LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "NORTH COUNTY P.U.D. PLAT 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER; THENCE, NORTH 88°19'12" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 50.00 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE, NORTH 01°53'30" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF A 60 FOOT CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 1800, PAGE 1331, PUBLIC RECORDS, SAID PALM BEACH COUNTY; THENCE, NORTH 88°19'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 19.79 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS RECORDED IN OFFICIAL RECORDS BOOK 12706, PAGE 1262, PUBLIC RECORDS SAID PALM BEACH COUNTY, FOR A POINT OF BEGINNING:

THENCE, CONTINUE NORTH 88°19'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,506.32 FEET; THENCE, NORTH 01°40'48" EAST DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 83.68 FEET; THENCE, NORTH 43°19'12" WEST, A DISTANCE OF 134.30 FEET; THENCE, NORTH 46° 40'48" EAST, A DISTANCE OF 75.20 FEET; THENCE, NORTH 01°40'48" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 46°40'48" EAST, A DISTANCE OF 24.00 FEET; THENCE, SOUTH 88°19'12" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 46°40'48" EAST, A DISTANCE OF 150.40 FEET; THENCE, NORTH 01°40'48" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 46°40'48" EAST, A DISTANCE OF 24.00 FEET; THENCE, SOUTH 88°19'12" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 46°40'48" EAST, A DISTANCE OF 63.53 FEET; THENCE, NORTH 01°40'48" EAST, A DISTANCE OF 16.51 FEET; THENCE NORTH 43°19'12" WEST, A DISTANCE OF 400.45 FEET; THENCE, NORTH 22°17'21" WEST, A DISTANCE OF 57.00 FEET; THENCE, NORTH 27°32'05" WEST, A DISTANCE OF 38.63 FEET; THENCE, NORTH 01°33'12" EAST, A DISTANCE OF 77.18 FEET; THENCE, NORTH 88°26'48" WEST, A DISTANCE OF 271.90 FEET; THENCE, NORTH 01°49'15" EAST, A DISTANCE OF 95.20 FEET TO POINT HEREIN AFTER REFERRED TO AS "POINT A"; THENCE, NORTH 88°26'48" WEST, A DISTANCE OF 73.52 FEET; THENCE, SOUTH 46°41'13" WEST, A DISTANCE OF 35.44 FEET; THENCE, NORTH 88°10'45" WEST, A DISTANCE OF 24.00 FEET THENCE, NORTH 01°49'15" EAST, A DISTANCE OF 386.20 FEET; THENCE, NORTH 43°18'47" WEST, A DISTANCE OF 35.27 FEET; THENCE, NORTH 01°33'12' EAST, A DISTANCE OF 24.00 FEET; THENCE, SOUTH 88°26'48" EAST, A DISTANCE OF 81.14 FEET; THENCE, NORTH 01°33'12" EAST, A DISTANCE OF 145.20 FEET; THENCE, SOUTH 88°26'48" EAST, A DISTANCE OF 914.71 FEET; THENCE, SOUTH 01°40'48" WEST, A DISTANCE OF 773.48 FEET; THENCE, SOUTH 88° 19'12" EAST, A DISTANCE OF 322.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 337.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°26'37", A DISTANCE OF 420.21 FEET; THENCE, SOUTH 88°06'30" EAST, A DISTANCE OF 409.93 FEET TO THE INTERSECTION THEREOF WITH THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE, SOUTH 01°53'30" WEST, ALONG SAID RIGHT-OF-WAY, BEING A LINE 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 357.79 FEET; THENCE, NORTH 88°19'12" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DIS-TANCE OF 42.49 FEET: THENCE, SOUTH 01°53'30" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 154.70 FEET; THENCE, SOUTH 29°06'36" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 63.47 FEET; THENCE, SOUTH 01°53'30 WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.62 FEET TO THE POINT OF BEGINNING

LESS, HOWEVER, THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT SAID "POINT A"; THENCE, NORTH 06°03'50" WEST, A DISTANCE OF 24.21 FEET FOR A POINT OF BEGINNING; THENCE, NORTH 88°26'48" WEST, A DISTANCE OF 70.20 FEET; THENCE, NORTH 43°18'47" WEST, A DISTANCE OF 35.27 FEET; THENCE, NORTH 01°49'15" EAST, A DISTANCE OF 312.32 FEET; THENCE, NORTH 46°41'13" EAST, A DISTANCE OF 35.44 FEET; THENCE, SOUTH 88°26'48" EAST, A DISTANCE OF 70.20 FEET; THENCE, SOUTH 01° 49'15" WEST, A DISTANCE OF 362.32 FEET TO THE POINT OF BEGINNING.

