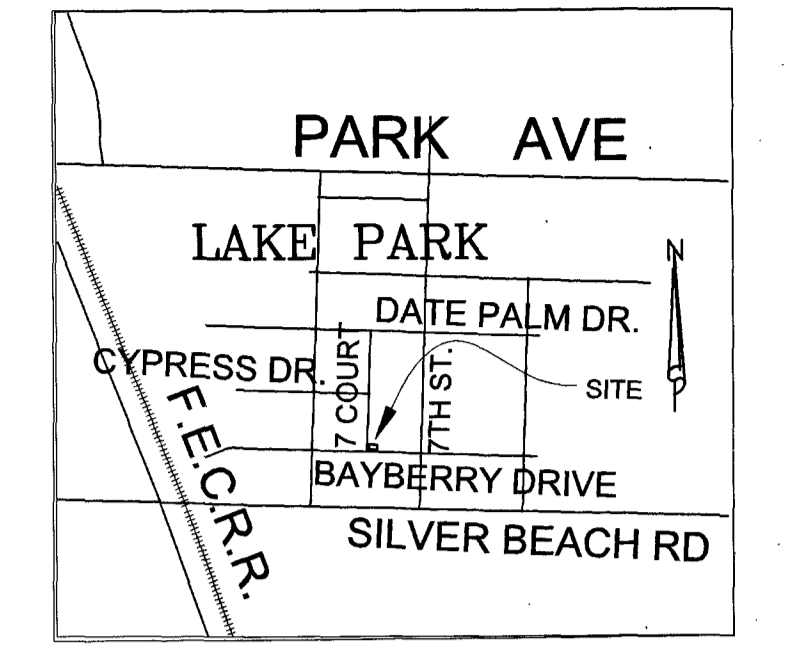
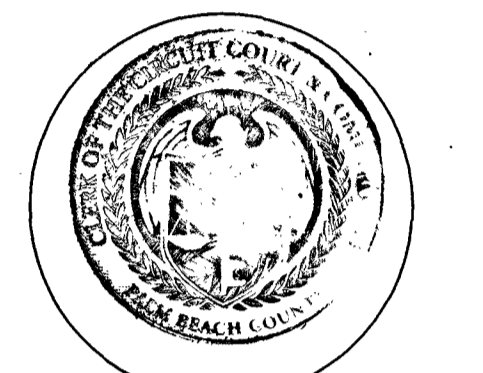


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:36 P.M. THIS 22 DAY OF October 2024, AND DULY RECORDED IN PLAT BOOK 138, ON PAGE(S) 76 JOSEPH ABRUZZO CLERK AND COMPTROLLER BY: *Rodney Lusk* D.C.



LOCATION SKETCH NOT TO SCALE

SHEET 1 OF 1



CLERK OF THE CIRCUIT COURT AND COMPTROLLER

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ARMERIA INVESTMENT CORP. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS 717 BAYBERRY BEING A REPLAT OF LOTS 1, 2 & 3, AS SHOWN ON BAYBERRY TOWNHOUSE, RECORDED IN PLAT BOOK 136, PAGE 167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA.

DESCRIPTION:

LOTS 1, 2 & 3 BAYBERRY TOWNHOUSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 167, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

LOT 1, AS SHOWN HEREON, IS HEREBY PLATTED FOR ARMERIA INVESTMENT CORP., A FLORIDA CORPORATION, ITS SUCCESSORS, AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE TOWN OF LAKE PARK, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ARMERIA INVESTMENT CORP., ITS SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

IN WITNESS WHEREOF, ARMERIA INVESTMENT CORP. A FLORIDA 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 October, 2024.

