CIMARRON COVE RE-PLAT NO. 1

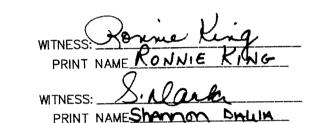
BEING A REPLAT OF CIMARRON COVE, LESS AND EXCEPT TRACT Z, AS RECORDED IN PLAT BOOK 111, PAGES 102 THROUGH 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

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

TABULAR AREA DATA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 02 JURISDICTIONAL LIMITS LAND USE CLASSIFICATION MULTI—FAMILY RESIDENTIAL — MFR			
EXEMPT ACREAGE - EXM			
PARCEL	SQUARE FEET	ACRES	LAND USE CODE
PARCEL A	294,914	6.770	
PARCEL B	725,425	16.653	MFR
TRACT B-1	28,577	0.656	EXM
TRACT B-2	8,708	0.200	EXM
TRACT B-3	11,649	0.267	EXM
TRACT B-4	8,629	0.198	EXM
TRACT C-1	323,707	7.431	EXM
TRACT C-2	32,176	1.616	EXM
TRACT C-3	70,396	0.739	EXM
TRACT L-1	121,467	2.789	EXM
TRACT L-2	79,281	1.820	EXM
TRACT L-3	200,671	4.607	EXM
TRACT R	13,008	0.299	EXM
TRACT R-1	6,569	0.151	EXM
TRACT R-2	1,843	0.042	EXM
TRACT R-3	1,956	0.045	EXM
TRACT R-4	2,244	0.052	EXM
TRACT S-1	66,954	1.537	EXM
TRACT S-2	325	0.007	EXM
TRACT S-3	8,382	0.192	EXM
TRACT Y-1	58,884	1.352	EXM
TRACT Y-2	3,426	0.079	EXM
TOTAL	2,069,191	47.502	

DEDICATION AND RESERVATIONS CONTINUED:



CIMARRON COVE, LLC. A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALMBEACH

BEFORE ME PERSONALLY APPEARED JEFFERY M. ROSENBERG, WHO IS PERSONALLY KNOWN TO ME, AS IDENTIFICATION, AND WHO EXECUTED OR HAS PRODUCED . THE FOREGOING INSTRUMENT AS MANAGER OF CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF .

MY COMMISSION EXPIRES: COMMISSION NUMBER: EE 835491

Shannon DALLIA

SHANNONDALILA School Thru Notary Public Underwriter

IN WITNESS WHEREOF, HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF

HAWKEYE CENTRAL, LLC A FLORIDA LIMITED LIABILITY COMPANY 1 PHYLLIS SKURKA

ACKNOWLEDGMENT:

STATE OF FLORIDA BOLL)

BEFORE ME PERSONALLY APPEARED RONNIE PERTNOY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

COMMISSION NUMBER: EE 170784 DIANE W. WILLER



DATED: /2/26/12

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 MARCH - 2012

00052-196

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA; COUNTY OF PALM BEACH:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS WATER MANAGEMENT ACCESS EASEMENTS AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE EASEMENTS, AS RECORDED IN OFFICIAL RECORD BOOK 2914 AT PAGE 666 AND OFFICIAL RECORD BOOK 2914 AT PAGE 670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ARE SHOWN HEREON.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 2

DATED THIS _ 3 DAY OF JANUARY ATTEST Chear Parker BY: Adrup Sales O'NEAL BARDIN JR., ASSISTANT SECRETARY - RONALD M. ASH, PRESIDENT BOARD OF SUPERVISORS (BOARD OF SUPERVISORS Adrian M. SAlee

MASTER ASSOCIATION ACCEPTANCE:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ______ DAY OF Klecon ben , 2012.

CIMARRON COVE

MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: PRINT NAME RONNIE KING C Exercy M. Rosenberg VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SOFFILM ROSANDERS AND JETTELM REENDERS, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CIMARRON COVE MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DUM DAY OF December

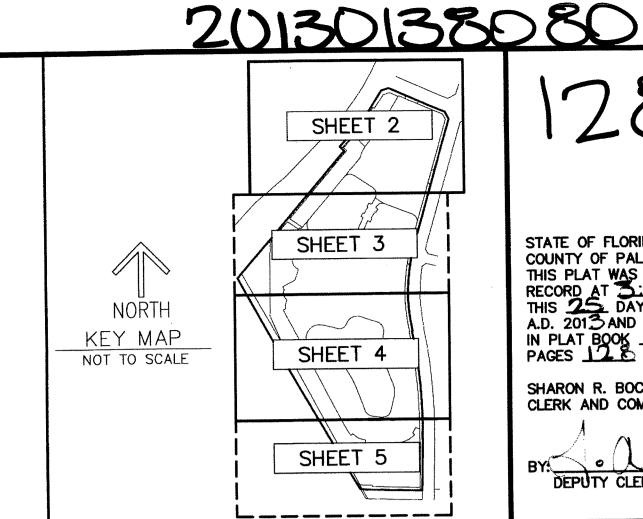
MY COMMISSION EXPIRES NOTARY PUBLIC

Shannon DALLA COMMISSION NUMBER: EE 835491 PRINT NAME

TITLE CERTIFICATION: STATE OF FLORIDA)

