COURTYARD HOMES AT LIMESTONE CREEK

REPLAT OF A PORTION OF LOT 33, LOXAHATCHEE GARDEN FARMS, PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF LOTS 251 THRU 254, ABYSINNA PARK, UNRECORDED ASSESSOR'S MAP NUMBER 22 LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION:

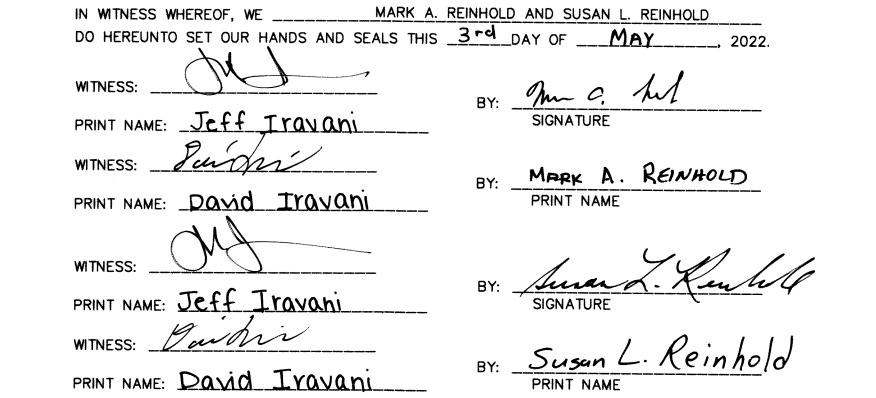
KNOW ALL MEN BY THESE PRESENTS THAT MARK A. REINHOLD AND SUSAN L. REINHOLD, OWNERS OF LAND SHOWN HEREON AS COURTYARD HOMES AT LIMESTONE CREEK. REPLAT OF A PORTION OF LOT 33, LOXAHATCHEE GARDEN FARMS, PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA AND A REPLAT OF LOTS 251 THRU 254, ABYSINNA PARK, UNRECORDED ASSESSOR'S MAP NUMBER 22, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

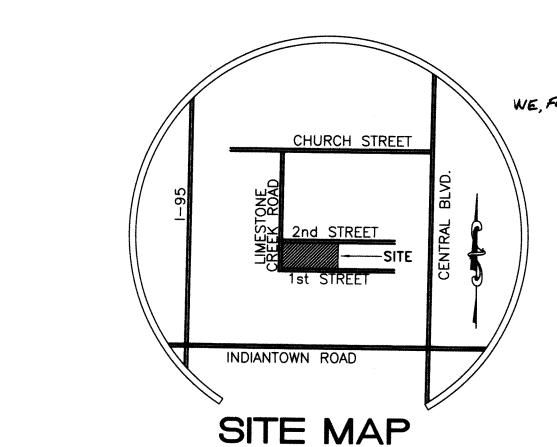
THE EAST 250 FEET OF THE WEST 283 FEET OF THE SOUTH 285.6 FEET OF THE NORTH 1305.6 FEET OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO KNOWN AS LOTS 251, 252, 253, AND 254, ABYSSINA PARK, UNRECORDED (ASSESSOR'S MAP NUMBER 22). LESS AND EXCEPTING THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF SOUTH 30.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3

CONTAINING 70.789.6 SQUARE FEET 1.63 ACRES, MORE OR LESS.

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

- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., 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 PUBLIC PORTION OF THIS EASEMENT.
- THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS 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 PALM BEACH COUNTY.
- 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 THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A AND B. AS SHOWN HEREON. ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, AS SHOWN HEREON, IS HERELY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM
- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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, TELECOMMUNICATIONS 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. THE INSTALLATION OF CABLETELEVISION 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.





NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, FLORIDA INTERNATIONAL TITLE & ESCROW COMPANY A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO POUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MARK A. REINHOLD AND SUSAN L. REINHOLD: 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 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. DATED: 5/3/2022 PRINT NAME - TITLE Patricia B. Hardeastle PRESIDENT

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF MOV, 2022.

THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION. INC., A FLORIDA CORPORATION NOT FOR PROFIT.

(MARK A. REINHOLD PRESIDENT) Jeff Iravani MARK A. REWHOLD (PRINTED NAME) (PRINTED NAME)

WITNESS: Jan M

(PRINTED NAME)

David Iravani

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF MOY 2022, BY MARK A. REINHOLD AS PRESIDENT OF THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC, ON BEHALF OF THE NOT FOR PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION)
AS IDENTIFICATION.

MY COMMISSION EXPIRES: COMPRESENTE COZICIO 97 Sage | 97 W.S. Carrier 13, 2022 Bonded Thirt Haron Hotel NOTARY SEAL

nur NOTARY PUBLIC Jenna Jenkins

COMMISSION NUMBER: GG270322

ZONING DATA:

CONTROL NO. 2003-094 NUMBER OF UNITS: 8 D.U.

THIS PLAT WAS FILED FOR RECORD AT 3:22 P.M. THIS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

17 DAY OF JUAC 2022 AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 187

THRU 188 CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNT

SHEET 1 OF 2

SURVEYOR AND MAPPER'S NOTES:

CLERK OF THE CIRCUIT COURT AND

COMPTROLLER OF PALM BEACH COUNTY

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON A GRID NAD 83/90 BEARING OF N.00'36'39"E. ALONG THE WEST LINE OF SECTION 3, TOWNSHIP 41 S, RANGE 42 E. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 4. 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.
- COORDINATES SHOWN ARE GRID. STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST. COORDINATES SHOWN ARE BASED UPON THE FLORIDA COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. LINEAR UNIT IS US SURVEY FOOT. ALL DISTANCES ARE GROUND
- SCALE FACTOR IS 1.0000307 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
- 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS

SURVEYOR AND 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.'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 OFCHAPTER 177, FLORIDA STATUTES, AS AMENDED. AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

> RICHARD A. MIXON, P.S.M. DATE: 12450 NE 26TH AVENUE OKEECHOBEE FLORIDA 34972 LICENSE NO.: _____3335

STATE OF FLORIDA

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 JUNE, 2022, 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

PROFESSIONAL

SURVEYOR AND MAPPER

THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC. 12450 NE 26TH AVENUE OKEECHOBEE FLORIDA 34972.

LAND SURVEYING, INC. 12450 NE 26TH AVENUE OKEECHOBEE FLORIDA 34972

772-260-5302 CERTIFICATE NO. LB 4199 COURTYARD HOMES AT LIMESTONE CREEK

JOB NO. 03-329 CADD FILE 03-329 DATE 12/2019 SHEET 1 OF 2

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF MAY 2022, BY MARK A. REINHOLD AND SUSAN L. REINHOLD, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: October 23, 2022

W. Jenna L. Jankins (A) \$ COMMISSION # 66278322 STATE OF THE STATE Bonded The Assen Halary

Jenna Jenkins COMMISSION NUMBER: GG G1270322

THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION 7200**3**°-

STEPLE

FIFT

COUNTY