

2019000012



Auto-Load Images

Search Results

Record Date: 3/29/2019

Book Type: SUBDIVISIONPLAT - SUBDIVISIONPLAT Book Type

Book / Page: 143/79

Instrument #: 2019000012

Secondary #:

Number of Pages: 2

Doc Type: SUBDIVISIONPLAT - SUBDIVISIONPLAT Document Type

Grantor: COHEN COURTS

Print Options

1 of 2

Subdivisionplat
Pinellas County Public Records
2019000012
3/29/2019

BEING A REPLAT OF A PORTION OF BLOCK 144, MAP OF OF SU FLORIDA OF WHICH PINELLAS COUNTY, WAS FORMERLY A P

LEGAL DESCRIPTION

A TRACT OF LAND LYING WITHIN BLOCK 144, MAP OF SUTHERLAND, RECORDED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 18 EAST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 1, RUN S 89°54'27" E ALONG THE SOUTH LINE OF ADESSA ROAD SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, FOR A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, THENCE N 89°27'07" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, FOR A DISTANCE OF 400.00 FEET; THENCE S 89°45'07" W ALONG AN EASTERLY PROLONGATION OF THE NORTH LINE OF ADESSA ROAD 144, FOR A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, THE SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 144 TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°27'07" W ALONG THE SOUTH RIGHT-OF-WAY OF SAID AVENUE (AN 80 FOOT RIGHT-OF-WAY) FOR A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 89°27'07" E ALONG A LINE PARALLEL WITH ADESSA ROAD WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR A DISTANCE OF 150.00 FEET; THENCE S 89°45'07" W FOR A DISTANCE OF 150.00 FEET TO THE EAST RIGHT-OF-WAY OF JEFFERSON STREET, THENCE S 0°27'07" E ALONG SAID EAST RIGHT-OF-WAY OF JEFFERSON STREET, FOR A DISTANCE OF 05.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF JEFFERSON STREET N 89°27'07" E, FOR A DISTANCE OF 230.00 FEET TO THE WEST BOUNDARY RIGHT-OF-WAY OF 10TH STREET, THENCE N 0°27'07" W, ALONG SAID WEST RIGHT-OF-WAY OF 10TH STREET, FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

OWNER:
STATE OF FL
COUNTY OF P

ACKNOWLEDGMENT
STATE OF FL
COUNTY OF P

Notary Public
STATE OF FL

CONSENT
CENTRAL BANK
2019000012

DEDICATION

THE UNDERSIGNED, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS COHEN COURTS AND GRANTORS THEIR BUSINESS THEREIN THERE ARE NO OUTSTANDING MORTGAGES IN SAID TRACT OF LAND EXCEPT FOR THE MORTGAGES REFERRED TO BY WELLS FARGO, N.A., CENTRAL BANK AND VAN ECK MORTGAGE CORPORATION, AND THAT THE OWNERS DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- 1) THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC, A 100% NON-EXCLUSIVE UTILITY EASEMENT FROM HEREIN, FOR PURPOSES OF INSTALLATION, MAINTENANCE, AND OPERATION OF SUCH UTILITY EQUIPMENT AND SERVICES AND PURPOSES INCIDENTAL THERETO.
- 2) THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC, A 27' WIDE DRAINAGE EASEMENT SHOWN HEREIN.
- 3) THE OWNERS DO HEREBY DEDICATE TO ONE ANOTHER, THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT SHOWN HEREIN, FOR THE PURPOSES OF ACCESS TO, INSTALLATION, AND MAINTENANCE OF THE SEWERS/WATER FACILITIES.
- 4) THE OWNERS DO HEREBY DEDICATE TO EACH OTHER, A NON-EXCLUSIVE UTILITY EASEMENT SHOWN HEREIN, FOR PURPOSES OF INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY EQUIPMENT AND SERVICES AND PURPOSES INCIDENTAL THERETO.

OWNER AS TO LOT 1

Erin E. Cohen
OWNER

Angela Meick
WITNESS SIGNATURE
Angela Meick
PRINTED WITNESS NAME
Cheryl Branton
WITNESS SIGNATURE
Cheryl Branton
PRINTED WITNESS NAME

OWNER:
STATE OF FL
COUNTY OF P

ACKNOWLEDGMENT
STATE OF FL
COUNTY OF P

Notary Public
STATE OF FL

CONSENT
CENTRAL BANK
2019000012

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA }
COUNTY OF PINELLAS } S.S.

