

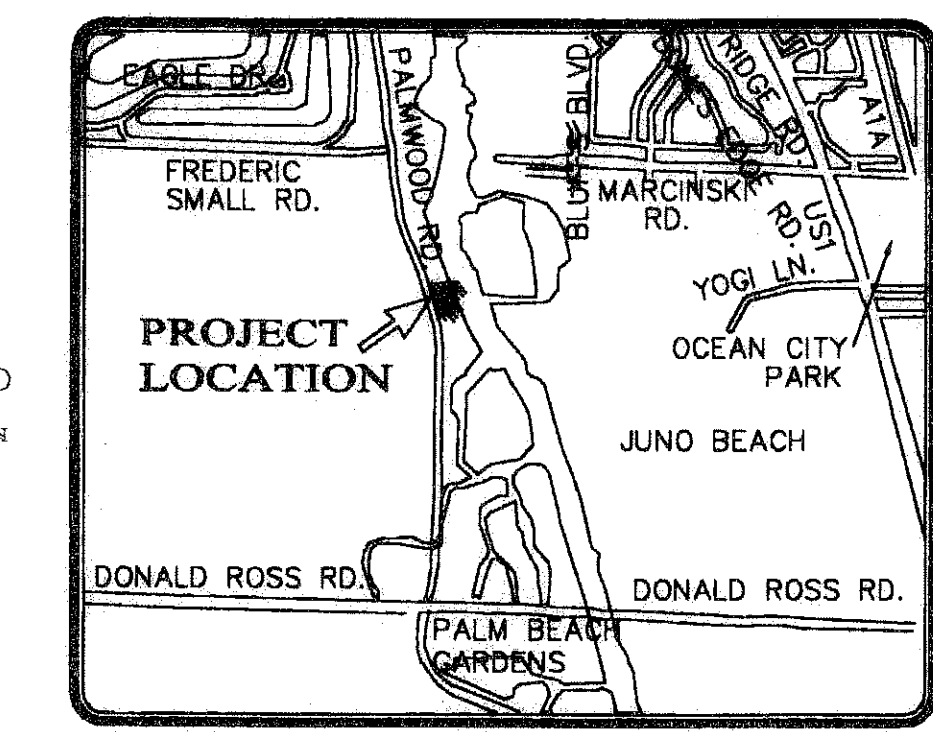
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HARBOR PLACE

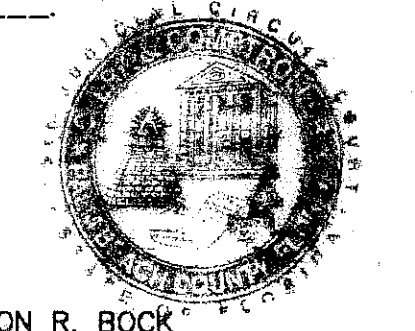
BEING A REPLAT OF A PORTION OF TRACT 'Y', CYPRESS ISLAND P.U.D., PLAT BOOK 59, PAGES 1 THROUGH 3, LYING IN NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST 2007

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 8:26 this 11 day of October, 2007, and duly recorded in Plat Book 116, Pages 164, Through 165.



SHARON R. BOCK
Clerk & Comptroller
By: *[Signature]*

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ESTATES OF PENNOCK POINT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS HARBOR PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "M-A" AS SHOWN ON THE PLAT OF CYPRESS ISLAND P.U.D. AS RECORDED IN PLAT BOOK 59 AT PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 31°12'32" EAST 171.14 FEET ALONG THE WESTERLY LINE OF SAID TRACT "M-A" AS SHOWN ON SAID PLAT; THENCE SOUTH 41°31'24" WEST 304.92 FEET ALONG THE EXTENSION OF THE NORTHERLY LINE OF EASEMENT "E" AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID NORTHERLY LINE NORTH 48°28'36" WEST 202.76 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 123.00 FEET AND A RADIAL BEARING OF NORTH 22°23'56" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'39" AN ARC LENGTH OF 15.12 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 40°47'11" WEST 45.57 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2934.93 FEET AND A RADIAL BEARING OF SOUTH 89°36'09" WEST; SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF PALMWOOD ROAD AS SHOWN IN OFFICIAL RECORD BOOK 21051, PAGE 0574 PALM BEACH COUNTY PUBLIC RECORDS; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°03'54" AN ARC LENGTH OF 618.02 FEET TO A POINT OF NON-TANGENCY; SAID POINT ALSO LYING ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3455 AT PAGES 1003 AND 1004 OF SAID PUBLIC RECORDS; THENCE SOUTH 87°43'14" EAST 437.51 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE FLORIDA EAST COAST CANAL AS RECORDED IN DEED BOOK 443 AT PAGE 430 OF SAID PUBLIC RECORDS; THENCE SOUTH 31°11'37" EAST 239.83 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF SAID TRACT "M-A"; THENCE SOUTH 58°47'28" WEST 213.89 FEET ALONG THE NORTH LINE OF SAID TRACT "M-A" TO THE POINT OF BEGINNING.

