

LOCATION MAP (NOT TO SCALE)

DEDICATION AND RESERVATIONS

FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS: THAT NEIGHBORHOOD RENAISSANCE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MANGO COVE, BEING A REPLAT OF LOTS 1 - 11, ALROSA PARK, RECORDED IN PLAT BOOK 24, PAGE 218, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 50 FEET OF THE NORTH 90 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8. TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, ALROSA PARK, RECORDED IN PLAT BOOK 24 PAGE 218, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.90°00'00"W. ALONG THE SOUTH LINE OF LOT 11, A DISTANCE OF 483.76 FEET TO THE SOUTHWEST CORNER OF LOT 11; THENCE N.03°17'07"W., A DISTANCE OF 47.99 FEET; THENCE S.89°48'14"E., ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1502, PAGE 559, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 30.20 FEET; THENCE N.14°12'20"E. ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 87.81 FEET; THENCE N.05°53'05"E., A DISTANCE OF 115.00 FEET; THENCE N.89°48'14"W. ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 75.00 FEET TO THE WEST LINE OF SAID PLAT OF ALROSA PARK; THENCE N.03°17'00"W., ALONG THE WEST LINE OF ALROSA PARK AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 513.27 FEET; THENCE N.90°00'00"E. ALONG A LINE PARALLEL WITH AND 40 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 483.49 FEET; THENCE S.03°18'15"E. ALONG THE EAST LINE OF SAID LOTS 1-11 AND THE NORTHERLY PROLONGATION THEREOF, ALSO BEING A LINE PARALLEL WITH AND 40 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 761.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 356,332 SQUARE FEET OR 8.180 ACRES.

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR NEIGHBORHOOD RENAISSANCE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE. INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT A IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 29304, PAGE 234, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY. FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE. REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES TELECOMMUNICATIONS LINES. CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABL TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

MASS TRANSIT EASEMENT: THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY NEIGHBORHOOD RENAISSANCE INC. A FLORIDA NOT FOR PROFIT CORPORATION TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING, THE NEIGHBORHOOD RENAISSANCE INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS

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 NEIGHBORHOOD RENAISSANCE, INC., A FLORIDA NOT FOR PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN MITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

AND ITS CORPORATE SEAL TO BE AFFIXED HER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH

NEIGHBORHOOD RENAISSANCE, INC. A FLORIDA NOT FOR PROFIT CORPORATION

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, TOY TO ME OR HAS PRODUCED _____ AS INDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF NEIGHBORHOOD RENAISSANCE, INC., A FLORIDA NOT FOR PROFIT 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

MY COMMISSION EXPIRES: LICENSE NUMBER: 5608240





MANGO COVE
BEING A REPLAT OF LOTS 1 - 11, ALROSA PARK, RECORDED IN PLAT BOOK 24, PAGE 218, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 50 FEET OF THE NORTH 90 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST. PALM BEACH COUNTY, FLORIDA.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND

AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2 2 4 4 PAGE 515, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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 ______ DAY OF ______ 2016

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND

AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29725, PAGE 876, PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BEFORE ME PERSONALLY APPEARED VERDENIA BAKER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE

FLORIDA COMMUNITY

LOAN FUND, INC.

SEAL

AS INDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS COUNTY ADMINISTRATOR

COUNTY ENGINEER

SEAL

COUNTY COMMISSIONERS THIS ______ DAY OF _______ 2018.

DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, HAS CAUSED THESE PRESENTS TO BE

SIGNED BY ITS COUNTY ADMINISTRATOR AND ITS SEAL TO BE FIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF

SUSAN D. HOLTREY

WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

AND ITS CORPORATE SEAL TO BE FIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS 1

DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF

FLORIDA COMMUNITY LOAN FUND, INC

LICENSE NUMBER: GC 16696

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA

PALM BEACH COUNTY

STATE OF FLORIDA

BY: VERDENIA BAKER

COUNTY ADMINISTRATOR

ACKNOWLEDGEMENT:

BOARD OF COUNTY

COMMISIONERS OF

SEAL

PALM BEACH COUNTY

STATE OF STATE OF FLORIDA

COUNTY OF PALM BEACH

A POLITICAL SUBDIVISION OF THE

WITNESS: Curdy Blandia

PRINT NAME: Cindy Beaudreau

EXECUTED SUCH INSTRUMENT AS SUCH OFFICER.

MY COMMISSION EXPIRES: Sonc 15, 2020 LICENSE NUMBER: FF 995531

NEIGHBORHOOD

RENAISSANCE, INC.

SEAL

COUNTY OF PALM BEACH

Nanci Gardner

SHEET 1 OF 2



COUNTY CLERK

STATE OF FLORIDA COUNTY OF PALM BEACH RECORD AT ______!ごとし A.M. THIS DAY OF July 2018 AND DULY RECORDED IN PLAT BOOK No. 126 ON PAGE 110-111

SHARON R. BROCK CLERK & COMPTROLLER PALM BEACH COUNTY_

A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE NEIGHBORHOOD RENAISSANCE, INC., A FLORIDA NOT FOR PROFIT CORPORATION 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 TERIMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE

WARD DAMON, PL 112216
FLORIDA BAR NO. 112216

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 DAY OF DAY OF 2017 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S.

DAVID L. RICKS, P.E.- COUNTY ENGINEER

SURVEYOR AND MAPPERS 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.

LICENSÉ NO. 4034

STATE OF FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL MONUMENTS LOCATED AT THE WEST 1/4 CORNER AND THE CENTER OF SECTION 8. SAID LINE BEING MONUMENTED AND HAVING AN ASSUMED BEARING OF N.90°00'00"E. ROTATE BEARINGS 01°46'16" CLOCKWISE TO GRID BEARINGS.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN. GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR. SCALE FACTOR = 1.000044691

3. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY

4. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. 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 OF THE PUBLIC RECORDS OF THIS COUNTY.

6. THIS PLAT IS SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS OF STANDARD DEVELOPERS AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 5672, PAGE 1834 AND IN OFFICIAL RECORDS BOOK 9046, PAGE 1325, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OLHERWISE 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. 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.

9. ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

SCALE:

10. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

CONTROL NUMBER: 2008-00102

SURVEYOR

DRAWN BY: PICARD FIELD WK: M.M./B.M. 03/15/2017

MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151

www.millersurveying.com

e-mail: millersurveying@aol.com

REFERENCES: L-1899 - E JOB NO'S. JOB NO. Y170055 . - 1970 - E