

THIS PLAT WAS FILED FOR RECORD AT 11:00 AM THIS 25th DAY OF February 2004 AND DULY RECORDED IN PLAT BOOK 101 ON PAGES 72 THROUGH 77 DOROTHY H. WILKEN, CLERK

By: *Thomas J. Barry*



SHEET 1 OF 6

CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
3931 RCA BOULEVARD, SUITE 3114, PALM BEACH GARDENS, FLORIDA, 33410
PHONE: 561-799-5515 FAX: 561-799-5643

OCTOBER 2003 021107 DRL

OSPREY ISLES, A P.U.D.

BEING A REPLAT OF A PORTION OF SHALOM MEMORIAL PARK, AS RECORDED IN PLAT BOOK 31, PAGE 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

IN WITNESS WHEREOF, SCI FUNERAL SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF November, 2003

WITNESS: *Marie L. Pury* BY: *Roy W. Scott Jr.*
PRINTED NAME: Marie L. Pury PRINTED NAME: Roy W. Scott Jr.
WITNESS: *Roy W. Scott Jr.* TITLE: Vice President
PRINTED NAME: Roy W. Scott Jr.

IN WITNESS WHEREOF, SHELBY HOMES AT OSPREY ISLES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 17th DAY OF November, 2003

WITNESS: *Eric A. Simon* BY: *Robert Shelley*
PRINTED NAME: Eric A. Simon PRINTED NAME: Robert Shelley, Managing Member
WITNESS: *Eric A. Simon*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Roy A. Gispson* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SHELBY HOMES AT OSPREY ISLES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED 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 17th DAY OF November, 2003
MY COMMISSION EXPIRES: 12-28-04
PRINTED NAME: *Marjorie L. Stewart*
PRINTED NUMBER: *DD 182187*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT SHELLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SHELBY HOMES AT OSPREY ISLES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF November, 2003
MY COMMISSION EXPIRES: 1/20/2007
PRINTED NAME: *Eric Simon*
PRINTED NUMBER: *DD 182187*

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OSPREY ISLES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OF RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF November, 2003

WITNESS: *Eric A. Simon* BY: *Robert Shelley*
PRINTED NAME: Eric A. Simon PRINTED NAME: Robert Shelley, President
WITNESS: *Eric A. Simon*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT SHELLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OSPREY ISLES 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 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 17th DAY OF November, 2003
MY COMMISSION EXPIRES: 1/20/2007
PRINTED NAME: *Eric A. Simon*
PRINTED NUMBER: *DD 182187*

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 13911, AT PAGE 457-479, 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 PRESIDENT (VICE PRESIDENT) AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF November, 2003

WITNESS: *Donna F. Smiley* BY: *Donna F. Smiley*
PRINTED NAME: Donna F. Smiley PRINTED NAME: Donna F. Smiley
WITNESS: *Cheryl Cooperman* TITLE: Senior Vice-President
PRINTED NAME: Cheryl Cooperman

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Donald F. Smiley* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF UNION PLANTERS BANK, N.A., AND SEVERALLY ACKNOWLEDGED 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 10th DAY OF November, 2003
MY COMMISSION EXPIRES: Jan 28, 2004
PRINTED NAME: *Cheryl Cooperman*
PRINTED NUMBER: *CC 881749*

TITLE CERTIFICATION

I, ERIC A. SIMON, P.A. 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 SHELBY HOMES AT OSPREY ISLES, L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SCI FUNERAL SERVICES OF FLORIDA, INC., 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: 01/19/2004
ERIC A. SIMON, P.A.

COUNTY APPROVAL

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 24th DAY OF February, 2004 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb
COUNTY ENGINEER - GEORGE T. WEBB P.E.

NOTES:

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.

BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH RANGE 41 EAST, WHICH BEARS SOUTH 01°28'43" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

INES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

THIS INSTRUMENT PREPARED BY: THOMAS J. BARRY IN AND FOR THE OFFICE OF CARNAHAN, PROCTOR AND CROSS, 3931 RCA BLVD., SUITE 3114, PALM BEACH GARDENS, FL, 33410.

