OCTOBER 2002

NORTH COUNTY P.U.D. PLAT 2

WESTROADS DRIVE

THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID

TURTLE CAY MASTER ASSOCIATION, INC

TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS

SUCH OFFICERS 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 INST RUMENT IS THE

ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF _______, 200

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

DYER BOULEVARD

LOCATION MAP (NOT TO SCALE)

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH

FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS

STATE OF FLORIDA

NORTH GOUNTY

DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "NORTH COUNTY P.U.D. PLAT 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF NORTH COUNTY P.U.D. PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 160, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN 60 FOOT CANAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 1800, PAGE 1331, SAID PUBLIC RECORDS; THENCE, NORTH 88°19'12" WEST, A DISTANCE OF 969.76 FEET TO THE SOUTHEAST CORNER OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 6447, PAGE 1308, SAID PUB-LIC RECORDS; THENCE, NORTH 01°49'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 115.00 FEET; THENCE, NORTH 88°19'12" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 120.00 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 36; THENCE, NORTH 01°49'15" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER AND ALONG THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD (A 100 FOOT POSTED AND VIEWED RIGHT-OF-WAY), A DISTANCE OF 1,483.96 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE-QUARTER OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE, SOUTH 88°26'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 637.16 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF NORTH COUNTY P.U.D. PLAT 1; THENCE THE FOLLOWING 26 COURSES ALONG THE WESTERLY BOUNDARY OF SAID PLAT: THENCE, SOUTH 01°33'12" WEST, A DISTANCE OF 145.20 FEET; THENCE, NORTH 88°26'48" WEST, A DISTANCE OF 81.14 FEET; THENCE, SOUTH 01°33'12" WEST, A DISTANCE OF 24.00 FEET; THENCE, SOUTH 43°18'47" EAST, A DISTANCE OF 35.27 FEET; THENCE, SOUTH 01°49'15" WEST, A DISTANCE OF 386.20 FEET; THENCE, SOUTH 88°10'45" EAST, A DISTANCE OF 24.00 FEET; THENCE, NORTH 46°41'13" EAST, A DISTANCE OF 35.44 FEET; THENCE, SOUTH 88°26'48" EAST, A DISTANCE OF 73.52 FEET; THENCE, SOUTH 01°49'15" WEST, A DISTANCE OF 95.20 FEET; THENCE, SOUTH 88°26'48" EAST, A DISTANCE OF 271.90 FEET; THENCE, SOUTH 01° 33'12" WEST, A DISTANCE OF 77.18 FEET; THENCE, SOUTH 27°32'05" EAST, A DISTANCE OF 38. 63 FEET; THENCE, SOUTH 22°17'21" EAST, A DISTANCE OF 57.00 FEET; THENCE, SOUTH 43°19'12" EAST, A DISTANCE OF 400.45 FEET; THENCE, SOUTH 01°40'48" WEST, A DISTANCE OF 16.50 FEET; THENCE, SOUTH 46°40'48" WEST, A DISTANCE OF 63.53 FEET; THENCE, NORTH 88°19'12" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 46°40'48" WEST, A DISTANCE OF 24.00 FEET; THENCE, SOUTH 01°40'48" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 46°40'48" WEST, A DISTANCE OF 150.40 FEET; THENCE, NORTH 88°19'12" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 46°40'48" WEST, A DISTANCE OF 24.00 FEET; THENCE, SOUTH 01°40'48" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 46°40'48" WEST, A DISTANCE OF 75.20 FEET; THENCE, SOUTH 43°19'12" EAST, A DISTANCE OF 134.30 FEET; THENCE, SOUTH 01°40'48" WEST, A DISTANCE OF 83.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF THAT CERTAIN PARCEL OF LAND LABLED AS "NOT A PART OF THIS PLAT" SHOWN AND DESCRIBED ON SAID PLAT OF NORTH COUNTY P.U.D. PLAT 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT T156 OF SAID PLAT; THENCE, NORTH 88°26'48" WEST, ALONG THE BOUNDARY OF SAID PLAT, A DIS-TANCE OF 70.20 FEET; THENCE, NORTH 43°18'47" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 35.27 FEET; THENCE, NORTH 01°49'15" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 312.32 FEET; THENCE, NORTH 46°41'13" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 35.44 FEET; THENCE, SOUTH 88°26'48" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 70.20 FEET; THENCE, SOUTH 01°49'15" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 362.32 FEET TO THE POINT OF BEGINNING

CONTAINING: 33.74 ACRES, MORE OR LESS.