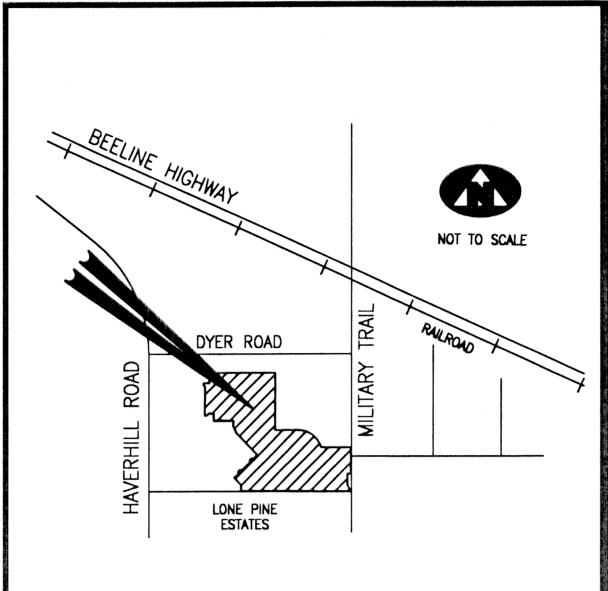
CONTAINING: 40.24 ACRES, MORE OR LESS.

- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT FOR THE MAINTENANCE OF THEIR UTILITY FACILITIES.
- THE 10 FOOT UTILITY EASEMENTS ,AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR 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.
- TRACT "A" (ROADWAYS), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT "A" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA. TRACT "A" IS SUBJECT TO A RESERVATION FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION, AND OTHER PURPOSES, AS RECORDED IN OFFICIAL RECORDS BOOK 12720. PAGE 345. PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-6", "O-7" AND "O-8" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS "L-2", "L-3", "L-4" AND "L-5" (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH,
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLOR IDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH,
- THE LAKE MAINTENANCE EASEMENTS, AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA
- THE DRAINAGE EASEMENTS AND THE OUTFALL DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MAS-TER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA
- AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "A" IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR MAINTENANCE OF UTILITIES. THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE TURTLE CAY MASTER ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- . TRACTS "R-1" AND "R-2" (RECREATION), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACT "A", TRACT "L-2", TRACT "L-4", TRACT "0-1", TRACT "0-3" AND TRACT "0-7" ARE SUBJECT TO AN OUTFALL DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 12720, PAGE 357, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
- 12. TRACT "L-1" (LAKE), AS SHOWN HEREON, IS DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AND IS SUBJECT TO A WATER STORAGE EASEMENT GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 12706, PAGE 1289, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE LAND UNDER SAID WATER STORAGE EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 13. TRACT "RW" (RIGHT-OF-WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 14. THE NPBCID (NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT) EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR CANAL AND STORMWATER DRAINAGE PURPOSES. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN STORM DRAINAGE FACILITIES IN, UNDER AND UPON THE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH THE EASEMENT AREA.

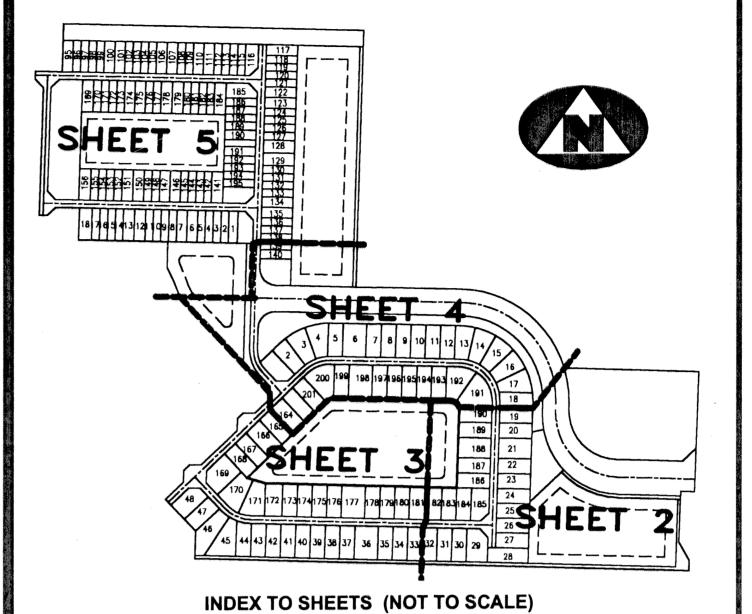
IN WITNESS WHEREOF, CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF FEBRUARY , 2002.

