

REYNOLDS RANCH, A P.U.D.

BEING A PORTION OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

JUNE 2016 SHEET 1 OF 7

129

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD
AT 11:32 A.M. THIS
22 DAY OF NOV. 2016
AND DULY RECORDED IN PLAT BOOK
122 ON PAGES 129
THRU 135.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____ D.C.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN REYNOLDS RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND CHECKERBOARD ACRES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS REYNOLDS RANCH, A P.U.D., BEING A PORTION OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, LESS THE WEST 208.75 FEET THEREOF AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, LESS THE RIGHT-OF-WAY FOR STATE ROAD NO. 7, AS SHOWN ON THE REPLAT OF JUPITER FARMS AND GROVES, AS RECORDED IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1.) TRACT "A" (PRIVATE ROAD RIGHT OF WAY), AS SHOWN HEREON, IS HEREBY RESERVED FOR REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2.) TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR SAID TRACT, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF SAID TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

3.) TRACT "C" (RESIDUAL TRACT; NOT PART OF THE P.U.D.), AS SHOWN HEREON, IS HEREBY RESERVED FOR CHECKERBOARD ACRES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

4.) TRACT "OST" (OPEN SPACE TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, FOR STORM WATER CONVEYANCE FROM THE REAR OF LOTS 1 THROUGH 30 AND FOR PRIVATE PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "OST" IS SUBJECT TO AN EXISTING CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 28304, PAGE 503, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5.) RECREATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. RECREATION TRACT IS SUBJECT TO AN EXISTING CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 28304, PAGE 503, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6.) TRACTS "WL-1" THROUGH "WL-8" (WETLAND TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "WL-1" THROUGH "WL-8" ARE SUBJECT TO AN EXISTING CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 28394, PAGE 782, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7.) TRACTS "WMT-1" THROUGH "WMT-4" (WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, 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. TRACT "WMT-1" IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 27993, PAGE 1002, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACTS "WMT-1" THROUGH "WMT-4" ARE SUBJECT TO AN EXISTING CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 28304, PAGE 503, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8.) WETLAND BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. WETLAND BUFFER EASEMENTS ARE SUBJECT TO AN EXISTING CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 28394, PAGE 782, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

9.) THE LAKE MAINTENANCE EASEMENTS, AND THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10.) 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 REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11.) THE FIRE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR FIRE EQUIPMENT ACCESS. SAID ACCESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12.) THE PUBLIC PEDESTRIAN AND EQUESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC PEDESTRIAN AND EQUESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13.) THE 10 FOOT UTILITY EASEMENTS, AS 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.

14.) THE 5 FOOT LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, HOVNANIAN DEVELOPMENTS OF FLORIDA, INC., THIS 13th DAY OF September, 2016.

WITNESS: [Signature]
PRINT NAME: Gabriel Burden
WITNESS: [Signature]
PRINT NAME: Stuart Kennedy

BY: [Signature]
K. HOVNANIAN REYNOLDS RANCH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: HOVNANIAN DEVELOPMENTS OF FLORIDA, INC.
A FLORIDA CORPORATION
ITS MEMBER

BY: [Signature]
LEWIS BIRNBAUM
DIVISION PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEWIS BIRNBAUM, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF HOVNANIAN DEVELOPMENTS OF FLORIDA, INC., A FLORIDA CORPORATION, AS MEMBER OF K. HOVNANIAN REYNOLDS RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF September, 2016.

MY COMMISSION EXPIRES: 2-20-2018

[Signature]
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # FF094417

PRINT NAME: Andrea Lambert
COMMISSION NUMBER: FF094417

(NOTARY SEAL)

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERE TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF September, 2016.

WITNESS: [Signature]
PRINT NAME: Lori J. Christiano
WITNESS: [Signature]
PRINT NAME: Melissa A. Johnston

BY: [Signature]
CHECKERBOARD ACRES, INC.
A FLORIDA CORPORATION

BY: [Signature]
CHARLES R. BROWN
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES R. BROWN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CHECKERBOARD ACRES, INC., A FLORIDA CORPORATION, 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 CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF September, 2016.

