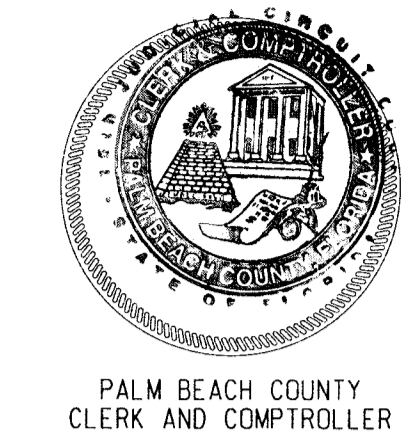


REYNOLDS RANCH REPLAT No. 1, A P.U.D.

BEING A REPLAT OF A PORTION OF TRACT "OST", AS SHOWN ON REYNOLDS RANCH, A P.U.D.
RECORDED IN PLAT BOOK 122, PAGES 129 THROUGH 135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 8:49 A.M. THIS
8 DAY OF December 2020
AND DULY RECORDED IN PLAT BOOK
131 ON PAGES 98
THRU 99.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: Deif McCaskey D.C.

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT REYNOLDS RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, OWNER OF THE LAND SHOWN HEREON AS REYNOLDS RANCH REPLAT No. 1, A P.U.D., BEING REPLAT OF A PORTION OF TRACT "OST", AS SHOWN ON REYNOLDS RANCH, A P.U.D., RECORDED IN PLAT BOOK 122, PAGES 129 THROUGH 135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT "OST" OPEN SPACE TRACT, AS SHOWN ON REYNOLDS RANCH, A P.U.D., AS RECORDED IN PLAT BOOK 122, PAGES 129 THROUGH 135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "OST"; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST AND ALONG THE SOUTH LINE OF SAID TRACT "OST", NORTH 89°56'06" WEST, A DISTANCE OF 889.13 FEET; THENCE DEPARTING SAID SOUTH LINE OF TRACT "OST", NORTH 00°03'54" EAST, A DISTANCE OF 156.42 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A" AND THE SOUTH RIGHT OF WAY LINE OF CALABRESE TRAIL, AS SHOWN ON SAID PLAT OF REYNOLDS RANCH, A P.U.D., SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 260.00 FEET AND A CHORD BEARING OF NORTH 47°51'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CALABRESE TRAIL, THROUGH A CENTRAL ANGLE OF 93°24'57", A DISTANCE OF 423.91 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 01°08'59" EAST, A DISTANCE OF 104.60 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BANDIT RUN, AS SHOWN ON SAID PLAT OF REYNOLDS RANCH, A P.U.D.; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING SEVEN COURSES: NORTH 46°08'59" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°51'01" EAST, A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 157.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°35'42", A DISTANCE OF 103.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°15'19" EAST, A DISTANCE OF 97.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°35'43", A DISTANCE OF 216.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°51'01" EAST, A DISTANCE OF 143.54 FEET; THENCE SOUTH 44°23'31" EAST, A DISTANCE OF 31.39 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JUPITER FARMS ROAD, 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; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°08'59" WEST, A DISTANCE OF 346.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 325.021 SQUARE FEET OR 7.461 ACRES, MORE OR LESS.

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

1.) THE OPEN SPACE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE REYNOLDS RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2.) THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3.) THE LAKE MAINTENANCE AND 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.

4.) THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS 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.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 14th DAY OF OCTOBER, 2020.

