

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

20020201754

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...

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...

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...

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...

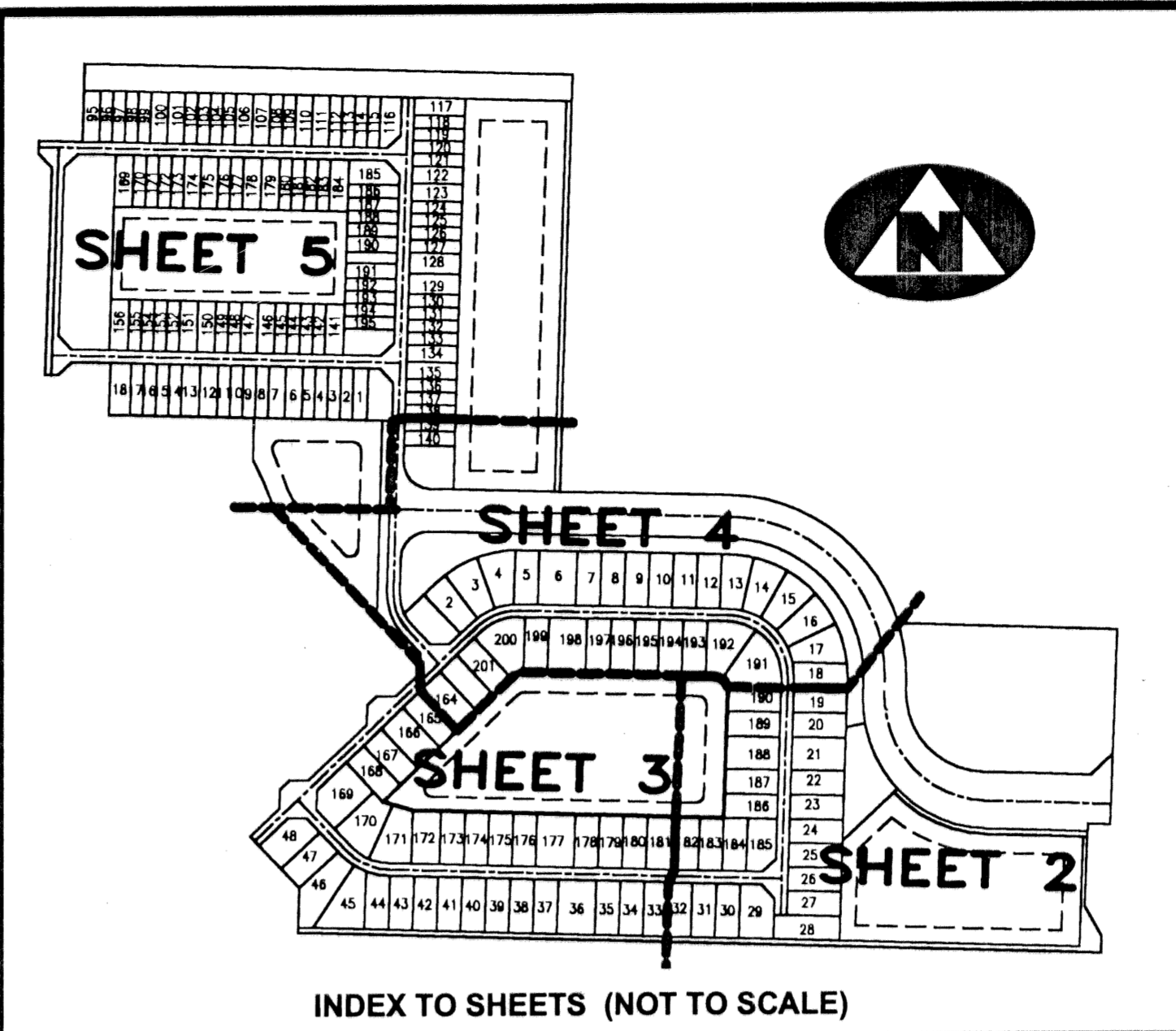
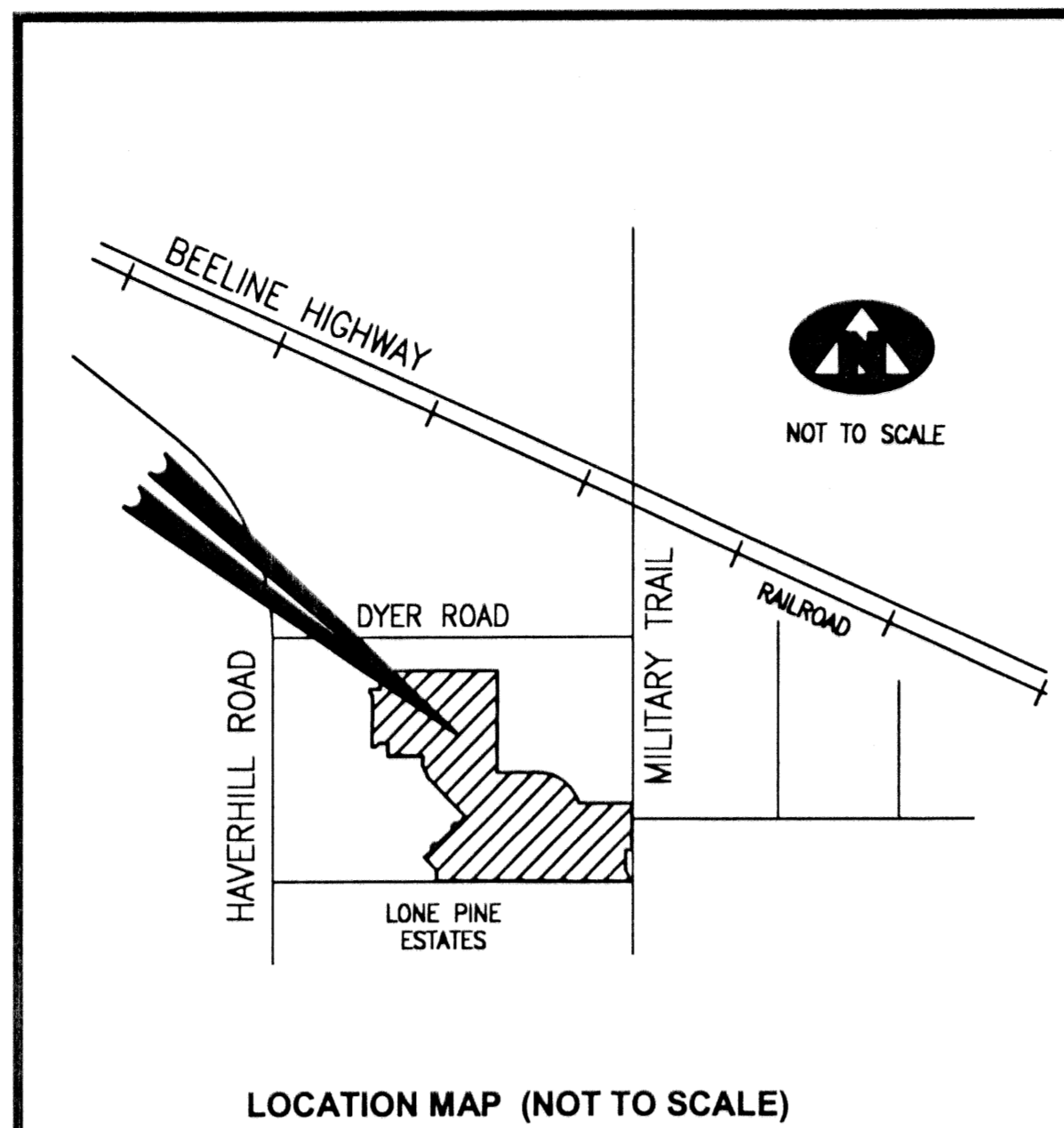
CONTAINING: 40.24 ACRES, MORE OR LESS.

