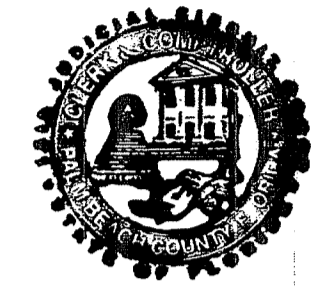


SWAN'S NEST GARDENS - REPLAT

BEING A REPLAT OF SWAN'S NEST GARDENS ANGELO PROPERTY AS RECORDED IN PLAT BOOK 114, PAGES 1 AND 2 A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

50



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on 12/21/15 at 10:18 AM on 12/21/15 and duly recorded in Plat Book 114, Page(s) 50-51 Sharon R. Book, Clerk & Comptroller Maura L. Gordon

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PETER ANGELO, HELEN ANGELO AND HOWARD I. GRAPEK, OWNERS OF THE LANDS SHOWN HEREON AS SWAN'S NEST GARDENS - REPLAT, BEING A REPLAT OF SWAN'S NEST GARDENS ANGELO PROPERTY AS RECORDED IN PLAT BOOK 114, PAGES 1 AND 2, A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF SWAN'S NEST GARDENS ANGELO PROPERTY AS RECORDED IN PLAT BOOK 114 PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 4.885 ACRES MORE OR LESS.

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

TRACT W-1, AS SHOWN HEREON IS HEREBY RESERVED BY HELEN AND PETER ANGELO, THEIR SUCCESSORS AND ASSIGNS, AS OWNERS OF SAID TRACT FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND WILL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SUBDIVISION PROPERTY OWNERS AS SET FORTH IN THE AMENDED DECLARATION OF UNITY OF CONTROL AS RECORDED IN OFFICIAL RECORD BOOK 28029 PAGE 1489 OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS AND DRAINAGE ACCESS 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 SUBDIVISION PROPERTY OWNERS AS SET FORTH IN THE AMENDED DECLARATION OF UNITY OF CONTROL AS RECORDED IN OFFICIAL RECORD BOOK 28029 PAGE 1489 OF THE PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

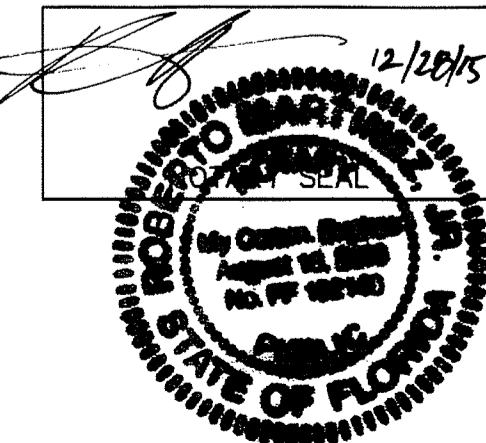
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC STREET, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, WE, PETER ANGELO AND HELEN ANGELO, DO HERETO SET OUR HANDS AND SEALS THIS 28 DAY OF DECEMBER, 2015.

WITNESS: Michele Gallo BY: Peter Angelo
PRINT NAME: Michele Gallo PETER ANGELO
WITNESS: Michele Gallo
PRINT NAME: Michele Gallo
WITNESS: Michele Gallo BY: Helen Angelo
PRINT NAME: Michele Gallo HELEN ANGELO
WITNESS: Michele Gallo
PRINT NAME: Michele Gallo

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED PETER ANGELO AND HELEN ANGELO, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED F.L.D./N.J.D.L. RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF DECEMBER, 2015.
MY COMMISSION EXPIRES: NOV. 18, 2018
COMMISSION NUMBER 152-140



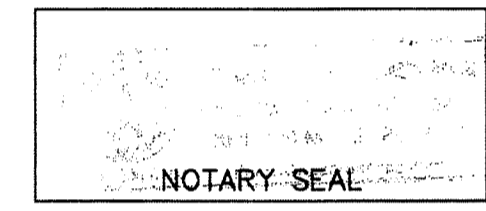
IN WITNESS WHEREOF, I HOWARD I. GRAPEK, DO HERETO SET MY HAND AND SEAL THIS 14 DAY OF DECEMBER, 2015.

WITNESS: Meera Patel BY: Howard I. Grapek
PRINT NAME: Meera Patel HOWARD I. GRAPEK
WITNESS: Kerry Curran
PRINT NAME: Kerry Curran

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED HOWARD I. GRAPEK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF DECEMBER, 2015.

MY COMMISSION EXPIRES: MARCH 29, 2018
COMMISSION NUMBER 17105210



MORTGAGEES CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH COLLIN THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE TO BANK OF AMERICA, N.A., MORTGAGEE(S), RECORDED UNDER OFFICIAL RECORDS BOOK 20166, PAGE 1587, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MODIFICATION TO MORTGAGE AND PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 26346, PAGE 439; PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 26847, PAGE 667 AND OFFICIAL RECORDS BOOK 26853, PAGE 635; MODIFICATION TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 26888, PAGE 969 AND PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 26888, PAGE 986, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; (AS TO LOT A AND A PORTION OF LOT C), SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

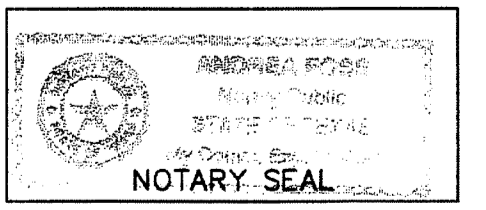
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF JANUARY, 2016.

