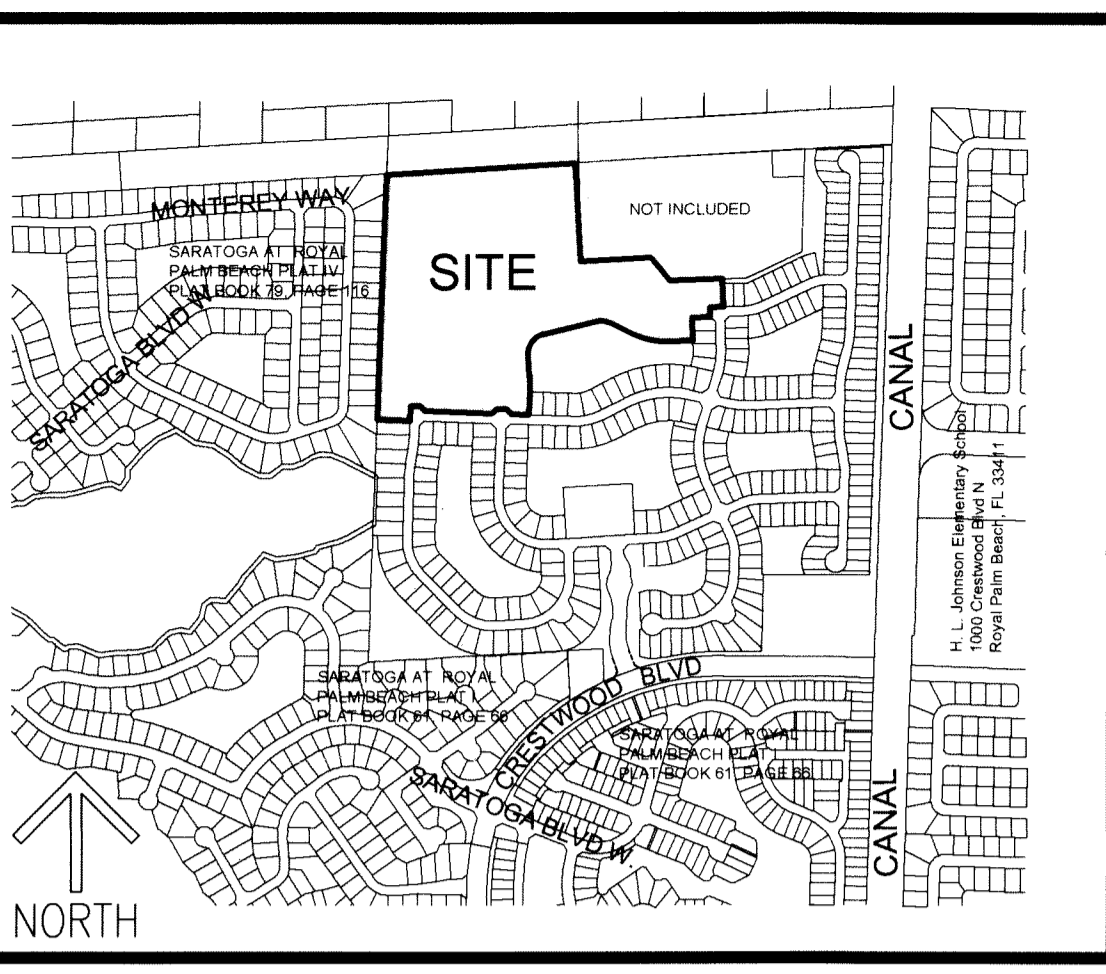


CRESTWOOD NORTH REPLAT TWO

BEING A REPLAT OF TRACT "A", CRESTWOOD NORTH REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGES 199 AND 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA



LOCATION MAP
1"=1000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF TRACT "A", CRESTWOOD NORTH REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGES 199 AND 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A" CRESTWOOD NORTH REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGES 199 AND 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,155,918 SQUARE FEET OR 26.5362 ACRES, MORE OR LESS. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CRESTWOOD NORTH REPLAT TWO AND FURTHER DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS (UE)

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE 10 FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHTS-OF-WAY, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS AND WITHOUT THE PRIOR WRITTEN NOTICE TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS AND WITHOUT THE PRIOR WRITTEN NOTICE TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. RESIDENTIAL ACCESS STREET