COUNTY OF PALM BEACH) I, TOW ROLLINGER, 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 CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

> T-10 RAFFORKE ATTORNEY AT LAW FLORIDA BAR 605298



STATE OF FLORIDA COUNTY OF PALM BEACH

SHARON R. BOCK CLERK AND COMPTROLLER

BY: olbun DEPUTY CLERK

SHEET 1 OF 5

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT: STATE OF FLORIDA

COUNTY OF PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ______

ROBERT G. PREMUROSO VICE MAYOR

PATRICIA SNIDER, CMC

CITY CLERK THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ___

TODD ENGLE, P.E.

ACKNOWLEDGMENT:

CITY ENGINEER

STATE OF FLORIDA COUNTY OF PALM BEACH

> BEFORE ME PERSONALLY APPEARED DAVID J. LEVY AND PATRICIA SNIDER, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF PALM BEACH GARDENS, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CITY. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CITY AND THAT IT WAS AFFIXED BY DUE AND REQULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF __MARCH MY COMMISSION EXPIRES: _



PRINT NAME: __ NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. 12108

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO.

SURVEYOR'S CERTIFICATE:

SHANNON DAULA MY COMMISSION # EE 83549

EXPINES: September 17, 2016 Bonder Thru Manage Procedurated and Processing

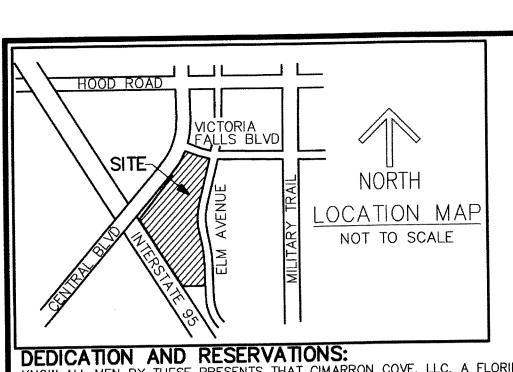
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

DATED: 12-27-12

WE DAVID P. LINDLEY STATE OF FLORIDA

REG. LAND SURVEYOR #5005 LB #3591

CITY OF PALM BEACH GARDENS CITY OF PALM BEACH GARDENS REVIEWING CIMARRON COVE MASTER ASSOCIATION, INC. **SURVEYOR** HAWKEYE CENTRAL, LLC CITY OF PALM BEACH GARDENS SURVEYOR **ENGINEER** CIMARRON COVE, LLC ASSOCIATION, INC. NOTARY HAWKEYE CENTRAL, LLC NOTARY CIMARRON COVE, LLC SEAL SEAL A 16 . 1 . 10. SEAL SEAL SEAL SEAL SEAL to the present of all



KNOW ALL MEN BY THESE PRESENTS THAT CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS CIMARRON COVE RE-PLAT NO. 1, BEING A REPLAT OF CIMARRON COVE, LESS AND EXCEPT TRACT Z, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGES 102 THROUGH 106 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 2,069,191 SQUARE FEET OR 47.502 ACRES MORE OR LESS.

PALM BEACH GARDENS.

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

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND OR ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND OR ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

TRACTS L-1, L-2 AND L-3, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF

2. TRACTS C-1, C-2 AND C-3, THE CONSERVATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS, FOR COMMON AREA CONSERVATION PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE EXCEPT TO CONSTRUCT CITY SIDEWALKS PER CITY APPROVAL. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO THE CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, OR FISH

AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. 3. TRACTS B-1, B-2, B-3 AND B-4, THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS, FOR BUFFER, DRAINAGE, WATER, SEWER AND UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AREAS ENCUMBERED BY SEACOAST UTILITY EASEMENTS, WATER LINE EASEMENTS AND SEWER LINE EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE SEACOAST AUTHORITY AND NOT FOR THE USE BY OTHER UTILITY PROVIDERS WITHOUT THE WRITTEN CONSENT OF THE SEACOAST UTILITY

4. TRACTS S-1, S-2 AND S-3, THE OPEN SPACE TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS, FOR OPEN PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

5. TRACT Y-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR STATE ROAD RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM

6. TRACT Y-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR COUNTY ROAD RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS, FOR ROADWAY, DRAINAGE, WATER AND SEWER DISTRIBUTION, LANDSCAPE AND OPEN SPACE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. TRACTS R-1, R-2, R-3 AND R-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRIVATE ACCESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

THE WATER MANAGEMENT EASEMENTS, OVER ALL OF TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS

THE WATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

10. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED IN PERPETUITY TO ALLESS. GOVERNMENTAL ENTITIES AND PUBLIC AND PRIVATE UTILITIES WITH THE RIGHT TO ENTER PONTILE PROPERT HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECT UTILITY FACILITIES INCENDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND OR MAINTENANCE OF OTHER PUBLIC UTILITIES.

11. THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, IT'S SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM

BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. 13.\ THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.