RIVERWALK POINTE AT MANGROVE BAY

A REPLAT OF TRACTS 2, 3 AND A PORTION OF TRACT 4, MANGROVE BAY, P.U.D., A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 89, PAGES 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST,

TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 6 SEPTEMBER 2014

E INDIANTOWN ROAD MANGROVE \U MARCINSKI ROAD VICINITY SKETCH NOT TO SCALE

FOR RECORD AT 15419M AND DULY RECORDED IN PLAT NO. 118 ON PAGES 143 THRU 148

COUNTY OF PALM BEACH

THIS PLAT WAS FILED

STATE OF FLORIDA

20140346414

SHARON R. BOCK CLERK AND COMPTROLLER

MÅNGROVE B HOUSING, LL

JOHN F. WEIR

SHEET No.

OF 6

PROJECT No.

ACCEPTANCE OF RESERVATIONS AND DEDICATIONS

STATE OF ILLINOIS COUNTY OF COOK

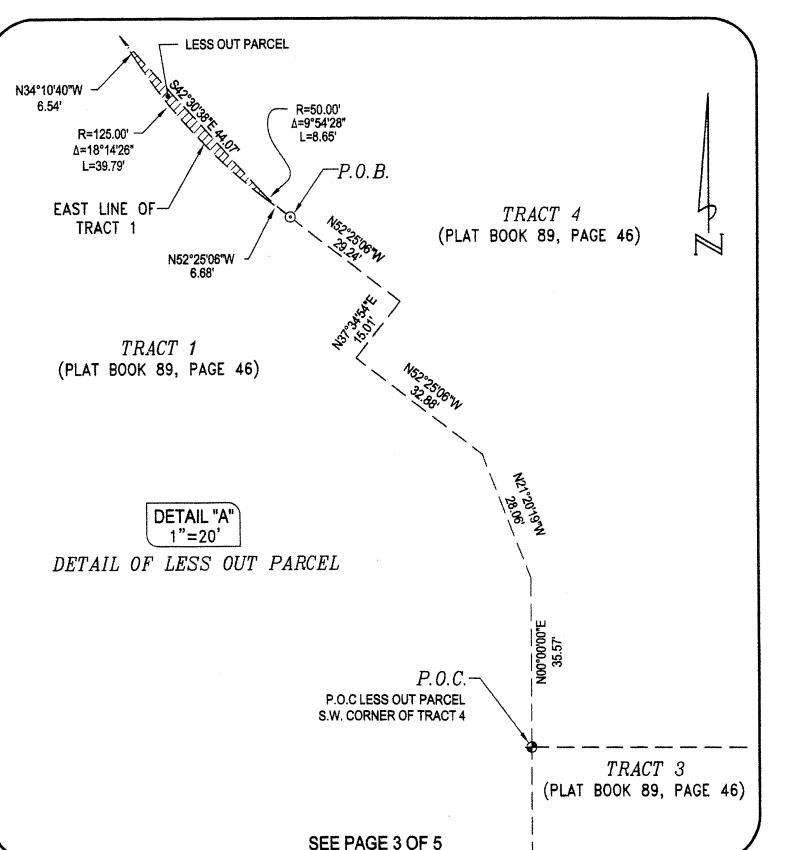
MANGROVE BAY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY CONSENTS TO THIS PLAT, ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON,

	ITS MAINTENANCE OBLIGATIONS FOR SA		376
DAIED THIS	DAY UF		
WITNESS: PRINT NAME:		MANGROVE BAY PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT	
WITNESS:		BY:	
PRINT NAME:		JERROLD H. FRUMM, PRESIDENT	

BEFORE ME PERSONALLY APPEARED JERROLD H. FRUMM WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MANGROVE BAY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND 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 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.

MY COMMISSION EXPIRES:		NOTARY PUBLIC:	
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY	YY OF, 2	2014.	