TRACT R-2, AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

3. OPEN SPACE TRACTS

TRACTS OS-9 AND OS-14, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

4. LANDSCAPE BUFFER EASEMENTS (LBE)

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND YARD DRAINAGE PURPOSES. THE MAINTENANCE OF ALL UTILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

5. ACCESS EASEMENTS

THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM ANY COMMON AREA(S) OWNED, DEDICATED TO AND/OR MAINTAINED BY THE ASSOCIATION. ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, SHALL, AND HEREBY DO AGREE, TO PERPETUALLY REPAIR, RESTORE, REPLACE, CLEAN AND KEEP FREE OF DEBRIS THE ACCESS EASEMENT IN THE EVENT IT IS DAMAGED OR LITTERED BY THE ASSOCIATION, AT ITS SOLE COST AND EXPENSE, IN, AT MINIMUM, THE SAME CONDITION IT IS AS OF THE DATE OF THIS GRANT OF EASEMENT.

6. DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS (DE/LMAE)

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, 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.

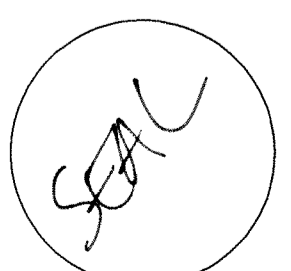
IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 24th DAY OF FEBRUARY, 2020.

LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Michael Meyers*
MICHAEL MEYERS
VICE PRESIDENT

WITNESS: *Jonas Read*
PRINT NAME: *Jonas Read*

WITNESS: *Jonas Read*
PRINT NAME: *Jonas Read*

LENNAR HOMES, LLC



ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL MEYERS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF FEBRUARY, 2020.

MY COMMISSION EXPIRES: 11-13-2020

COMMISSION NUMBER: CG040532

VILLAGE APPROVAL:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF CRESTWOOD NORTH REPLAT TWO FOR RECORD THIS 24th DAY OF FEBRUARY, 2020.

VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Fred Pinto*
FRED PINTO, MAYOR

BY: *Diane Disanto*
DIANE DISANTO
VILLAGE CLERK

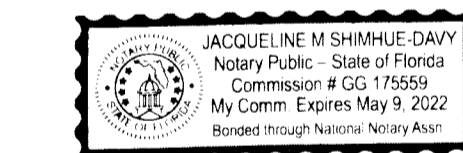
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED PINTO AND DIANE DISANTO WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF AUGUST, 2020.

MY COMMISSION EXPIRES:



VILLAGE ENGINEER:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: *Christopher Marsh*
CHRISTOPHER MARSH, P.E. NO. 62560
VILLAGE ENGINEER

DATED: 8/19/20

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

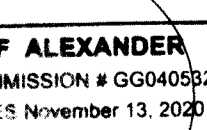
THE BELLASERA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON DATED THIS 23rd DAY OF FEBRUARY, 2020.

BELLASERA HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *Ashley Svaopa*
PRINT NAME: *Ashley Svaopa*

WITNESS: *Jonas Read*
PRINT NAME: *Jonas Read*

NOTARY
LENNAR HOMES
LLC



VILLAGE OF ROYAL
PALM BEACH

VILLAGE OF ROYAL PALM
BEACH ENGINEER



HOA



THIS INSTRUMENT PREPARED BY

DAVID P. LINDLEY

OF

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591
JANUARY - 2020

ACKNOWLEDGMENT:

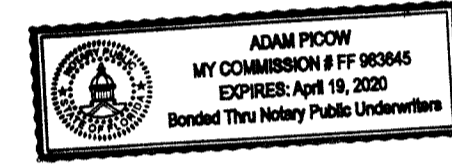
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Gora Pettibon* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *President* OF *BELLASERA HOMEOWNERS ASSOCIATION, INC.*, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 21st DAY OF February, 2020.