I HEREBY CERTIFY THAT ON THIS 16th DAY OF October 2019, before me personally appeared ERIN E. COHEN and CHERYL BRANTON, who are personally known to me, and executed the foregoing Declaration and acknowledged the execution thereof to be their free act and deed for the purposes herein mentioned, and acknowledged the same.

Erin E. Cohen
Notary Public
Patricia S. Hazel
PRINTED NAME
MY COMMISSION EXPIRES 11/30/2019



CONSENT TO PLAT BY MORTGAGEE

CENTRAL BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF MARYLAND, AS MORTGAGEE UNDER THAT CERTAIN MORTGAGE PLATTED AS TO LOT 1, DO HEREBY CONSENT TO THIS REPLAT.

COHEN COURTS

BEING A REPLAT OF A PORTION OF BLOCK 144, MAP OF OF SUTHERLAND, AS RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART. ALL LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A TRACT OF LAND LYING WITHIN BLOCK 144, MAP OF SUTHERLAND, RECORDED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 1, RUN S 89°32'47" E ALONG THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, FOR A DISTANCE OF 1319.26 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE N 0°17'01" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1; FOR A DISTANCE OF 555.60 FEET; THENCE S 89°40'59" W ALONG AN EASTERLY PROLONGATION OF THE NORTH LINE OF AFORESAID BLOCK 144, FOR A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 15TH STREET, THE SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 144 TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°40'59" W ALONG THE SOUTH RIGHT-OF-WAY OF OHIO AVENUE (AN 80 FOOT RIGHT-OF-WAY), FOR A DISTANCE OF 120.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 0°07'01" E ALONG A LINE PARALLEL WITH AFORESAID WEST RIGHT-OF-WAY LINE OF 15TH STREET, FOR A DISTANCE OF 134.00 FEET; THENCE S 89°40'59" W, FOR A DISTANCE OF 150.00 FEET TO THE EAST RIGHT-OF-WAY OF JEFFERSON STREET; THENCE S 0°07'01" E ALONG SAID EAST RIGHT-OF-WAY OF JEFFERSON STREET, FOR A DISTANCE OF 91.10 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF JEFFERSON STREET N 89°47'55" E, FOR A DISTANCE OF 270.50 FEET TO THE WEST AFORESAID RIGHT-OF-WAY LINE OF 15TH STREET, THENCE N 0°07'01" W, ALONG SAID WEST RIGHT-OF-WAY LINE OF 15TH STREET, FOR A DISTANCE OF 225.65 FEET TO THE POINT OF BEGINNING

OWNER AS TO LOT 2

Diana Betancourt
DIANA BETANCOURT OWNER
Richard Marconi
RICHARD MARCONI OWNER

Hally Brinton
WITNESS SIGNATURE
Hally Brinton
PRINTED WITNESS NAME
Patricia S Hazel
WITNESS SIGNATURE
Patricia S Hazel
PRINTED WITNESS NAME

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS }

I HEREBY CERTIFY THAT ON THIS 11th DAY OF October, 2019, BEFORE ME PERSONALLY APPEARED RICHARD MARCONI AND DIANA BETANCOURT, HUSBAND AND WIFE, AS OWNERS OF LOT 2, WHO ARE PERSONALLY KNOWN TO ME, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

Patricia S Hazel
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
PRINTED NAME
Patricia S Hazel
MY COMMISSION EXPIRES: 11/30/2019



CONSENT TO PLAT BY MORTGAGEE:

CENTENNIAL BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF ARKANSAS, AS MORTGAGEE UNDER CERTAIN MORTGAGE DATED DECEMBER 22, 2016, RECORDED IN O.R. BOOK 19459, PAGES 2011 THROUGH 2025, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 20213, PAGES 1105 AND 1106, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

OWNER AS TO LOT 3

Jennifer Shoffner
JENNIFER SHOFFNER OWNER

Denise N. Murphy
WITNESS SIGNATURE
Denise N. Murphy
PRINTED WITNESS NAME
Jeff Lorenz
WITNESS SIGNATURE
Jeff Lorenz
PRINTED WITNESS NAME

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS }

I HEREBY CERTIFY THAT ON THIS 11th DAY OF February, 2019, BEFORE ME PERSONALLY APPEARED JENNIFER SHOFFNER AS OWNER OF LOT 3, WHO IS PERSONALLY KNOWN TO ME, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

Denise N. Murphy
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
PRINTED NAME
Denise N. Murphy
MY COMMISSION EXPIRES: 10-06-2022
66225352



CONSENT TO PLAT BY MORTGAGEE:

JG WENTWORTH HOME LENDING, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF VIRGINIA, AS MORTGAGEE UNDER THAT CERTAIN MORTGAGE DATED AUGUST 18, 2018, RECORDED IN O.R. BOOK 20182, PAGES 132 THROUGH 142, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 20213, PAGES 1103 AND 1104, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS }
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, FLORIDA, THIS 12th DAY OF March, 2019.

