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 PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEE 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: 7-29-1994 BY: *Richard P. Breitenbach*
RICHARD P. BREITENBACH, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION No. 3978

0626-00 / S. County 95#17857 Lot 190
KESHAVARZ & ASSOCIATES, INC.
1280 N. CONGRESS AVENUE, SUITE 205
WEST PALM BEACH, FLORIDA 33409
(407) 689-8600 / FAX 689-7476
S. County 95#17857 Lot 115
SC PR#95-20437

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED DEAN FENNEL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 THE FREE ACT OF DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19TH DAY OF July 1994.

MY COMMISSION EXPIRES: *Carroll McHugh*
CARROLL MCHUGH, NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

I, JOHN FLANIGAN, 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 FIND THE TITLE TO THE PROPERTY IS VESTED TO ROSSMOOR LAKES, INC., 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: July 18, 1994 BY: *John Flanigan*
JOHN FLANIGAN, ESQUIRE
ATTORNEY AT LAW

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THE ROSSMOOR 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 19 DAY OF July 1994.

BY: *Sharon Myers*
SHARON MYERS, SECRETARY

BY: *Lloyd Hasner*
LLOYD HASNER, VICE PRESIDENT

ACKNOWLEDGEMENT TO RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED LLOYD HASNER AND SHARON MYERS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND AS SECRETARY OF ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 THE FREE ACT OF DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF July 1994.

MY COMMISSION EXPIRES: *Roslyn Desser*
ROSLYN DESSER, NOTARY PUBLIC

7. LITTORAL ZONE AREAS:

TRACTS LI-1, LI-2, LI-3 AND LI-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

8. RECREATION TRACTS:

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. LANDSCAPE TRACTS:

TRACTS G, H, I, J, K, L, M, N, O, Q, R, S AND T, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAVE 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 19 DAY OF July 1994.

ATTEST: *Sharon Myers* BY: *Lloyd Hasner*
SHARON MYERS, SECRETARY LLOYD HASNER, VICE PRESIDENT

ACKNOWLEDGEMENT TO CORPORATE DEDICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED LLOYD HASNER AND SHARON MYERS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND AS SECRETARY OF ROSSMOOR LAKES, 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 THE FREE ACT OF DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF July 1994.

MY COMMISSION EXPIRES: *Roslyn Desser*
ROSLYN DESSER, 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 RECORDS BOOK 8309, AT PAGE 751 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IT WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19TH DAY OF July 1994.

BY: *Dean Fennell*
DEAN FENNEL, VICE PRESIDENT

WITNESS: *Michelle Keys*
MICHELLE KEYS

WITNESS: *Dean Fennell*
DEAN FENNEL, VICE PRESIDENT

ROSSMOOR LAKES, INC.
ROSLYN DESSER, NOTARY PUBLIC
BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION

KEY MAP not to scale

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ROSSMOOR LAKES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN THE SECTION 27, TOWNSHIP OF 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ROSSMOOR LAKES, 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:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S 89° 51' 07" W, ALONG THE SOUTH LINE OF SAID NE 1/4 OF SECTION 27, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 51' 07" W, ALONG SAID SOUTH LINE OF THE NE 1/4 OF SECTION 27, A DISTANCE OF 1292.33 FEET; THENCE N 00° 12' 02" W, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID NE 1/4 OF SECTION 27, A DISTANCE OF 2053.51 FEET; THENCE S 89° 53' 57" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 24, A DISTANCE OF 664.82 FEET; THENCE S 00° 14' 01" E, ALONG THE EAST LINE OF THE WEST 1/4 OF THE NE 1/4 OF SAID NE 1/4 OF SECTION 27, A DISTANCE OF 1300.85 FEET; THENCE N 89° 37' 29" E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID NE 1/4 OF SECTION 27, A DISTANCE OF 625.40 FEET; THENCE S 00° 15' 59" E, ALONG THE WEST LINE OF THE EAST 1/4 OF SECTION 27, A DISTANCE OF 1340.85 FEET, TO THE POINT OF BEGINNING, CONTAINING 59.67 ACRES, MORE OR LESS. (BEARINGS HEREIN ARE BASED UPON A BEARING OF S 00° 15' 59" E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 27 AND ALL OTHER BEARINGS RECITED ARE RELATIVE THERETO.)

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

1. STREETS AND DRIVEWAY TRACTS:

TRACT W, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

TRACTS DR-1, DR-2, DR-3, DR-4 AND DR-5, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, 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 PALM BEACH COUNTY.

2. WATER MANAGEMENT TRACTS:

TRACTS C, D, E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. DRAINAGE/LAKE MAINTENANCE/CANAL 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 ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) 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.

THE CANAL MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, A POLITICAL SUBDIVISION OF SOUTH FLORIDA, FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ROSSMOOR LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE LAKE WORTH DRAINAGE DISTRICT OR 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. 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.

THE LIFT STATION EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

5. LIMITED ACCESS EASEMENTS:

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.

6. OVERHANG AND MAINTENANCE EASEMENTS

OVERHANG AND MAINTENANCE EASEMENTS OVER THE AREA DESIGNATED AS OVERHANG AND MAINTENANCE EASEMENT ARE DEDICATED TO THE PROPERTY OWNER OF THE IMMEDIATELY ADJACENT LOT FOR ACCESS, OVERHANG, AND MAINTENANCE OF SAID PROPERTY.

SUBDIVISION * ROSSMOOR LAKES
BOOK T3 PAGE 136
FLOOD ZONE FAH-20 FLOOD MAP * ISSA
QUAD * 75 ZONING RTU
ZIP CODE 33463
PUD NAME 27145142 SOURCE

TAR-448

ROSSMOOR LAKES HOMEOWNERS ASSOCIATION
MORTGAGEE
SURVEYOR
CLERK
KESHAVARZ & ASSOCIATES, INC.
73/136