WITNESS: Lillie Griffin BY: Charles Kelly
PRINT NAME: Lillie Griffin A BANK OF AMERICA, N.A. A FLORIDA CORPORATION NATIONAL ASSOCIATION
WITNESS: Heather Vings BY: Charles Kelly
PRINT NAME: Heather Vings VICE PRESIDENT (PRINT NAME)

ACKNOWLEDGEMENT STATE OF FLORIDA TEXAS COUNTY OF PALM BEACH COLLIN BEFORE ME PERSONALLY APPEARED Charles Kelly WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 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 26 DAY OF JANUARY, 2016.

MY COMMISSION EXPIRES: 1/20/2019
COMMISSION NUMBER: 128498468



MORTGAGEES CONSENT STATE OF FLORIDA MARYLAND COUNTY OF PALM BEACH FRIDRICK THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE AS RECORDED IN OFFICIAL RECORD BOOK 26308, PAGE 439 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBJECT TO SAID DEDICATION.

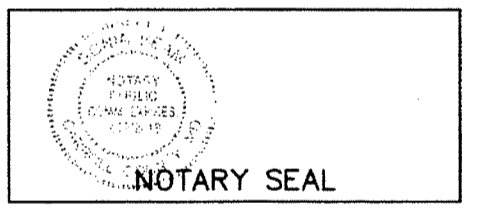
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF DECEMBER, 2015.

WITNESS: Amber Rippean BY: Ralph L. Hall
PRINT NAME: Amber Rippean MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. A DELAWARE CORPORATION
WITNESS: Celeste A. Bassiri BY: Ralph L. Hall
PRINT NAME: Celeste A. Bassiri VICE PRESIDENT (PRINT NAME)

ACKNOWLEDGEMENT STATE OF FLORIDA MARYLAND COUNTY OF PALM BEACH FRIDRICK BEFORE ME PERSONALLY APPEARED Ralph L. Hall WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A DELAWARE CORPORATION, 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.

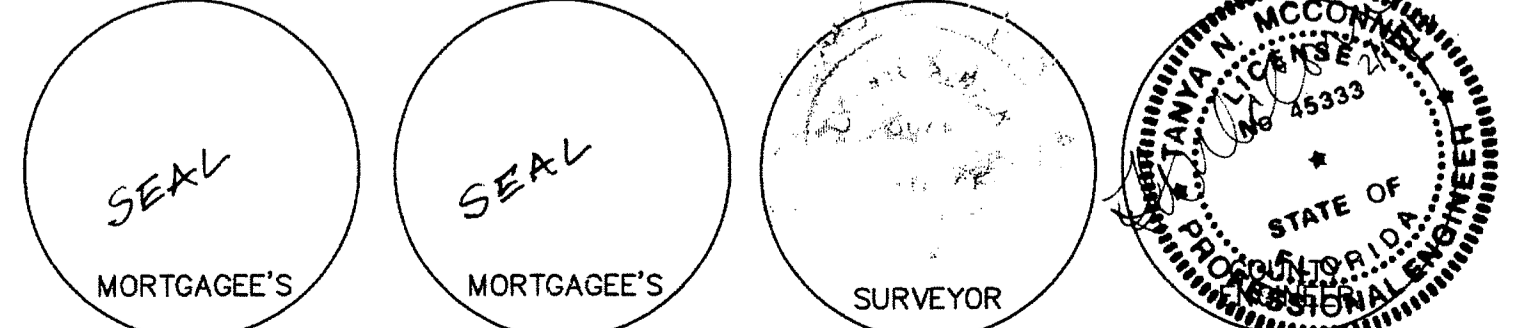
WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF DECEMBER, 2015.

MY COMMISSION EXPIRES: 07-12-2018
COMMISSION NUMBER: N/A



TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH I, Alan Cirklin, 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 PETER ANGELO AND HELEN ANGELO, TOGETHER WITH HOWARD I. GRAPEK, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 2/1/16
BY: Alan Cirklin
PRINT NAME: Alan Cirklin
ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA BAR NO. 0136358



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 14th DAY OF DECEMBER, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.81 (1), F.S. Shella Corneil GEORGE T. WEBB, P.E. COUNTY ENGINEER

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.

- SURVEYORS NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 89°35'56" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION CORNER DATA SHEETS REFERENCING STATE PLANE COORDINATES FLORIDA EAST ZONE NAD 83 1990 ADJUSTMENT 2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS 5. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE STATED 6. PLAT POSITION AND ORIENTATION: A. COORDINATES SHOWN ARE GRID B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT C. ZONE = FLORIDA EAST ZONE D. LINEAR UNIT = U.S. SURVEY FOOT E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION F. ALL DISTANCES SHOWN ARE GRID DISTANCES G. SCALE FACTOR = 1.0000322 H. GRID DISTANCES 7. 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. 8. "THE NOTED EASEMENT IS A RELOCATED EASEMENT FROM THAT SHOWN ON THE UNDERLYING PARENT PLAT (PLAT BOOK 114, PAGE 1)" 9. THE 10 FOOT UTILITY EASEMENT PREVIOUSLY DEDICATED BY PLAT BOOK 114, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; REMAINS AS DEDICATED.

SURVEYORS 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), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 PALM BEACH COUNTY, FLORIDA. DATE: 12-8-2015 R. E. Stotler RONALD E. STOTLER, P.L.S. LICENSE NO. 5026 STATE OF FLORIDA MAGELLAN SURVEYING & MAPPING, INC. LB No. 7571

THIS INSTRUMENT WAS PREPARED BY RONALD E. STOTLER, P.L.S. FLORIDA SURVEYOR & MAPPER #5026 IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC. 450 SOUTH OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA, 33458

MAGELLAN SURVEYING & MAPPING, INC. PROFESSIONAL LAND SURVEYORS LICENSED BUSINESS - 7571 450 S. OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA 33458 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com