MY COMMISSION EXPIRES: *April 19 2020*

COMMISSION NUMBER: *FG9364*



SURVEYOR'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.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

REVIEWING SURVEYOR'S STATEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES, IS SHOWN, WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

BY: *Bryan A. Merritt*
NAME: BRYAN A. MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6558

DATE: 3/30/2020

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAURIE L. GLDAN, 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 TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE TAXES FOR 2018 AND ALL PRIOR YEARS HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: February 20, 2020

LAURIE L. GLDAN
ATTORNEY STATE OF FLORIDA

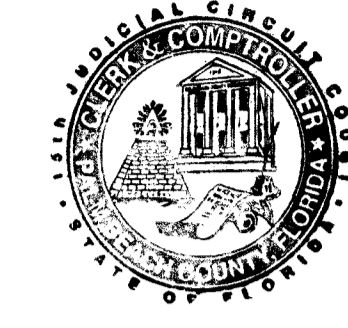
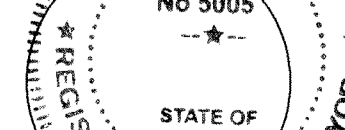
NOTARY
HOA



REVIEWING
SURVEYOR



SURVEYOR
DAVID P. LINDLEY
No 5005
STATE OF FLORIDA
REGISTERED LAND SURVEYOR



3

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD ON 3/20/20 IN
THIS 3 DAY OF February
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 3 AND 7

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Debra McGee*
DEPUTY CLERK

SUMMARY DATA

SHEET 1 OF 5

PROJECT ENGINEER:	JOHN F. WHEELER, PE - CAULFIELD & WHEELER, INC.
STREET NAMES:	STRENG LANE HALDIN PLACE
NUMBER OF LOTS	104
APPROXIMATE LOT SIZES 75'X120' ESTATE LOT = 9,000 SF/0.2066 ACRES 65'X120' STANDARD LOT = 7,800 SF/0.1791 ACRES 55'X120' STANDARD LOT = 6,600 SF/0.1515 ACRES	
LINEAL FEET OF STREETS = 3723.57'	
TOTAL AREA THIS PLAT = 26.5632 ACRES	
OWNER:	LENNAR HOMES, LLC
AGENT:	JENNIFER VAIL - WGI, INC.

PROPERTY DEVELOPMENT REGULATIONS

	PATIO HOME (ZERO LOT LINE) 55' WIDE LOT	SINGLE FAMILY 55' WIDE LOT	SINGLE FAMILY 65' WIDE LOT	SINGLE FAMILY 75' WIDE LOT
MAIN STRUCTURE				
MINIMUM SETBACKS (MEASURED IN FEET)				
Front (Side Loaded Garage)	15	15	15	15
Front (Front Loaded Garage)	25	25	25	25
Side (Interior)	10/0	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Rear	15	15	15	15
SCREENS MINIMUM SETBACKS (MEASURED IN FEET)				
Front	25	25	25	25
Side (Interior)	7.5	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Side from Zero	0	N/A	N/A	N/A
Rear	7.5	7.5	7.5	7.5
Rear (if adjacent to open space)	5	5	5	5
POOLS MINIMUM SETBACKS (MEASURED IN FEET)				
Front	28	28	28	28
Side (Interior)	10.5	10.5	10.5	10.5
Side (Corner)	18	18	18	18
Side from Zero	3	3	3	3
Rear	10.5	10.5	10.5	10.5
Rear (if adjacent to open space)	8	8	8	8
ACCESSORY STRUCTURES MINIMUM SETBACKS (MEASURED IN FEET)				
Front	25	25	25	25
Side (Interior)	7.5	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Side from Zero	7.5	7.5	7.5	7.5
Rear	10	10	10	10
OTHER REQUIREMENTS				
MAXIMUM HEIGHT	25	25	25	25
MINIMUM LOT WIDTH	55	55	65	75
MINIMUM LOT DEPTH	120	120	120	120
MINIMUM LOT AREA	6,600 SQ. FT.	6,600 SQ. FT.	7,800 SQ. FT.	9,000 SQ. FT.
MAXIMUM LOT COVERAGE	50%	50%	50%	50%
MINIMUM FLOOR AREA	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF CRESTWOOD NORTH REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGES 199 AND 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N86°31'21"E

LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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 PALM BEACH COUNTY, FLORIDA.

THE VILLAGE OF ROYAL PALM BEACH IS HEREBY GRANTED THE RIGHT OF PERMANENT REFERENCE MONUMENTS ARE SHOWN AS THUS: ■ OR ●

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IT IS THE INTENT OF THIS PLAT TO REPLAT AND REDEDICATE UNDERLYING DRAINAGE EASEMENTS.

INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.