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

- 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.
- TRACT "A" (ROADWAYS), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT "A" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS "O-9", "O-10", "O-11", "O-12" AND "O-13" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS "L-6" AND "L-7" (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA COR-PORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLOR-IDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH,
- THE LAKE MAINTENANCE EASEMENTS, AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CAY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "A" IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR MAINTENANCE OF UTILITIES. THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE TURTLE CAY MASTER ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVI-ERA BEACH, FLORIDA.
- THE EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR EMER-GENCY VEHICLE ACCESS PURPOSES. THE LANDS LYING UNDER SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE TUR-TLE CAY MASTER ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _________, DAY OF _________, 2002.

BY: CONTINENTAL HOMES OF FLORIDA, INC.

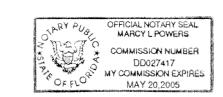
PAUL ROMANOWSKI, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND CANDACE SHARPSTEEN, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CONTINENTAL HOMES OF FLORIDA INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.



STATE OF FLORIDA COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

DAY OF NOTEMBER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

PETER L. PIMENTEL, SECRETARY

BOARD OF DIRECTORS

WM. R. VAN CAMPEN, L.S. 2424

PAMELA M. RAUCH, PRESIDENT PRO-TEM BOARD OF DIRECTORS TESULA STEWART

HUMPHRIES, PRESIDENT

3 2 3 3 3 3 3 5 5 3 3 5 3 3 3 3 4

INDEX TO SHEETS (NOT TO SCALE)

SHEET 1 OF 6



TRACT "A" **2.93 ACRES 2.38 ACRES** TRACT "L-6" TRACT "L-7" **2.82 ACRES 2.69 ACRES** TRACT "O-9" 0.06 ACRES TRACT "O-10" **TRACT "0-11"** 0.13 ACRES 0.20 ACRES TRACT "O-12" 0.06 ACRES **TRACT "O-13"** 22.47 ACRES LOTS (261) TOTAL AREA 33.74 ACRES

STATE OF FLORIDA

COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT DULY RECORDED IN PLAT BOOK NO. 9 M ON PAGES 1 - 6

DOROTHY WILKEN CLERK OF THE CIRCUIT COURT . Jun Jordner BY: DEPUTY CLERK

NOTICE AND DISCLOSURE:

UNIT OF DEVELOPMENT 07

NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IS A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE PROPERTY BEING PLATTED AND SHOWN HEREON LIES WITHIN ITS UNIT OF DEVELOPMENT 07.

SURVEYOR'S NOTES AND LEGEND:

THE BASE BEARING, AS SHOWN HEREON, IS NORTH 88°19'12" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST

DENOTES A FOUND PERMANENT CONTROL POINT (L.S. 2424) DENOTES A FOUND PERMANENT REFERENCE MONUMENT (L.S. 2424) DENOTES A SET PERMANENT CONTROL POINT (L.S. 2424) DENOTES A SET PERMANENT REFERENCE MONUMENT (L.S.2424)

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, JUAN RODRIGUEZ, 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 CONTINENTAL HOMES OF FLORIDA INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THERE 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.

10-28-2002

MEMBER OF THE FLORIDA BAR

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "NORTH COUNTY P.U.D. PLAT 2" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 97H DAY OF DECEMBER., 2002.

MICHAEL D. BROWN MAYOR **CARRIE E. WARD** CITY CLERK L. JOHN SAMADI, P.E CITY ENGINEER

CARRIE E. WARD CLERK, CITY OF RIVIERA BEACH

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE 12/6/2002

STEPHEN M. GORDON PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA **CERTIFICATE NO. 5974**



REVIEWING SURVEYOR

CONTINENTAL HOMES OF FLORIDA, INC.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TURTLE CAY **HOMEOWNERS** ASSOICATION, INC.

WM R VAN CAMPEN P.S.M. 2424

I HEREBY 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), CHAPTER 177, FLORIDA STAT-UTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF RIVIERA BEACH. Durk Campen Dated this 23 DAY OF COTOBBER

OFFICIAL NOTARY SEAL MARCY L POWERS

COMMISSION NUMBER

DD027417 MAY 20,2005

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.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



LAND SURVEYING & MAPPING, INC 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404

PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm @ aol.com WEB: http://members.aol.com//bmlsm