MY COMMISSION EXPIRES: March 3, 2018

[Signature]
NOTARY PUBLIC STATE OF FLORIDA
EXPIRES: March 3, 2018

PRINT NAME: KRISTEN M. WILLIAMS
COMMISSION NUMBER: FF086983

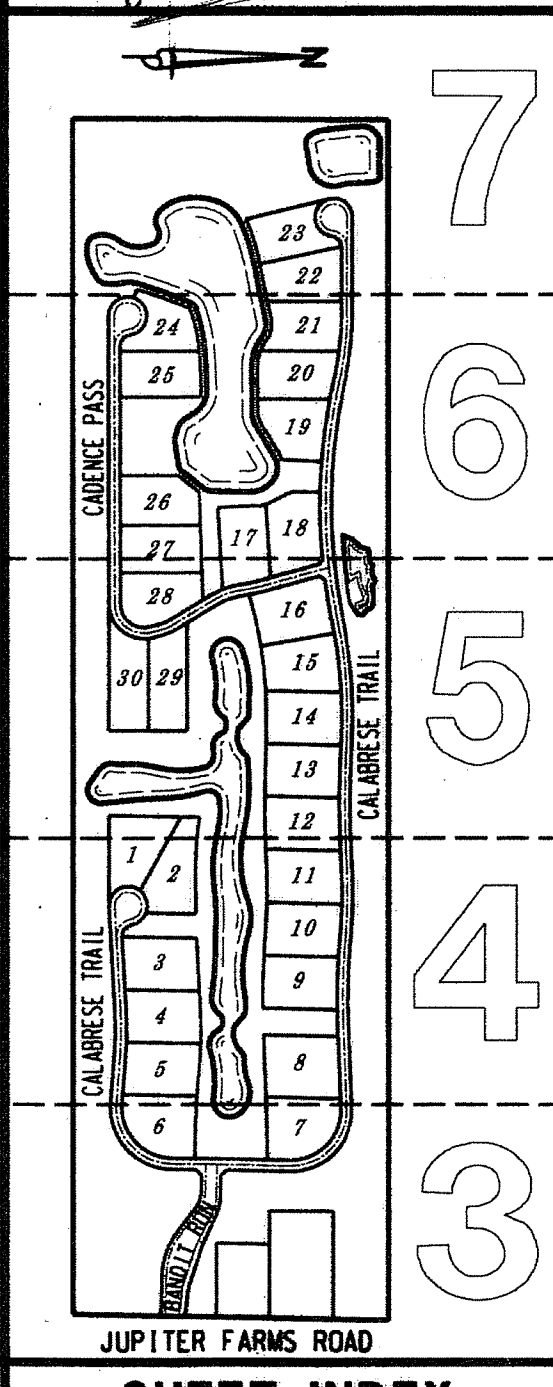
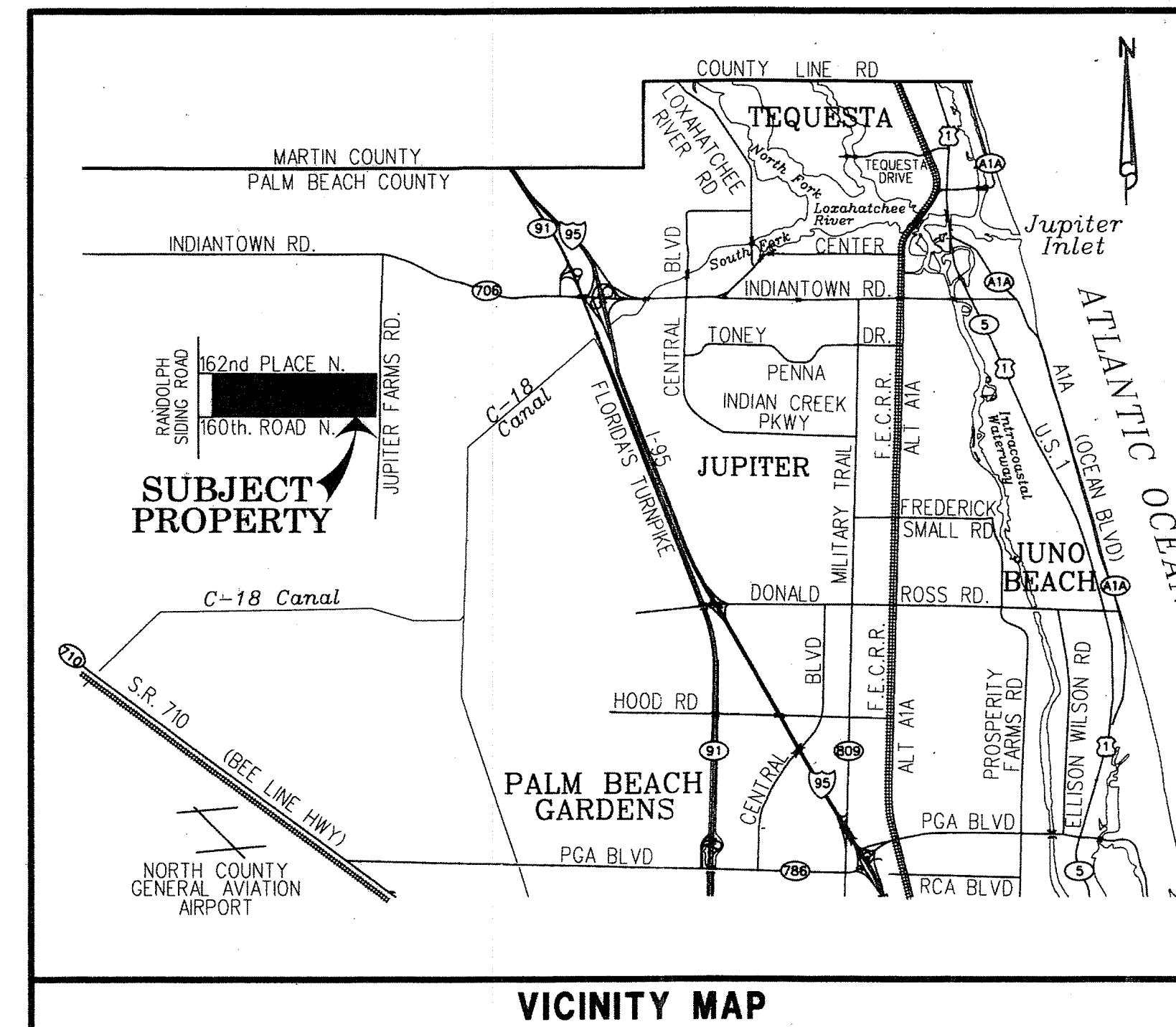
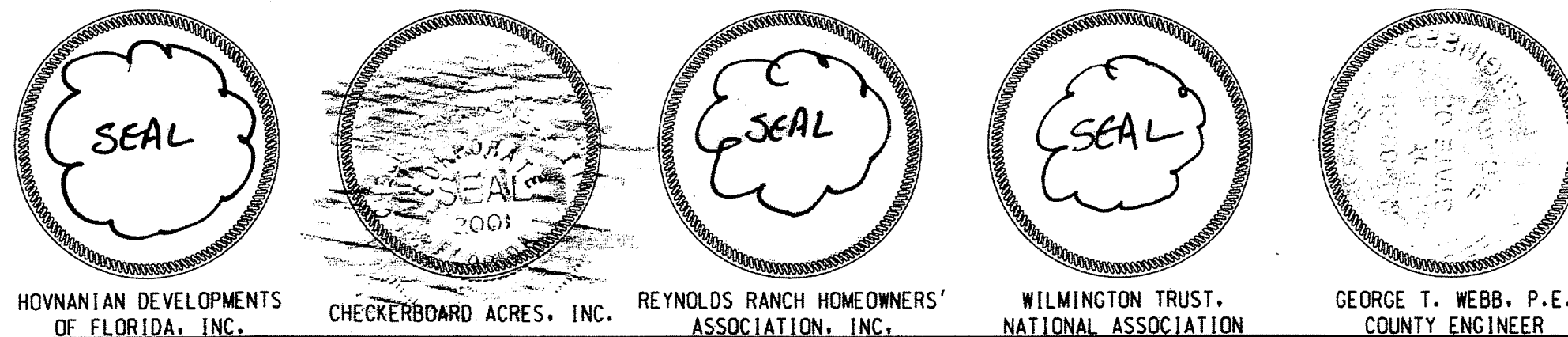
(NOTARY SEAL)