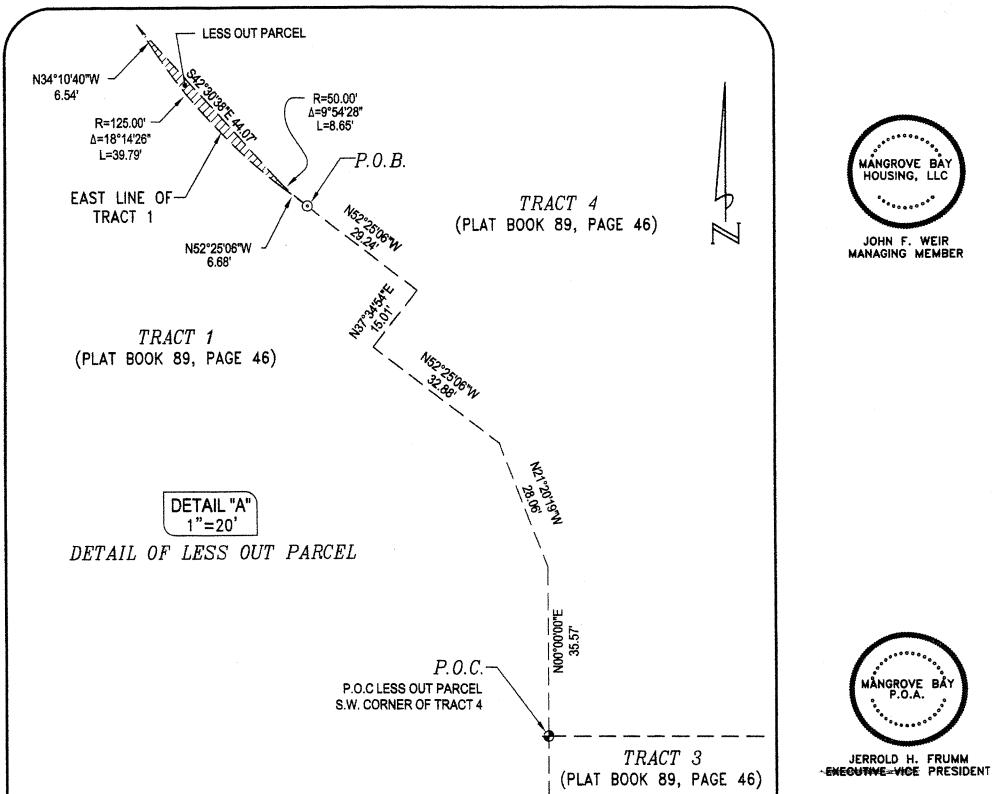


ACKNOWLEDGEMENT

STATE OF ILLINOIS COUNTY OF COOK

MY COMMISSION	EXPIRES:
	Marks Silver
NOTARY SEAL:	· Community of Lands (6数) 指揮

COMMISSION NO.:



KESHAVARZ ASSOCIATES Civil Engineers • Land Surveyors 711 North Dixie Highway, Suite 201 West Palm Beach, Florida 33401

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., LB4897, 711 NORTH DIXIE HIGHWAY SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600. DATE: 01/02/13

CHECKED: SFB

APPROVED: SFB

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT MANGROVE BAY HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "RIVERWALK POINTE AT MANGROVE BAY", BEING A REPLAT OF TRACTS 2, 3 AND A PORTION OF TRACT 4, MANGROVE BAY, P.U.D., A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 89, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:

TRACTS 2, 3 AND 4, OF MANGROVE BAY, P.U.D., A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, AT PAGE 46, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT:

A PARCEL OF LAND IN TRACT 4, OF MANGROVE BAY, P.U.D., A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, AT PAGE 46, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE NORTH 00' 00' 00" EAST. A DISTANCE OF 35.57 FEET: THENCE NORTH 21° 20' 19" WEST, A DISTANCE OF 28.06 FEET; THENCE NORTH 52° 25' 06" WEST, A DISTANCE OF 32.88 FEET; THENCE NORTH 37" 34' 54" EAST, A DISTANCE OF 15.01 FEET; THENCE NORTH 52° 25' 06" WEST, A DISTANCE OF 29.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 52' 25' 06" WEST. A DISTANCE OF 6.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 18' 14' 26"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.79 FEET: THENCE NORTH 34' 10' 40" WEST, A DISTANCE OF 6.54 FEET (THE PREVIOUSLY DESCRIBED EIGHT (8) COURSES BEING ADJACENT AND COINCIDENT WITH THE WEST LINE OF SAID TRACT 4, MANGROVE BAY, P.U.D.); THENCE SOUTH 42' 30' 38" EAST, A DISTANCE OF 44.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 09' 54' 28"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 203,638.3 SQUARE FEET / 4.67 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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

1. LOT 1, AS SHOWN HEREON IS HEREBY RESERVED TO MANGROVE BAY HOUSING, LLC, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES IN ACCORDANCE WITH WITH THE ZONING REGULATIONS OF THE TOWN OF JUPITER AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MANGROVE BAY HOUSING, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

UTILITY EASEMENTS

2. THE TEN FOOT WIDE UTILITY EASEMENT, BEING ALONG THE EAST LINE OF LOT 1, 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF JUPITER WATER UTILITIES DEPARTMENT, ITS SUCCESSORS OR ASSIGNS.

