KNOW ALL MEN BY THESE PRESENTS THAT SHELBY HOMES AT LANTANA, LC, A FLORIDA LIMITED LIABILITY

COMPANY, OWNER OF THE LAND SHOWN HEREON AS OSPREY PLAT, A PLANNED UNIT DEVELOPMENT BEING

A PART OF LANTANA ROAD PUD, BEING A REPLAT OF A PORTION OF LOTS 1 AND 2, HIATUS TRACT 42,

PALM BEACH FARMS COMPANY PLAT NO. 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SO4'54'05"E ALONG THE WEST LINE

THEREOF, A DISTANCE OF 40.30 TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF

LANTANA ROAD, AS RECORDED IN STATE ROAD PLAT BOOK 2, PAGE 27, AND THE POINT OF BEGINNING;

NORTHWEST CORNER OF SHERBROOKE GOLF AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 69, PAGES 186 THROUGH 192 OF SAID PUBLIC RECORDS; THENCE S09'02'04"E

ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,484.85 FEET TO A POINT OF INTERSECTION WITH THE

SOUTH LINE OF SAID HIATUS TRACT 42; THENCE N87'54'34"W ALONG SAID SOUTH LINE, A DISTANCE OF

SOUTHWEST CORNER OF SAID LOT 2; THENCE NO4'54'05"W ALONG THE WEST LINE THEREOF, AND THE

EAST LINE OF TOWNE PARK PLAT ONE, AS RECORDED IN PLAT BOOK 90, PAGES 114 THROUGH 118 OF

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

INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER

MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID

ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO

2. DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS

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

TRACTS W AND WI, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COUNTRY COVE ESTATES ASSOCIATION,

EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 16550.

MAINTENANCE OBLIGATION OF THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS. AS SHOWN HEREON.

ARE HEREBY RESERVED FOR THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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 SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE

INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS

THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS

SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH

THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING

THE SOUTH 55.00 FEET OF TRACT L IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK

16257. PAGE 1101 AND OFFICIAL RECORD BOOK 3568, PAGE 1384 IN FAVOR OF THE LAKE WORTH DRAINAGE

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY

INC., ITS SUCCESSORS AND ASSIGNS, FOR PRESERVE PURPOSES AND ARE THE PERPETUAL MAINTENANCE

THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUFFER

OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

TRACTS Z AND Z1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COUNTRY COVE ESTATES ASSOCIATION,

COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION

TRACTS L THROUGH L5. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL

ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROAD.

LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS.

1,910.10 FEET TO THE SOUTH QUARTER CORNER OF SAID HIATUS TRACT 42, SAID POINT BEING THE

THENCE S87'56'45"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,802.14 FEET TO THE

PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PUBLIC RECORDS, A DISTANCE OF 1,466.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,703,323 SQUARE FEET OR 62.06 ACRES, MORE OR LESS.

PAGE 1916 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AS FOLLOWS:

PALM BEACH COUNTY.

3. PRIVATE STREET

5. OPEN SPACE TRACTS

6. LIMITED ACCESS EASEMENTS

8. BUFFER DRAINAGE EASEMENTS

BEACH COUNTY.

OVER ACCESS RIGHTS.

COUNTY.

7. TRACTS Z AND Z1

1. WATER MANAGEMENT TRACTS

WITHOUT RECOURSE TO PALM BEACH COUNTY.

AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. ROADWAY CONSTRUCTION EASEMENTS

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST.

DEDICATIONS AND RESERVATIONS:

OSPREY PLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF LANTANA ROAD PUD BEING A REPLAT OF A PORTION OF LOTS 1 AND 2, HIATUS TRACT 42, PALM BEACH FARMS COMPANY PLAT NO. 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS CONTINUED: 10. UTILITY EASEMENTS

THE UTILITY EASEMENTS 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, 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 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 PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES. RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

11. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. RECREATIONAL AREAS

TRACTS F THROUGH F3 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. PUBLIC CIVIC PARCEL

TRACT CV1. AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. ALL DRAINAGE ASSOCIATED WITH THE FUTURE DEVELOPMENT OF THESE SITES SHALL BE CALCULATED TO DISCHARGE INTO THE WATER RETENTION BASINS OF THIS P.U.D. AT NO COST TO THE FEE SIMPLE OWNER. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

14. PRIVATE CIVIC PARCEL

TRACT CV. AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION, WITHOUT RECOURSE TO PALM BEACH

15. ACCESS EASEMENT

THE ACCESS EASEMENT AS SHOWN HEREON IS RESERVED FOR ACCESS BY THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

16. ADDITIONAL RIGHT-OF-WAY

TRACT RW, 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. IN WITNESS WHEREOF. THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 3014 DAY OF ________, 2004.

> SHELBY HOMES AT LANTANA, LC. A FLORIDA LIMITED LIABILITY COMPANY,

PRINT NAME Custome S. Voller

ROBERT SHELLEY MANAGING MEMBER

MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM ACKNOWLEDGMENT:

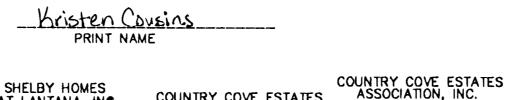
STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT SHELLEY, WHO IS PERSONALLY KNOWN TO ME, OR HAVE AS-IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SHELBY HOMES AT LANTANA, LC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

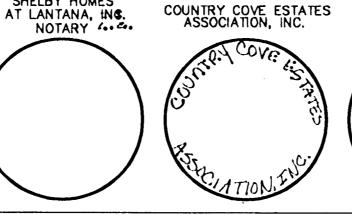
WITNESS MY HAND AND OFFICIAL SEAL THIS 30th. DAY OF JUNE. MY COMMISSION EXPIRES:5 32107 Kristin, Cousins.