BY: ARMERIA INVESTMENT CORP., A FLORIDA CORPORATION,

BY: *Gerard Arsenault* GERARD ARSENAULT PRESIDENT

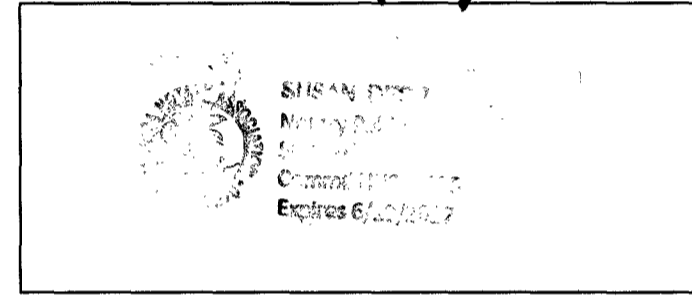
WITNESS: *Kelly A. Felto* KELLY A. FELTO (PRINT NAME) *Harris Leutt* HARRIS LEUTT (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 21st DAY OF OCTOBER 2024, BY GERARD ARSENAULT AS PRESIDENT FOR ARMERIA INVESTMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION. [] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4/10/2027



BY: *Susan Derr* SUSAN DERR NOTARY PUBLIC PRINT NAME: SUSAN DERR COMMISSION NUMBER: HH385635

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 32356, PAGE 1155, 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 GERARD ARSENAULT ITS DPST AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF OCTOBER, 2024.

BY: ARS REALTY AND INVESTMENT, INC. A FLORIDA CORPORATION.

WITNESS: *Kelly A. Felto* KELLY A. FELTO (PRINT NAME) *Harris Leutt* HARRIS LEUTT (PRINT NAME)

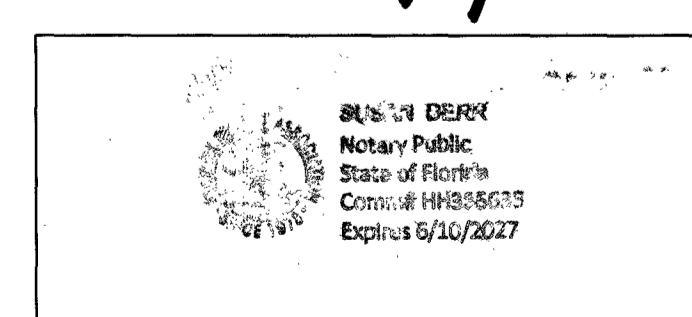
BY: *Gerard Arsenault* GERARD ARSENAULT PRESIDENT/ SECRETARY, DIRECTOR/ TREASURER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 21st DAY OF OCTOBER 2024, BY GERARD ARSENAULT AS DPST FOR ARS REALTY AND INVESTMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION. [] WHO PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/10/2027



