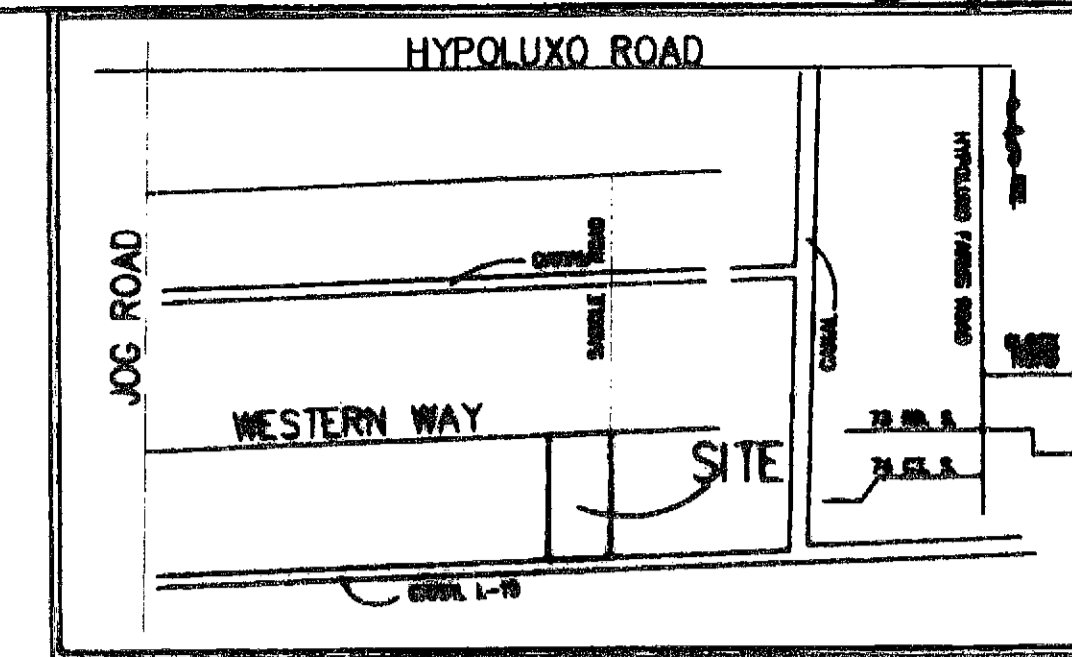


1000-868

SWAN'S NEST GARDENS ANGELO PROPERTY

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE
SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER
OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
MARCH - 2010



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAN WAS FILED FOR
RECORD AT 10:28 A.M.
ON 30th DAY OF
MARCH AD, 2010,
AND DULY RECORDED IN PLAT BOOK
119 PAGE 1-2

DEDICATIONS & RESERVATIONS:

COUNTY OF PALM BEACH
STATE OF FLORIDA
KNOW ALL MEN BY THESE PRESENTS THAT PETER ANGELO AND HELEN ANGELO, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SWAN'S NEST GARDENS, BEING LOT 2, BLOCK 5, PALM BEACH RANCHES, AN UNRECORDED PLAT OF PALM BEACH COUNTY, FLORIDA, ASSESSOR'S MAP 65, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 30 FEET FOR ROAD PURPOSES.
AND
LESS THE SOUTH 13.2 FEET THEREOF, AS MEASURED AT RIGHT ANGLES AND PERPENDICULAR TO THE SOUTH LINE OF SAID NW 1/4 OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST AS PER CHANCERY CASE 407, RECORDED IN OFFICIAL RECORDS BOOK 6495 PAGE 761 AND DEED BOOK 922 PAGE 147 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
CONTAINING 4.88 ACRES, MORE OR LESS.

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

- 1. WATER MANAGEMENT TRACTS**
TRACT W-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SWAN'S NEST GARDENS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 23439 PAGE 0967, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- 2. DRAINAGE AND DRAINAGE 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 MAINTENANCE OBLIGATION OF THE SWAN'S NEST GARDENS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE DRAINAGE ACCESS EASEMENT AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SWAN'S NEST GARDENS HOMEOWNERS 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.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 3. UTILITY EASEMENTS (UE)**
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 BOUNDARY, 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 PIPELINE, RAW MATERIAL PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEM 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 PROPER WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE, PETER ANGELO AND HELEN ANGELO, OWNER OF THE LANDS SHOWN HEREON AS SWAN'S NEST GARDENS, HERETO UNSET OUR HANDS AND SEALS THIS 17 DAY OF NOVEMBER, 2010.