REYNOLDS RANCH HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

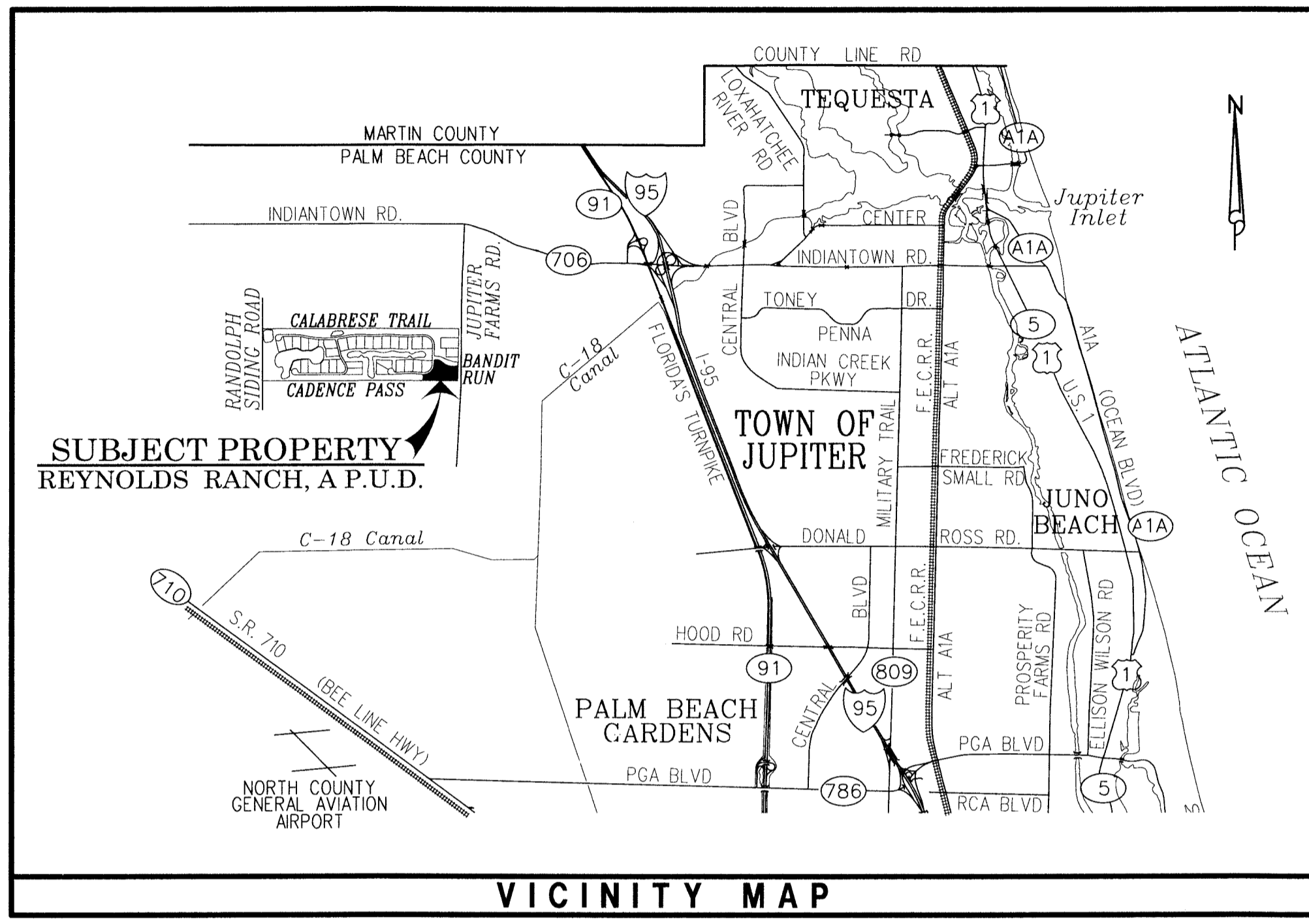
WITNESS: Jon Isherwood
PRINT NAME: Jon Isherwood
WITNESS: K.S. Korse
PRINT NAME: K.S. Korse
BY: Kevin Borkenhagen
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF OCTOBER 2020, BY KEVIN BORKENHAGEN AS VICE PRESIDENT FOR REYNOLDS RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/29/2023
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: KEVIN WIRTH
COMMISSION NUMBER: 66 917671



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ORANGE

I, Robert M. 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 REYNOLDS RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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: 9-28-20 BY: Robert M. Poppell
ROBERT POPPELL
FLORIDA BAR NO. 710131

COUNTY APPROVAL

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 DECEMBER DAY OF DECEMBER, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. SAID EAST LINE BEARS: NORTH 89°56'06" WEST.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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 THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- THE SUBJECT PROPERTY IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 28304, PAGE 503, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'S CERTIFICATE:

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 SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: SEPTEMBER 15, 2020 BY: David C. Libberg
DAVID C. LIBBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