BY: *Susan Derr* SUSAN DERR NOTARY PUBLIC PRINT NAME: SUSAN DERR COMMISSION NUMBER: HH385635

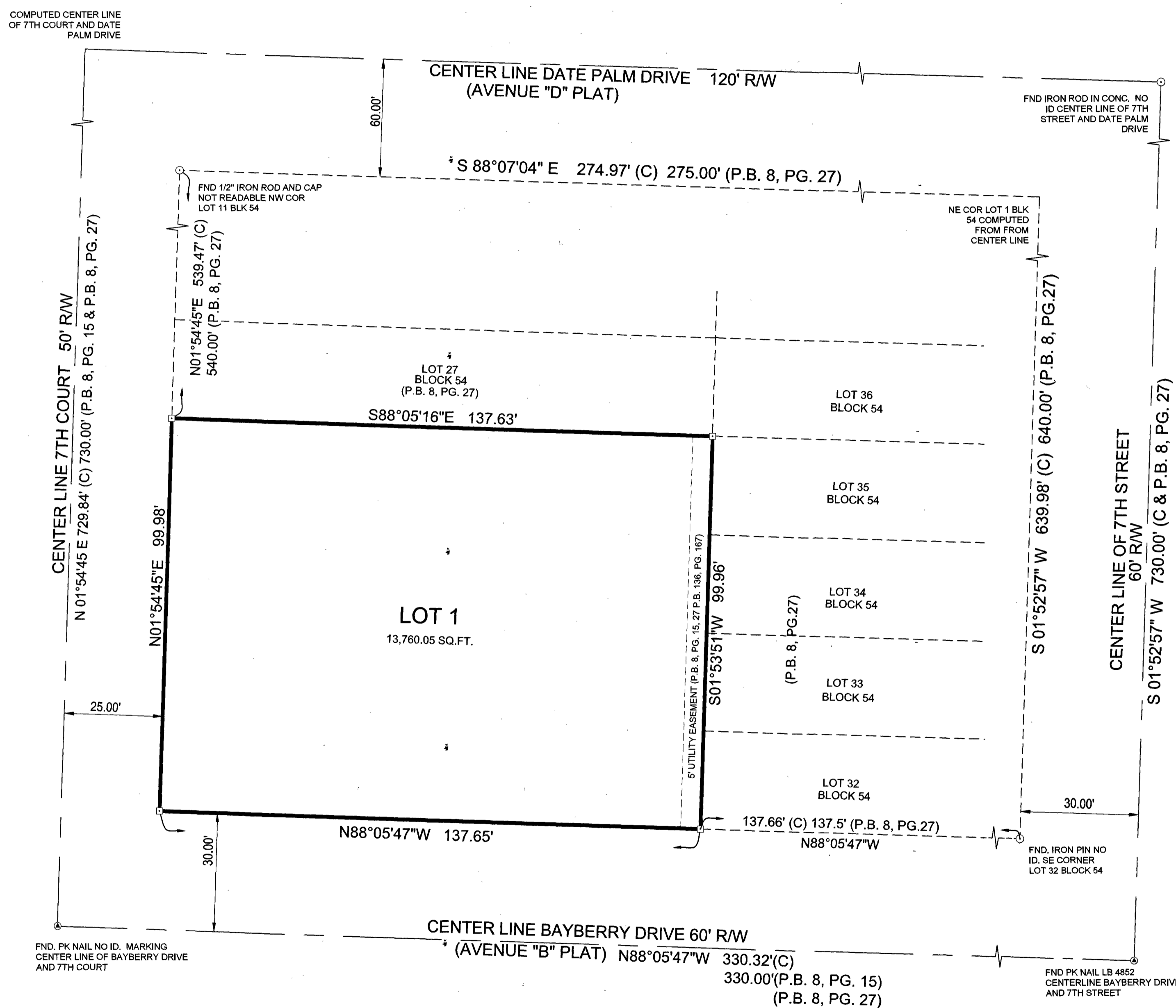
TITLE CERTIFICATION

I, G. STEVEN BRANNOCK, ESQUIRE, 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 IN ARMERIA INVESTMENT CORP., A FLORIDA CORPORATION; 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.

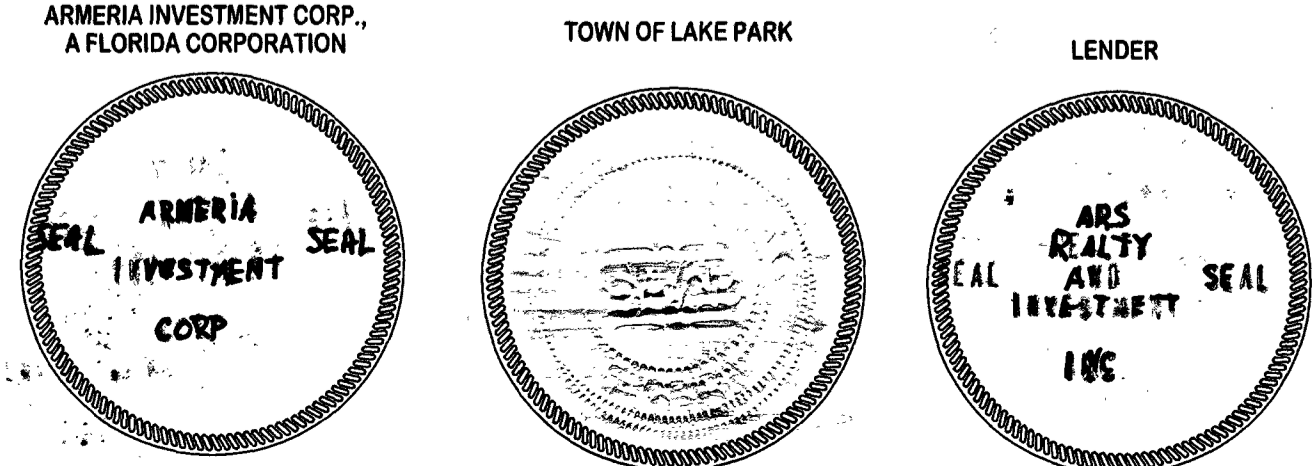
DATE: 10/22/2024 BY: *G. Steven Brannock*