LIMITED ACCESS EASEMENT:

. THE 5.0' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

SCENIC CORRIDOR EASEMENT:

4. THE 29' SCENIC CORRIDOR EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER, FOR PUBLIC PEDESTRIAN ACCESS, LANDSCAPING AND IRRIGATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANGROVE BAY PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

PEDESTRIAN ACCESS EASEMENTS:

5. THE 10.0' WIDE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS BETWEEN U.S. HIGHWAY NO. 1, THE PROPERTY TO THE SOUTH, AND THE PEDESTRIAN ACCESS EASEMENT ALONG THE SOUTHEASTERLY AND THE SOUTH LINES OF TRACT 1 OF MANGROVE BAY, P.U.D., RECORDED IN PLAT BOOK 89, PAGES 46 THROUGH 50, PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANGROVE BAY PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

PUBLIC INGRESS/EGRESS EASEMENT:

6. THE 20.0' WIDE PUBLIC INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR PUBLIC VEHICULAR ACCESS TO AND FROM THE PUBLIC PARKING EASEMENT AREA LOCATED WITHIN THE SOUTHWESTERLY MOST AREA OF LOT 1 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANGROVE BAY PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT LIMITS. IF THE TOWN DEEMS IT TO BE IN THE PUBLICS BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE EASEMENT TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

PUBLIC INGRESS / EGRESS AND PARKING EASEMENT:

7. THE INGRESS/EGRESS AND PARKING EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR VEHICULAR PUBLIC ACCESS AND PARKING OF PASSENGER VEHICLES BY USERS OF THE 'RIVERWALK PARCEL' SHOWN AS PARCEL 7 ON THE PLAT OF MANGROVE BAY, P.U.D., RECORDED IN PLAT BOOK 89, PAGES 46 THROUGH 50, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANGROVE BAY PROPERTY OWNERS ASSOCIATION. ITS SUCCESSORS AND ASSIGNS. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT LIMITS. IF THE TOWN DEEMS IT TO BE IN THE PUBLICS BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE EASEMENT MAINTENANCE TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

EMERGENCY VEHICLE ACCESS EASEMENT

8. THE EMERGENCY VEHICLE ACCESS EASEMENT IS RESERVED TO THE MANGROVE BAY PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR USE AS ACCESS FOR EMERGENCY VEHICLES ONLY, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT LIMITS, IF THE TOWN DEEMS IT TO BE IN THE PUBLICS BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE EASEMENT MAINTENANCE TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

DEDICATIONS AND RESERVATIONS CONTINUED:

WATERLINE EASEMENT:

9. THE WATERLINE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER LINES.

PUBLIC ACCESS SIGNAGE EASEMENT:

10. THE PUBLIC ACCESS SIGNAGE EASEMENT AS SHOWN HEREON. IS HEREBY DEDICATED TO THE TOWN OF JUPITER IN PERPETUITY FOR THE INSTALLATION OF SIGNS NOTIFYING THE PUBLIC ABOUT THE PUBLIC ACCESS AND PARKING EASEMENTS AND SHALL BE THE MAINTENANCE OBLIGATION OF THE MANGROVE BAY PROPERTY OWNERS ASSOCIATION. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PUBLIC ACCESS SIGN EASEMENT AS SHOWN HEREON. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT LIMITS. IF THE TOWN DEEMS IT TO BE IN THE PUBLICS BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE EASEMENT MAINTENANCE TO PAY ALL OR PART OF THE

IRRIGATION WELL EASEMENT:

11. THE IRRIGATION WELL EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER IN PERPETUITY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN IRRIGATION WELL TO SERVE PARCEL 7 AS SHOWN ON MANGROVE BAY, P.U.D., PLAT BOOK 89, PAGES 46 THROUGH 50. PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND SHALL BE THE MAINTENANCE OBLIGATION OF MANGROVE BAY PROPERTY OWNERS ASSOCIATION. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE IRRIGATION WELL EASEMENT AS SHOWN HEREON. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT LIMITS. IF THE TOWN DEEMS IT TO BE IN THE PUBLICS BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE EASEMENT MAINTENANCE TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

IRRIGATION LINE EASEMENT:

12. THE IRRIGATION WATER LINE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO TOWN OF JUPITER IN PERPETUITY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN IRRIGATION WELL TO SERVE PARCEL 7 AS SHOWN ON MANGROVE BAY, P.U.D., PLAT BOOK 89, PAGES 46 THROUGH 50, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND SHALL BE THE MAINTENANCE OBLIGATION OF THE MANGROVE BAY PROPERTY OWNERS ASSOCIATION. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO MAINTAIN THE IRRIGATION LINE EASEMENT AS SHOWN HEREON. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT LIMITS. IF THE TOWN DEEMS IT TO BE IN THE PUBLICS BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE EASEMENT MAINTENANCE TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