- 1. 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.
2. THE 10 FOOT UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES...
3. TRACT "A" (ROADWAYS), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT...

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...

BY: CONTINENTAL HOMES OF FLORIDA, INC. A FLORIDA CORPORATION

ATTEST: Candace Sharpsteen, SECRETARY; Paul Romanowski, PRESIDENT



AREA SUMMARY

Table with 2 columns: Tract Name and Area. Includes Tract A (6.37 ACRES), Tract L-1 (2.37 ACRES), Tract L-2 (3.12 ACRES), Tract L-3 (1.31 ACRES), Tract L-4 (3.14 ACRES), Tract L-5 (1.73 ACRES), Tract O-1 (0.42 ACRES), Tract O-2 (0.10 ACRES), Tract O-3 (0.95 ACRES), Tract O-4 (0.16 ACRES), Tract O-5 (0.10 ACRES), Tract O-6 (1.05 ACRES), Tract O-7 (0.17 ACRES), Tract O-8 (0.19 ACRES), Tract R-1 (2.23 ACRES), Tract R-2 (0.27 ACRES), Tract RW (0.09 ACRES), and TOTAL AREA (40.24 ACRES).

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...

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February, 2002. May 20, 2005 MARY L. POWERS NOTARY PUBLIC

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 ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF February, 2002.

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

ATTEST: Candace Sharpsteen, SECRETARY; Paul Romanowski, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND CANDACE SHARPSTEEN, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) 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...

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February, 2002. May 20, 2005 MARY L. POWERS NOTARY PUBLIC

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...

DATED THIS 15th DAY OF MARCH, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter Pimentel, SECRETARY; Sally Hamadeh, PRESIDENT

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.)
△ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
■ DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
▲ DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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...

DATE: 2-14-02 NAME: Juan Rodriguez, ATTORNEY-AT-LAW MEMBER OF THE FLORIDA BAR

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

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

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "NORTH COUNTY P.U.D. PLAT 1" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 17th DAY OF APRIL, 2002.

BY: Michael D. Brown, MAYOR; Carrie E. Ward, CLERK, CITY OF RIVIERA BEACH; L. John Samadi, P.E., CITY ENGINEER

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.

DATE: 4/1/2002. Stephen M. Gordon, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA, CERTIFICATE NO. 5974

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...

BY: Wm. R. Van Campen, P.S.M. 2424, DATED THIS 11th DAY OF February, 2002

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.

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.

Seals for Northern Palm Beach County Improvement District, Turtle Cay Homeowners Association, Inc., Dorothy H. Wilken, Clerk of the Circuit Court of Palm Beach County, Florida, and Wm. R. Van Campen, P.S.M. 2424.

BENCH MARK 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