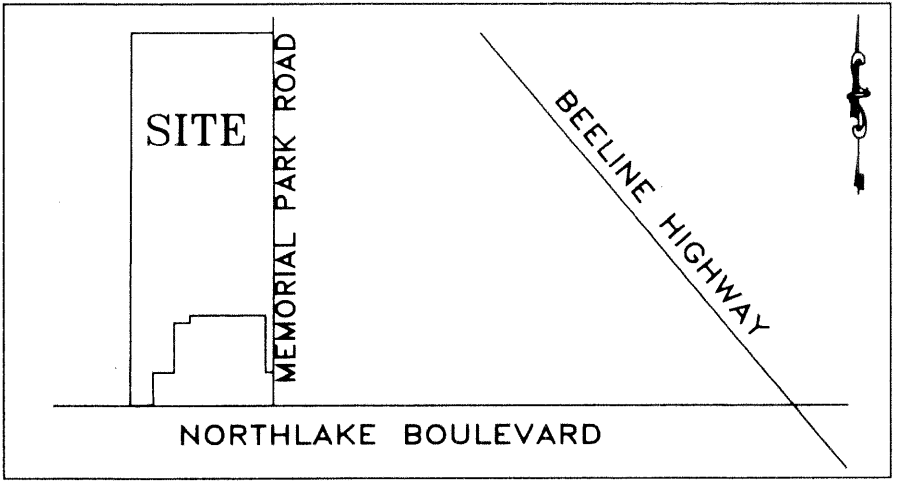
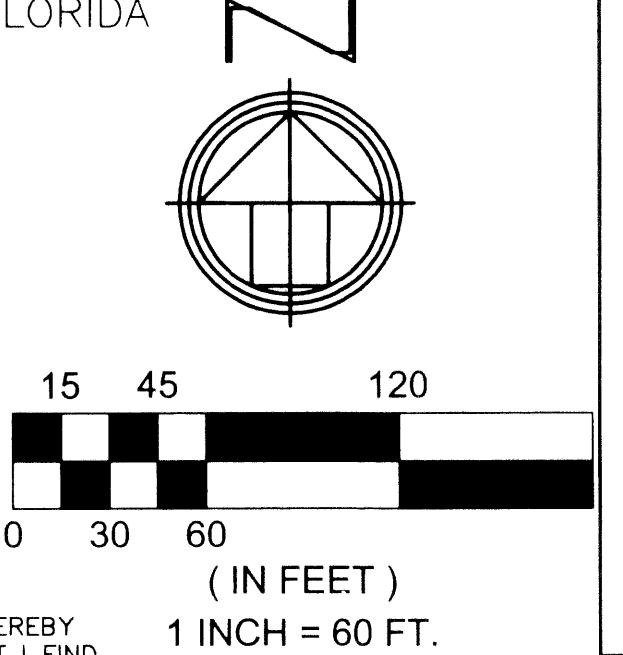
AREA TABULATION			
TRACT A	PRIVATE STREET	167,256 SQ. FEET	3.840 ACRES +/-
TRACT A-1	RESIDENTIAL ACCESS	135,683 SQ. FEET	3.119 ACRES +/-
A-2			
TRACT B	STORM WATER DRAINAGE	250,359 SQ. FEET	5.747 ACRES +/-
TRACT C & C-1	DRY RETENTION	60038 SQ. FEET	1.378 ACRES +/-
TRACT D,H, I,J,K, L & N	OPEN SPACE	3,692,923 SQ. FEET	84.548 ACRES +/-
TRACT E & F	LANDSCAPE BUFFER	777,658 SQ. FEET	17.853 ACRES +/-
TRACT G	CEMETERY TRACT	875,023 SQ. FEET	20.088 ACRES +/-
TRACT M	RECREATION TRACT	26,910 SQ. FEET	0.617 ACRES +/-
TRACT M-1	PRIVATE CIVIC TRACT	33,040 SQ. FEET	0.758 ACRES +/-

STATE PLANE COORDINATE NOTES:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, N.A.D. 83 1990 ADJUSTMENT, FLORIDA EAST ZONE
COORDINATE SYSTEM = 1983 STATE PLANE - TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT = U. S. SURVEY FOOT
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000016785
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
ROTATION ANGLE = NONE
SURVEYOR & MAPPER'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.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 CONFORMS WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THOMAS J. BARRY, P.S.M.
LICENSE NO. 4693
STATE OF FLORIDA



LOCATION MAP (NOT TO SCALE)

SHEET 6 OF 6

SHEET 5 OF 6

SHEET 4 OF 6

SHEET 3 OF 6

SHEET 2 OF 6

SHEET INDEX (NOT TO SCALE)

SCI FUNERAL SERVICES OF FLORIDA, INC. A FLORIDA CORPORATION	SHELBY HOMES AT OSPREY ISLES, L.C.	OSPREY ISLES HOMEOWNERS ASSOCIATION, INC.	DOROTHY WILKEN CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA	UNION PLANTERS BANK, N.A.	ENGINEER THOMAS J. BARRY, P.S.M. STATE OF FLORIDA	THOMAS J. BARRY P.S.M. NO. 4693
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SUBDIVISION: OSPREY ISLES
PAGE: 72
BOOK: 101
FLOOD ZONE: 4
QUAD: 58
SE: 33412
TAX: 825
PUD NAME: OSPREY ISLES

FILE: W:\Projects\021107\ccad\plat\SHITA.dwg
DATE: 24-Dec-03