WITNESS: Bryce Cooke (1) BY: (1) Peter Angelo
PETER ANGELO

WITNESS: Margaret Ventrella (1) BY: (2) Helen Angelo
HELEN ANGELO

WITNESS: Bryce Cooke (2)

WITNESS: Margaret Ventrella (2)

ACKNOWLEDGEMENT:

STATE OF NEW JERSEY
COUNTY OF MERCER
BEFORE ME PERSONALLY APPEARED PETER ANGELO AND HELEN ANGELO, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED NAIDENIC LAGOSIS, RESPECTIVELY AS IDENTIFICATION, AND THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF NOVEMBER, 2010.
MY COMMISSION EXPIRES: NOV 4, 2013

COMMISSION NUMBER: 2307371
Muriel Hood
NOTARY PUBLIC

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 SERIAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 98-33, AND IN ACCORDANCE WITH SEC.177.071(2), F.S. THIS 23rd DAY OF NOVEMBER, 2010 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC.177.081(1), F.S.
BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE SWAN'S NEST GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 17 DAY OF NOVEMBER, 2010.

WITNESS: Bryce Cooke SWAN'S NEST GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Margaret Ventrella BY: Peter Angelo
PETER ANGELO, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEW JERSEY
COUNTY OF MERCER
BEFORE ME PERSONALLY APPEARED PETER ANGELO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NAIDENIC LAGOSIS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SWAN'S NEST GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF NOVEMBER, 2010
MY COMMISSION EXPIRES: NOV 4, 2013
COMMISSION NUMBER: 2307371
Muriel Hood
NOTARY PUBLIC
Muriel Hood
PRINT NAME

SURVEYORS NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CORNIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENT 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N 89°35'56" W ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION CORNER DATA SHEETS REFERENCING STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD 83 1986 ADJUSTMENT.
- PRM - INDICATES SET 4"x4"x24" PERMANENT REFERENCE MONUMENT MARKED PRM 4957.
- U.E. - INDICATES UTILITY EASEMENT
- D.E. - INDICATES DRAINAGE EASEMENT
- PCP - DENOTES PERMANENT CONTROL POINT
- N.T.S. - DENOTES NOT TO SCALE
- NO. - DENOTES NUMBER
- C/L - DENOTES CENTERLINE
- L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- PRCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- R/W - DENOTES RIGHT-OF-WAY
- COORDINATES SHOWN ARE GRID DATUM - NAD 83 1986 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION; SCALE FACTOR=1.0000322; LINEAR UNIT=US SURVEY FEET

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 MONUMENTS ACCORDING TO SEC. 177.091(8), 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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES PALM BEACH COUNTY, FLORIDA
DATE: 11/01/2010

Terry MacDevitt
TERRY L. MACDEVITT, P.S.M.
LICENSE No. 4557
STATE OF FLORIDA

MORTGAGEES CONSENT:

STATE OF TEXAS)
COUNTY OF COLLIN)
THE UNDERSIGNED HEREBY CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND IT 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 INTEREST IS RECORDED IN OFFICIAL RECORD BOOK 2090 AT PAGE 1567 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO 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 17th DAY OF NOVEMBER, 2010.
WITNESS: John Boland
BY: Dr. Bruce S. Dancin, N.A.
A BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA
WITNESS: John Boland
BY: John Boland
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF TEXAS)
COUNTY OF COLLIN)
BEFORE ME PERSONALLY APPEARED John Boland, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BANK OF AMERICA, N.A. A BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT HE HAS EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF NOVEMBER, 2010
MY COMMISSION EXPIRES: December 29, 2010
COMMISSION NUMBER: N/A
Leanne G. Evelyn Brown
NOTARY PUBLIC
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
LARRY T. COOPER 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 PETER ANGELO AND HELEN ANGELO; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SHIPPED OR RELEASED OF RECORD HAVE BEEN 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 11/22/2010
Larry T. Cooper
LARRY T. COOPER
ATTORNEY AT LAW
LICENSED IN FLORIDA

SHEET 1 OF 2

COUNTY ENGINEER

OWNER NOTARY

OWNER NOTARY

OWNER NOTARY

OWNER NOTARY

BANK

BANK NOTARY

BANK NOTARY

BANK NOTARY

BANK NOTARY

BANK NOTARY

BANK NOTARY

THIS INSTRUMENT WAS PREPARED BY: TERRY MACDEVITT,
P.S.M. No. 4557
STATE OF FLORIDA
FOR
J.R. BRENNAN SURVEYING, INC.
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JUPITER, FL 33456
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