

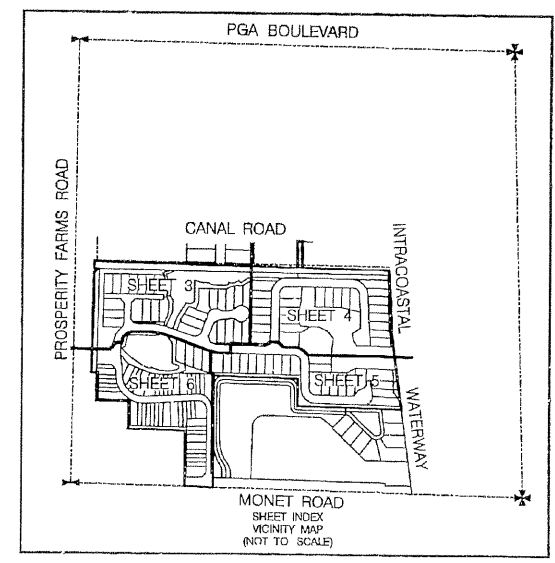
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PROSPERITY HARBOR NORTH P.U.D.

Being a portion of Section 5, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida.

Sheet 1 of 7

June 1999



COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS
 This plat was filed for record at 1:10 p.m.
 on the 19th day of July 1999
 and duly recorded in Plat Book No. 85
 103-109
 DOROTHY H. WILKIN, Clerk of Circuit Court
 by *[Signature]* D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PROSPERITY HARBOR NORTH P. U. D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 88°34'32" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 (THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 IS ASSUMED TO BEAR SOUTH 88°34'32" EAST AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE THERETO) A DISTANCE OF 672.68 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00°06'53" WEST ALONG THE WEST LINE OF SAID PLAT OF HARBOR POINT MARINA AND THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 5° A DISTANCE OF 671.39 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88°34'32" WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 166.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 88°34'32" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (THE SOUTH LINE OF THE SOUTHWEST QUARTER IS TAKEN TO BEAR SOUTH 88°34'32" EAST AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE THERETO) A DISTANCE OF 841.10 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°06'53" EAST ALONG SAID EAST LINE AND ALONG THE WEST LINE OF THE PLAT OF HARBOR POINT MARINA, RECORDED IN PLAT BOOK 73, PAGES 99 AND 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 671.39 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 88°37'59" EAST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 499.75 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID PLAT AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88°37'59" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 594.98 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON THE AMENDED PLAT OF SECTION 5-42-43 OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 07°20'49" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 166.93 FEET TO THE POINT ON THE SOUTH LINE OF THE NORTH 165.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88°37'59" WEST ALONG SAID SOUTH LINE A DISTANCE OF 615.58 FEET TO THE SOUTHWEST CORNER OF THE NORTH 165.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; SAID POINT LYING ON THE EAST LINE OF SAID PLAT OF HARBOR POINT MARINA; THENCE NORTH 00°17'18" WEST ALONG SAID PLAT LINE AND THE WEST LINE OF THE NORTH 165.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 165.07 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 35.72 ACRES, MORE OR LESS.

SUBJECT TO RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5 AND THE NORTH LINE OF SAID PLAT OF HARBOR POINT MARINA A DISTANCE OF 499.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00°06'53" WEST ALONG THE WEST LINE OF SAID PLAT OF HARBOR POINT MARINA AND THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 5° A DISTANCE OF 671.39 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88°34'32" WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 166.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 88°34'32" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (THE SOUTH LINE OF THE SOUTHWEST QUARTER IS TAKEN TO BEAR SOUTH 88°34'32" EAST AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE THERETO) A DISTANCE OF 841.10 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°06'53" EAST ALONG SAID EAST LINE AND ALONG THE WEST LINE OF THE PLAT OF HARBOR POINT MARINA, RECORDED IN PLAT BOOK 73, PAGES 99 AND 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 671.39 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 88°37'59" EAST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 499.75 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID PLAT AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88°37'59" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 594.98 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON THE AMENDED PLAT OF SECTION 5-42-43 OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 07°20'49" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 166.93 FEET TO THE POINT ON THE SOUTH LINE OF THE NORTH 165.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88°37'59" WEST ALONG SAID SOUTH LINE A DISTANCE OF 615.58 FEET TO THE SOUTHWEST CORNER OF THE NORTH 165.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; SAID POINT LYING ON THE EAST LINE OF SAID PLAT OF HARBOR POINT MARINA; THENCE NORTH 00°17'18" WEST ALONG SAID PLAT LINE AND THE WEST LINE OF THE NORTH 165.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 165.07 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 35.72 ACRES, MORE OR LESS.

SUBJECT TO RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1. THE UTILITY EASEMENTS (U.E.) 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.
2. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
3. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF NORTH PALM BEACH FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. TRACTS A AND B AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVATION AND WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
5. THE WETLAND PRESERVATION BUFFER EASEMENT (W.P.B.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVATION AND WATER MANAGEMENT PURPOSES. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH. IT IS A PUNISHABLE VIOLATION OF GOVERNMENTAL ENTITIES' LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID PRESERVATION BUFFER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ANY GOVERNMENTAL ENTITIES EXERCISING JURISDICTION OVER SAID PRESERVATION BUFFER EASEMENT.
6. TRACT C AS SHOWN HEREON IS HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

7. TRACTS D, E, F, G, H, I, J AND K AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, ENTRY FEATURES, WALLS, FENCES, IRRIGATION AND MONUMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
8. TRACTS L, M AND N AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND WETLAND PRESERVATION BUFFER PURPOSES. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH. IT IS A PUNISHABLE VIOLATION OF GOVERNMENTAL ENTITIES' LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID PRESERVATION BUFFER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ANY GOVERNMENTAL ENTITIES EXERCISING JURISDICTION OVER SAID PRESERVATION BUFFER EASEMENT.
9. TRACT S AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
10. TRACTS R AND T AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
11. TRACT V AS SHOWN HEREON IS HEREBY RESERVED BY PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA.
12. THE RECREATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
13. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT S IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES ONLY. SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT OVER AND UNDER TRACT S IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APURTANCES THEREIN ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT S.
14. A UTILITY EASEMENT OVER ALL OF TRACT T AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER AND WATER FACILITIES.
15. THE SEWER LINE EASEMENTS (S.L.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES.
16. THE WATER LINE EASEMENTS (W.L.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.
17. THE OVERHANG EASEMENTS (O.H.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

LIDBERG LAND SURVEYING, INC.
 075 West Indian Town Road, Suite 200, Jupiter, Florida 33468 TEL 561-748-8454

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OFF. R.W.\ A.P.	DATE 10/05/98
CKD. D.C.L.	SHEET 1 OF 7 DWG- D98-135P