CROSS ACCESS EASEMENT:

13. THE CROSS ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUDITER FOR VEHICULAR PUBLIC ACCESS TO AND FROM THE INGRESS/EGRESS AND PUBLIC PARKING EASEMENT AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF MANGROVE BAY PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT LIMITS. IF THE TOWN DEEMS IT TO BE IN THE PUBLICS BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE EASEMENT MAINTENANCE TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

DRAINAGE FACILITIES:

14. ALL DRAINAGE FACILITIES WITHIN THE LIMITS OF THIS PLAT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE MANGROVE BAY PROPERTY ASSOCIATION AND ARE HEREBY DEDICATED TO SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, PURSUANT TO THOSE DECLARATIONS RECORDED IN OFFICIAL RECORD BOOK 3815, PAGE 248 AND OFFICIAL RECORD BOOK 12113, PAGE 70, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

DRAINAGE SYSTEM:

15. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, THE ABOVE NAMED MANGROVE BAY HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY ACCEPT THE RESERVATION OF LOT 1 HEREIN AND HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS MANAGER, EASTWIND MANGROVE BAY, LLC, BY ITS MANAGING MEMBER, JOHN F. WEIR, BY AND WITH THE AUTHORITY OF ITS MEMBERS.

THIS DAY	OF	BY:	MANGROVE BAY HOUSING, LLC A FLORIDA LIMITED LIABILITY COMPA		
WITNESS:		BY:	EASTWIND MANGROVE BAY, LLC, ITS MANAGE A FLORIDA LIMITED LIABILITY COMPA		
PRINT NAME:					
WITNESS:	The state of the s	BY:	Charter the		
PRINT NAME:	HARL TUBER		JOHN F. WEIR, MANAGINIG MEMBER		

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED JOHN F. WEIR, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF EASTWIND MANGROVE BAY, LLC A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF MANGROVE BAY HOUSING, LLC A FLORIDA LIMITED LIABILITY COMPANY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID EASTWIND MANGROVE BAY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ______ MY COMMISSION EXPIRES: MAY 21, 2015

NANCY J. MILES ST. Commission # PE 18 (1947) Expires May 27 Bonder Trus Transfer trus NOTARY SEAL:

LEGEND OF ABBREVIATIONS:

NANCY J. MULLIGAN

COMMISSION NO.: EE 093760

<u>EASEMENT / MISCELLANEOUS ABBREVIATIONS</u>
L.A.E. = LIMITED ACCESS EASEMENT D.E. = DRAIN . = DRAINAGE EASEMENT U.E. = UTILITY EASEMENT L.B.E. = LANDSCAPE BUFFER EASEMENT N.T.S. = NOT TO SCALEL.M.E. = LAKE MAINTENANCE EASEMENT 0.A. = OVERALL

LEGEND OF SYMBOLS:

= 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. IB4897" OR AS NOTED. _ MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.

PROPERTY CONTROL ABBREVIATIONS P.C.P. = PERMANENT CONTROL POINTP.R.M. = PERMANENT REFERENCE MONUMENTCONC. = CONCRETEMON. = MONUMENT

M.N.D. = MAG NAIL & DISK

= DEGREES CB = CHORD BEARINGP.C. = POINT OF CURVATURE = MINUTES P.T. = POINT OF TANGENCY= SECONDS P.R.C. = POINT OF REVERSE CURVE = RADIUS RAD. = RADIAL= DELTA = ARC LENGTH N.R. = NON-RADIAL

ARITHMETIC / ANNOTATION ABBREVIATIONS N.T. = NON-TANGENTC/L = CENTERLINEP.B. = PLAT BOOKD.B. = DEED BOOK

PG. = PAGEP.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING P.O.T. = POINT OF TERMINUSL.B. = LICENSED BUSINESS O.R.B. = OFFICIAL RECORD BOOK P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

S.L.E. = SANITARY SEWER LINE EASEMENT W.L.E. = WATER LINE EASEMENT

Tel: (561) 689-8600 Fax: (561) 689-7476

DRAWN: RAB DWG No: D11-984 last savedZ:\2011\11-984 Mangrove Bay Tracts 2,3 And 4\dwg\11-984 Mangrove Bay Tracts 2,3, And 4 Replat.dwg Monday, August 11, 2014 12:13:17 PM

SCALE: N/A