BY: CONTINENTAL HOMES OF FLORIDA, INC.

A FLORIDA CORPORATION PAUL ROMANOWSKI, PRESIDENT



LOCATION MAP (NOT TO SCALE)



OFFICIAL NOTARY SEA MARCY L POWERS

DD027417

MY COMMISSION EXPIRE

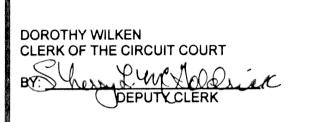
COMMISSION NUMBER DD027417 MY COMMISSION EXPIRE

MAY 20,2005

AREA SUMMARY

AILEA COMMINATO	
TRACT "A"	6.37 ACRE
TRACT "L-1"	2.37 ACRE
TRACT "L-2"	3.12 ACRE
TRACT "L-3"	1.31 ACRE
TRACT "L-4"	3.14 ACRE
TRACT "L-5"	1.73 ACRE
TRACT "O-1"	0.42 ACRE
TRACT "O-2"	0.10 ACRE
TRACT "O-3"	0.95 ACRE
TRACT "O-4"	0.16 ACRE
TRACT "O-5"	0.10 ACRE
TRACT "O-6"	1.05 ACRE
TRACT "O-7"	0.17 ACRE
TRACT "O-8"	0.19 ACRE
TRACT "R-1"	2.23 ACRE
TRACT "R-2"	0.27 ACRE
TRACT "RW"	0.09 ACRE
LOTS (194)	16.47 ACRE
TOTAL AREA	40.24 ACRE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3'29 pm, THIS 23ed DAY OF 94 ON PAGES 160 - 164





ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND CANDACE SHARPSTEEN, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES **ACCEPTANCE OF DEDICATIONS:**

STATE OF FLORIDA COUNTY OF PALM BEACH

THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID

TURTLE CAY MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

PAUL ROMANOWSKI, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES

BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND CANDACE SHARPSTEEN, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED _______ (AND_______, RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) ME AND (HAVE) (HAVE NOT) PRODUCED TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF TURTLE CAY MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AUTH ORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. Pâj

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF Elicary L. Towers

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE NPBCID EASEMENT, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENT LIES AND FURTHER ACKNOWLEDGES THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

PETER L. PIMENTEL, SECRETARY **BOARD OF DIRECTORS**

A. SALLY HAMADEH, PRESIDENT **BOARD OF DIRECTORS**

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF TH SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES B 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.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

SURVEYOR'S NOTES AND LEGEND:

THE (BASE BEARING), AS SHOWN HEREON, IS SOUTH 01°53'30" WEST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36. TOWNSHIP 42 SOUTH, RANGE 42 EAST.

DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)

A DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)

DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) A DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)

COUNTY OF PALM BEACH

TITLE CERTIFICATION:

I, JUAN RODRIGUEZ, 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 CONTINENTAL HOMES OF FLORIDA INC., A FLORIDA CORPORATION, THAT THE TAXES DUE PRIOR TO 12-31-2000 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.

AN RODRIGUEZ, ATTORNEY-AT-LAW MEMBER OF THE FLORIDA BAR

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE

CITY APPROVAL:

MICHAEL D. BROWN CARRIE E. WARD

L. JOHN SAMADI, P.E

CITY ENGINEER

CARRIE E. WARD CLERK, CITY OF RIVIERA BEACH

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

STEPHEN M. GORDON PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO. 5974



REVIEWING SURVEYOR

NORTHERN PALM **BEACH COUNTY IMPROVEMENT** DISTRICT

TURTLE CAY HOMEOWNERS ASSOICATION, INC

DOROTHY H WILKEN **CLERK OF THE** CIRCUIT COURT OF PALM BEACH COUNTY, **FLORIDA**

WM.R. VAN CAMPEN P.S.M. 2424

SURVEYOR'S CERTIFICATION: I HEREBY 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) 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 CITY OF RIVIERA BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND

ORDINANCES OF THE CITY OF RIVIERA BEACH. DATED THIS _____ WM. R. VAN CAMPEN, P.S.M. 2424



LAND SURVEYING & MAPPING, INC 4152 W. BLUE HERON BLVD. SUITE 121

RIVIERA BEACH, FLORIDA 33404

PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171

EMAIL: bmlsm @ aol.com WEB: http://members.aol.com//bmlsm