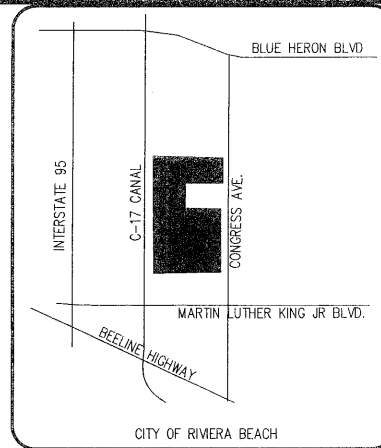


# MARSH HARBOUR

20060319434

Being a replat of Congress Park Homes III as recorded in Plat Book 58, Pages 60 and 61, Public Records of Palm Beach County, Florida, together with portions of the Northeast Quarter of Section 31, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida.



189

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

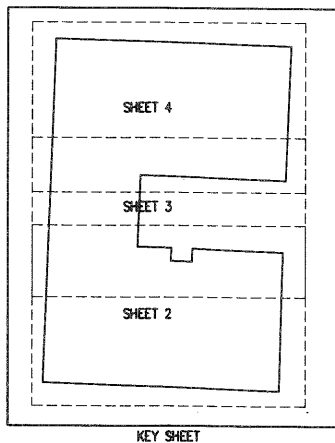
THIS INSTRUMENT WAS FILED FOR RECORD AT THIS 21 DAY OF MAY 2006 AND DULY RECORDED IN PLAT BOOK NO. 189-192 ON PAGE 189-192

SHARON BOCK, CLERK AND COMPTROLLER BY: *[Signature]*

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MARSH HARBOUR ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, BEING OWNER OF THE LANDS SHOWN HEREON AS MARSH HARBOUR, BEING A REPLAT OF CONGRESS PARK HOMES III, AS RECORDED IN PLAT BOOK 58, PAGES 60 AND 61, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 31, RUN S02°10'06"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1062.92 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF RIVIERA BEACH GARDENS AS RECORDED IN PLAT BOOK 60, PAGES 99 AND 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND POINT OF BEGINNING; THENCE S88°18'37"E ALONG THE SOUTH LINE OF SAID RIVIERA BEACH GARDENS A DISTANCE OF 1109.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE EXTENSION AS RECORDED IN ROAD PLAT BOOK 4, PAGE 154 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S02°20'10"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 632.64 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N68°00'54"W ALONG THE NORTH LINE OF THE SOUTH 992.0 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 687.12 FEET; THENCE S02°20'50"W ALONG THE WEST LINE OF THE EAST 1983.75 FEET OF SAID NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 335.95 FEET; THENCE S88°01'23"E ALONG THE NORTH LINE OF THE SOUTH 656.0 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 160.00 FEET; THENCE S02°20'10"W A DISTANCE OF 60.00 FEET; THENCE S88°01'23"E A DISTANCE OF 100.00 FEET; THENCE N02°20'10"E A DISTANCE OF 60.00 FEET; THENCE S88°01'23"E ALONG THE NORTH LINE OF THE SOUTH 656.0 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 427.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE EXTENSION; THENCE S02°20'10"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 7692.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°57'05" A DISTANCE OF 127.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S01°23'05"W A DISTANCE OF 379.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 7586.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°57'05" A DISTANCE OF 125.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S02°20'10"W A DISTANCE OF 11.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE N88°01'23"W ALONG SAID SOUTH LINE A DISTANCE OF 1113.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID WEST LINE ALSO BEING THE EAST LINE OF THE C-17 CANAL RIGHT-OF-WAY; THENCE N02°11'32"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 556.00 FEET TO THE NORTHWEST CORNER OF THE PLAT OF SAID CONGRESS PARK HOMES III; THENCE CONTINUE N02°11'32"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1062.92 FEET TO THE POINT OF BEGINNING. SAID HEREIN DESCRIBED PARCEL OF LAND CONTAINING 35.838 ACRES MORE OR LESS.



SHEET 1 OF 4  
MAY 2006

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED LESTER D ARANA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF OCEAN BANK, A FLORIDA BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF May 2006.

BY: *[Signature]* NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NUMBER: 8D 136745  
PRINT NAME: FAE M. COLWELL MY COMMISSION EXPIRES: 5-18-07

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, ANDREW IVES, 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 MARSH HARBOUR ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, 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.

DATED: 4/24, 2006 BY: *[Signature]*  
ANDREW IVES  
(Attorney-at-Law, licensed in Florida)  
BERMAN RENNERT VOGEL  
& MANDLER, P.A. AS AGENT FOR  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
MIAMI, FLORIDA.

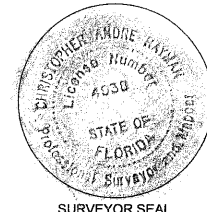
### SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  LB#6603
- THE EAST RIGHT-OF-WAY LINE OF THE C-17 CANAL IS TAKEN AS BEING N02°11'32"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- EASEMENTS CREATED BY THE PLAT OF CONGRESS PARK HOMES III AS RECORDED IN PLAT BOOK 58, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY ARE RELINQUISHED BY THIS REPLAT.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(9), WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

BY: *[Signature]*  
ANDRE RAYMAN,  
PROFESSIONAL SURVEYOR AND MAPPER  
#LS4938, STATE OF FLORIDA.  
DATE: 05-03, 2006



### ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH.

THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, THIS 20 DAY OF May 2006.

MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT.  
A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT  
ESTABLISHED PURSUANT TO CHAPTER 190 F.S.

BY: *[Signature]*  
WITNESS: *[Signature]*  
PRINT NAME: John J. White  
WITNESS: *[Signature]*  
PRINT NAME: John J. White

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED Max Cruz WHO IS PERSONALLY KNOWN TO ME, AND WHO HAS PRODUCED HIS DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIR OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT, 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 DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF APRIL 2006.

BY: *[Signature]* MY COMMISSION NUMBER: DD 409758  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: Elizabeth J. White MY COMMISSION EXPIRES: 4/22/09

### MORTGAGEE'S CONSENT

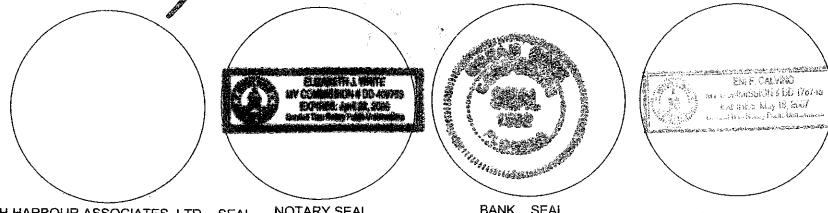
STATE OF FLORIDA  
COUNTY OF PALM BEACH.

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 DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18631 AT PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

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 20 DAY OF APRIL 2006.

BY: *[Signature]*  
LESTER D ARANA, VICE-PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: John J. White  
WITNESS: *[Signature]*  
PRINT NAME: John J. White



IN WITNESS WHEREOF, THE ABOVE NAMED MARSH HARBOUR ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 20 DAY OF APRIL 2006.

MARSH HARBOUR ASSOCIATES LTD., a Florida Limited Partnership,

BY: *[Signature]*  
BGM, Cornerstone Joint Venture,  
(Sole General Partner).

BY: *[Signature]*  
Cornerstone Congress LLC, Florida Limited Liability Company,  
and sole Managing Member.

WITNESS: *[Signature]* LON J. WOLFE - PRESIDENT  
PRINT NAME: BREANNE BRICKSON  
WITNESS: *[Signature]*  
PRINT NAME: MADE CHAVANES

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED LEON J. WOLFE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MARSH HARBOUR ASSOCIATES LTD., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF APRIL 2006.

BY: *[Signature]* MY COMMISSION NUMBER: DD 409758  
NOTARY PUBLIC  
STATE OF FLORIDA

PRINT NAME: Elizabeth J. White MY COMMISSION EXPIRES: 4/22/09

### ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH.

CONGRESS AVENUE MASTER PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 58, PAGE 60 AS SHOWN HEREON, AND THE 10 FOOT MAINTENANCE EASEMENT, BUT NOT THE MAINTENANCE OBLIGATION OF SAID EASEMENTS. CONGRESS AVENUE MASTER PROPERTY OWNERS ASSOCIATION, INC. HEREBY CONSENTS TO THIS RE-PLAT.

CONGRESS AVENUE MASTER PROPERTY ASSOCIATION, INC.

BY: *[Signature]*  
LOUIS A. GAETA, JR. PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED LOUIS A. GAETA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CONGRESS AVENUE MASTER PROPERTY ASSOCIATION INC., A PROPERTY OWNERS ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF May 2006.

BY: *[Signature]* MY COMMISSION NUMBER: DD 494137  
NOTARY PUBLIC  
STATE OF FLORIDA

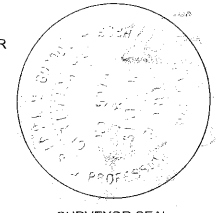
PRINT NAME: June White MY COMMISSION EXPIRES: 3-26-2010

### CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

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

BY: *[Signature]*  
STEPHEN M. GORDON, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS5974, STATE OF FLORIDA.

DATE: 5/9/2006 2006



### APPROVAL CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF MARSH HARBOUR HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 17 DAY OF May 2006.

BY: *[Signature]*  
MICHAEL D. BROWN  
MAYOR

BY: *[Signature]*  
CARRIE E. WARD  
CITY CLERK

BY: *[Signature]*  
L. JOHN SAMADI, P.E.  
CITY ENGINEER.

THIS INSTRUMENT PREPARED BY ANDRE RAYMAN, P.S.M. #LS4938 STATE OF FLORIDA. SFRN, INC., ENGINEERS, SURVEYORS & MAPPERS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405.  
CERTIFICATE OF AUTHORIZATION NO. LB0006603

## MARSH HARBOUR

SFRN

DATE: 02/13/2006

SCALE: 1" = 50'

CAD FILE: 4016plat.dwg

SDGX PROJECT: 4016

DRAWN: SFRN STAFF

CHECKED: G. RAYMAN

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Engineers • Surveyors • Mappers

1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405  
PH (561)655-1151 • FAX (561)832-9390 • WWW.SFRNINC.COM

JOB NO.  
**04016**