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

ABBREVIATIONS:

- CB = CHORD BEARING
- CL = CHORD LENGTH
- DL = DELTA
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R = RADIUS
- S.E. = SOUTHEAST
- S.S.E. = SAFE SIGHT EASEMENT
- S.W. = SOUTHWEST
- U.E. = UTILITY EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = NON-TANGENT

LEGEND:

- ☐ = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊙ = DENOTES CENTERLINE
- ⊕ = DENOTES CHANGE IN DIRECTION

SITE DATA
PLAT CONTROL NUMBER: 1974-00175

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

REYNOLDS RANCH 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 14th DAY OF OCTOBER, 2020.

REYNOLDS RANCH HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Jon Isherwood
PRINT NAME: Jon Isherwood
WITNESS: K.S. Korse
PRINT NAME: K.S. Korse
BY: Kevin Borkenhagen
VICE PRESIDENT

MORTGAGEE'S JOINDER AND 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 28304, PAGE 752, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED IN OFFICIAL RECORD BOOK 28748, PAGE 367, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS FURTHER AMENDED IN OFFICIAL RECORD BOOK 29620, PAGE 1878, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL ASSOCIATION (OR MORTGAGEE) HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY ITS PROPER AGENTS THEREUNTO DULY AUTHORIZED THIS 20th DAY OF OCTOBER, 2020.

WITNESS: Jon Isherwood
PRINT NAME: Jon Isherwood
WITNESS: K.S. Korse
PRINT NAME: K.S. Korse
BY: Thomas Piscitelli
ATTORNEY-IN-FACT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF OCTOBER 2020, BY THOMAS PISCITELLI AS ATTORNEY-IN-FACT FOR WILMINGTON TRUST, NATIONAL ASSOCIATION ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

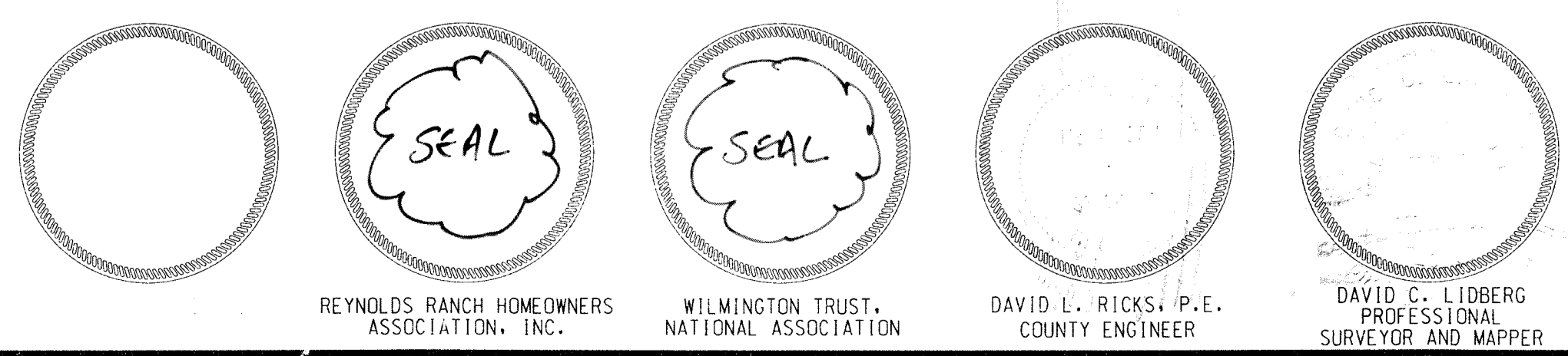
MY COMMISSION EXPIRES: 1/30/2021
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: GEMMA PICKARD
COMMISSION NUMBER: 66 067337

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF OCTOBER 2020, BY KEVIN BORKENHAGEN AS VICE PRESIDENT FOR REYNOLDS RANCH HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/29/2023
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: KEVIN WIRTH
COMMISSION NUMBER: 66 917671



LIBBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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REF.	
FLD.	FB. PG. JOB 13-0450-306
OFF.	CASASUS DATE JANUARY 2020
CKD.	D.C.L. SHEET 1 OF 2 DWG. D13-045PP