G. STEVEN BRANNOCK, ESQ. FLORIDA BAR NO. 0349917

717 BAYBERRY BEING A REPLAT OF LOTS 1, 2 & 3, AS SHOWN ON BAYBERRY TOWNHOUSE, RECORDED IN PLAT BOOK 136, PAGE 167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA



- ABBREVIATIONS: C = CALCULATED BASED ON FIELD MEASUREMENTS; FND. = FOUND; MON. = MONUMENT; O.R.B. = OFFICIAL RECORD BOOK; P = BASED ON RECORDED PLAT INFORMATION; P.B. = PLAT BOOK; P.B.Co. = PALM BEACH COUNTY; PG. = PAGE; PGS. = PAGES; POB = POINT OF BEGINNING; POC = POINT OF COMMENCEMENT; R/W = RIGHT OF WAY; W = WITH; P.R.M. = PERMANENT REFERENCE MONUMENT; O.H.E. = MAINTENANCE AND OVERHANG EASEMENT
- LEGEND: * = DENOTES FOUND PK NAIL; o = DENOTES FOUND IRON PIN; □ = SET 4"x4" CONC. MON. W/DISC STAMPED "P.R.M. LB 4431"



TOWN OF LAKE PARK APPROVAL:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF LAKE PARK, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: *Roger Michael* ROGER MICHAEL, MAYOR

DATE: 9/12/24

BY: *Vivian Menendez* VIVIAN MENDEZ, MMC, TOWN CLERK

DATE: 9/12/24

BY: *Adam C. Swaney* ADAM C. SWANEY, P.E. FLORIDA LICENSE NO. 72265 TOWN CONSULTING ENGINEER

DATE: 9/12/24

BY: *Thomas J. Baird* THOMAS J. BAIRD, ESQ. FLORIDA BAR NO. 175114 TOWN ATTORNEY, *Brett Leaky*, Esq.

DATE: 9/12/24

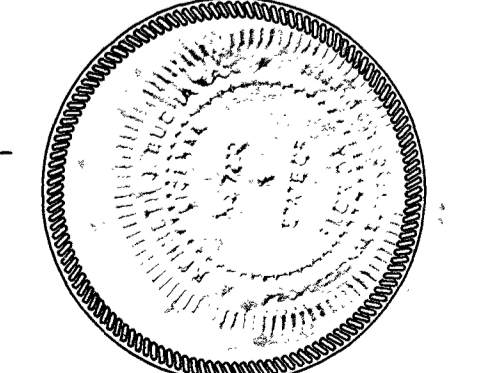
SURVEYOR AND MAPPER'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90); THE CENTERLINE OF BAYBERRY DRIVE BEARS N88°05'47"W AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2. TOTAL AREA = 13,760.05 SQUARE FEET MORE OR LESS.
- 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION, TREES, OR SHRUBS, SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. NOTICE: THIS RE-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 RE-PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS RE-PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S & MAPPER'S CERTIFICATION

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA.

DATE: 10-21-2024 BY: *Kenneth J. Buchanan* KENNETH J. BUCHANAN PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA NO. 7202



LIDBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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FLD.	K.F.	PG.	JOB	21-034-306.1
OFF.	K.J.B., M.R.	799	DATE	5/13/2024
CKD.	K.J.B.	SHEET 1 OF 1	DWG.	021-034P1

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