APPROVED:
Karen Seal
KAREN SEAL
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY *Rowan D. Deitz*
ROWAN D. DEITZ
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS }
I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS OR PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 143, PAGES 79-80 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 29th DAY OF March, 2019 @ 10:15 AM

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY *Edy Lys*
EDY LYS
DEPUTY CLERK

CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO PINELLAS COUNTY.

Catharina A. Basco
CATHARINA A. BASCO
PROFESSIONAL SURVEYOR AND MAPPER
Florida Professional Surveyor and Mapper Number 6257
GEORGE F. YOUNG, INC.
L.B. 021
299 DR. MARTIN LUTHER KING JR. STREET NORTH
ST. PETERSBURG, FLORIDA 33701
(727) 822-4317

SURVEYOR'S CERTIFICATE:

I, GUY D. HALE, OF COMPLETE SURVEYING SOLUTIONS, LLC, MAKER OF THIS PLAT, DO CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL IN COMPLIANCE REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THE 2nd DAY OF OCTOBER, 2018, THE PERMANENT REFERENCE MONUMENTS (PRMS) AND LOT CORNERS WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW, SIGNED ON THIS DAY OF October 2, 2018.

Guy D. Hale
GUY D. HALE, PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 4626

NOTES

- 1. THE BASIS OF BEARING ARE REFERENCED TO THE RECORDED DEEDS AND REFERENCED TO THE WEST RIGHT-OF-WAY OF 15TH STREET, BEARING N 0°07'01" W.
- 2. 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 BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL 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 GRANTED 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.

DEDICATION:

THE UNDERSIGNED, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS COHEN COURTS AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND EXCEPT FOR THE MORTGAGEE INTEREST HELD BY WELLS FARGO, N.A., CENTENNIAL BANK AND VAN DYK MORTGAGE CORPORATION, AND THAT THE OWNERS DO HEREBY MAKE THE FOLLOWING DEDICATIONS:
1) THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC, A 10'X10' WIDE NONEXCLUSIVE UTILITY EASEMENT SHOWN HEREON, FOR PURPOSES OF INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY EQUIPMENT AND SERVICES AND PURPOSES INCIDENTAL THERETO.
2) THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC, A 22' WIDE DRAINAGE EASEMENT SHOWN HEREON.
3) THE OWNERS DO HEREBY DEDICATE TO ONE ANOTHER, THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT SHOWN HEREON, FOR THE PURPOSES OF ACCESS TO, INSTALLATION, AND MAINTENANCE OF THE STORMWATER FACILITIES.
4) THE OWNERS DO HEREBY DEDICATE TO EACH OTHER, A NON-EXCLUSIVE UTILITY EASEMENT SHOWN HEREON, FOR PURPOSES OF INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY EQUIPMENT AND SERVICES AND PURPOSES INCIDENTAL THERETO.

OWNER AS TO LOT 1

Bradley J. Cohen
BRADLEY J. COHEN OWNER
Erin E. Cohen
ERIN E. COHEN OWNER

Angela Meink
WITNESS SIGNATURE
Angela Meink
PRINTED WITNESS NAME
Hally Brinton
WITNESS SIGNATURE
Hally Brinton
PRINTED WITNESS NAME

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS }

I HEREBY CERTIFY THAT ON THIS 16th DAY OF October, 2018, BEFORE ME PERSONALLY APPEARED BRADLEY J. COHEN AND ERIN E. COHEN, HUSBAND AND WIFE, AS OWNERS OF LOT 1, WHO ARE PERSONALLY KNOWN TO ME, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

Patricia S Hazel
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
PRINTED NAME
Patricia S. Hazel
MY COMMISSION EXPIRES: 11/30/2019



CONSENT TO PLAT BY MORTGAGEE:

CENTENNIAL BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF ARKANSAS, AS MORTGAGEE UNDER THAT CERTAIN MORTGAGE DATED AUGUST 10, 2018, RECORDED IN O.R. BOOK 20186, PAGES 845 THROUGH 857, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 20213, PAGES 1101 AND 1102, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.