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ORANGE

I, ROBERT MICHAEL POPPELL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN K. HOVNANIAN REYNOLDS RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CHECKERBOARD ACRES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATE: September 12, 2016 BY: [Signature]
ROBERT MICHAEL POPPELL
FLORIDA BAR NO. 710131



ABBREVIATIONS:

- CB = CHORD BEARING
- CL = CHORD LENGTH
- D = DELTA
- D.E. = DRAINAGE EASEMENT
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- S.E. = SOUTHEAST
- S.S.E. = SAFE SIGHT EASEMENT
- S.W. = SOUTHWEST
- U.E. = UTILITY EASEMENT

LEGEND:

- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊙ = DENOTES PERMANENT CONTROL POINT (P.C.P.) SET MAG NAIL & DISK STAMPED "PCP LB4431" UNLESS OTHERWISE NOTED
- = DENOTES CENTERLINE OF RIGHT OF WAY
- ⊕ = DENOTES TRACT OR LOT CORNER
- ▨ = DENOTES LIMITS OF WETLAND BUFFER

SITE PLAN DATA	
CONTROL NUMBER	1974-00175
TOTAL AREA (P.U.D.)	150.141 ACRES
TOTAL DWELLING UNITS	30 D.U.
DENSITY	1 D.U. / 5 ACRES
TRACT "C" (*)	2.768 ACRES
(*) NOT PART OF THE P.U.D.	

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 22ND DAY OF November, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

[Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

SCALE FACTOR = 1.000019101

GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD.	K:\JUST \ 124141 \ 13-045 \ 13-045A-306 \ 13-045A-306.DGN
REF.	
FLD.	J.P.
FB.	PG.
OFF.	CASASUS
JOB	13-045A-306
DATE	JUNE 2016
CKD.	D.C.L.
SHEET	1 OF 7
DWG.	D13-045P