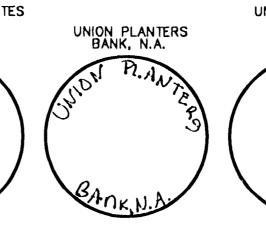
NOTARY PUBLIC

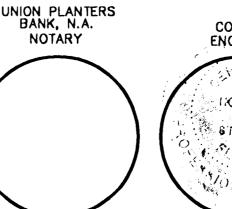
COMMISSION NUMBER: DD214850 AT COMMENSOR & BUSINESS DECOM May 23 2007 ECHES THE TEXT FOR MULLINICA INC.











MY COMMISSION EXPIRES: 1/28/08 Cheyl Compression Notary Public

THIS INSTRUMENT PREPARED BY

DAMD P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A

BOCA RATON, FLORIDA 33433 - (561)392-1991

JUNE - 2003

COUNTRY COVE ESTATES 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 _3014___ DAY

BEFORE ME PERSONALLY APPEARED ROBERT SHELLEY, WHO IS PERSONALLY KNOWN TO ME, OR.

THE FOREGOING INSTRUMENT AS PRESIDENT OF COUNTRY COVE ESTATES ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 COMPANY AND THAT IT

WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID

<u> Kristen Cousins</u>

UNION PLANTERS BANK, N.A.,

TO DO BUSINESS IN FLORIDA

BY: Well A Smuley

DONALD F. SMILEY

SENIOR VICE PRESIDENT

A BANKING CORPORATION AUTHORIZED

COUNTRY COVE ESTATES ASSOCIATION, INC.

A FLORIDA CORPORATION NOT FOR PROFIT

My 22, 2007 ROBUS TRAITION FAS DE ANICE ME

BY: ______ROBERT SHELLEY, PRESIDENT

AS-IDENTIFICATION, AND WHO EXECUTED

ACCEPTANCE OF RESERVATIONS:

NAME Curtonia S. VIller

INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF June.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON

THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE

AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 15461.

AT PAGE 1282 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE

SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ______ DAY OF

BEFORE ME PERSONALLY APPEARED DONALD F. SMILEY, WHO IS PERSONALLY KNOWN TO ME OR HAS

AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT

HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED

PRODUCED DONALTO KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF UNION PLANTERS BANK, N.A., A BANKING CORPORATION

TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS

WITNESS MY HAND AND OFFICIAL SEAL THIS _ 29 DAY OF _ JUNE ____, 2004.

Charyl Cooperings

PRINT NAME

AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID

DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH)

MY COMMISSION EXPIRES: 5/22/07

COMMISSION NUMBER: PD214850

MORTGAGEES CONSENT:

JU1E 2004.

MINESS: Kristin. Janetto

ACKNOWLEDGMENT:

COUNTY OF BROWARD

STATE OF FLORIDA)

SUBORDINATED TO THE DEDICATION SHOWN HEREON.

NAME SNEWS: SUMMED

INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

COMMISSION NUMBER: DD 261472. __

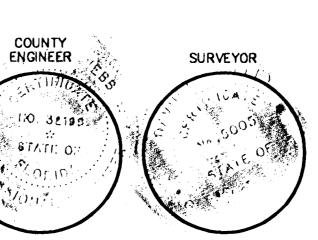
My Commission DD241472 Eugres Jenuary 28 2008

NAME OKERSTUN RICHARDO

STATE OF FLORIDA)

COUNTY OF BROWARD

STATE OF FLORIDA)



SHEET 3 OF 5 HATT SHEET 4 OF 5 SHEET 5 OF 5 TRACT 2 KEY MAP NOT TO SCALE NORTH

STATE OF FLORIDA

COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT A M.
THIS LITE DAY OF AUGUST A.D. 2004 AND DULY RECORDED IN PLAT BOOK 10.3 ON PAGES 1 AND 5

DOROTHY H. WILKEN CLERK CIRCUIT COURT

DEPUTY CLERK

SHEET OF 5

NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000201GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

NO4'54'05"W (PLAT BEARING) 00'24'17" = BEARING ROTATION N05'18'22"W (GRID BEARING) (PLAT TO GRID) COUNTERCLOCKWISE WEST LINE THIS PLAT

TABULAR DATA TOTAL AREA THIS PLAT 62.06 ACRES AREA OF RESIDENTIAL
AREA OF PRIVATE ROAD TRACT R 31.94 ACRES 8.63 ACRES 0.76 ACRES AREA OF TRACT RW AREA OF TRACTS W AND WI 5.04 ACRES AREA OF TRACTS L THROUGH L5 AREA OF TRACTS Z AND Z1
AREA OF TRACT CV
AREA OF TRACT CV1 1.25 ACRES 0.88 ACRES 1.18 ACRES AREA OF TRACTS F THROUGH F3
TOTAL NUMBER OF UNITS
DENSITY PROPOSED THIS PLAT
USE SINGLE FAMILY 126 UNITS 2.03 UNITS/ACRE

TITLE CERTIFICATION:

PETITION NO. PDD 95-118E

STATE OF FLORIDA) COUNTY OF PALM BEACH)

I. ERIC A. SIMON, 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 SHELBY HOMES AT LANTANA, LC, A FLORIDA LIMITED LIABILTY COMPANY; THAT THE CURRENT TAXES 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. E. Shim 7/1/04 ERIC A. SIMON ATTORNEY AT LAW

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 REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

> T. Well. GEORGE T. WEBB, P.E. COUNTY ENGINEER

LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

DATED: ___

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) 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS: 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.

1 Kil DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA

LB #3591

01 MAR# (70, 1G PUD ME 33467

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION. MAINTENANCE. REPAIR. EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE

PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY COVE ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 9. LIFT STATION EASEMENT