CONTAINING 253,890.35 SQUARE FEET OR (5.829 ACRES), MORE OR LESS.

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

WATERMARK WAY, AS SHOWN HEREON IS HEREBY RESERVED FOR THE HARBOR PLACE PROPERTY OWNER'S ASSOCIATION, INC., 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.

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

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 HARBOR PLACE PROPERTY OWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ROADWAY CONSTRUCTION EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONSTRUCTION ACTIVITIES AND MAINTENANCE ASSOCIATED WITH THE ADJUTING PUBLIC STREET.

THE LANDSCAPE BUFFERS AS SHOWN HEREON IS HEREBY RESERVED TO THE HARBOR PLACE PROPERTY OWNER'S ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR TO THE HARBOR PLACE PROPERTY OWNER'S ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

OPEN SPACE TRACT "B" AND OPEN SPACE TRACT "C", AS SHOWN HEREON, ARE RESERVED FOR THE HARBOR PLACE PROPERTY OWNER'S ASSOCIATION INC. FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL 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.

IN WITNESS WHEREOF, THE ABOVE NAMED ESTATES OF PENNOCK POINT, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 27th DAY OF July, 2007.

BY: ESTATES OF PENNOCK POINT, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Jeffrey S. Raynor
GLENN E. GOLDSTEIN
MANAGER
ESTATES OF PENNOCK POINT, L.L.C., A
FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Patricia A. Posey

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN E. GOLDSTEIN, MANAGER, WHO IS PERSONALLY KNOWN TO ME OR (HAS) (HAVE) PRODUCED (AND) _____ (RESPECTIVELY) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT (HE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF July, 2007.

MY COMMISSION EXPIRES: 4/22/10
DD513424
(SIGNATURE)
JEFFREY S. RAYNOR
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

HARBOR PLACE PROPERTY OWNER'S ASSOCIATION, INC. 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 27th DAY OF July, 2007.

HARBOR PLACE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]*

PRINT NAME: Jeffrey S. Raynor
WITNESS: *[Signature]*
PRINT NAME: Patricia A. Posey

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN E. GOLDSTEIN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF HARBOR PLACE PROPERTY OWNER'S ASSOCIATION INC. A 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF July, 2007.

MY COMMISSION EXPIRES: 4/22/10
DD513424
COMMISSION NUMBER
JEFFREY S. RAYNOR
PRINT NAME



MORTGAGEE'S 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 18615, PAGE 1511 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF July, 2007.

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Jeffrey S. Raynor
VICE PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Patricia A. Posey

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]*, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIDELITY FEDERAL BANK, A 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF July, 2007.

MY COMMISSION EXPIRES: 4/22/10
DD513424
COMMISSION NUMBER
JEFFREY S. RAYNOR
PRINT NAME



ACREAGE TABLE

LOT 1	0.595	BUILDABLE AREA
	0.249	NON-BUILDABLE AREA
LOT 2	0.584	BUILDABLE AREA
	0.367	NON-BUILDABLE AREA
LOT 3	0.406	BUILDABLE AREA
	0.390	NON-BUILDABLE AREA
LOT 4	0.468	BUILDABLE AREA
	0.355	NON-BUILDABLE AREA
LOT 5	0.489	BUILDABLE AREA
LOT 6	0.465	BUILDABLE AREA
LOT 7	0.479	BUILDABLE AREA
WATERMARK WAY	0.766	
WATER MANAGEMENT TRACT "A"	0.203	
OPEN SPACE TRACT "B"	0.222	
OPEN SPACE TRACT "C"	0.081	
TOTAL	5.829	

SITE DATA

NUMBER OF RESIDENCES: 7 UNITS
GROSS DENSITY (7 UNITS/6.25 ACRES): 1.12 DWELLING UNITS PER ACRE
RIGHT-OF-WAY DEDICATION: 0.42 ACRES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY S. RAYNOR, 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 ESTATES OF PENNOCK POINT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; 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: July 27, 2007 BY: *[Signature]*
JEFFREY S. RAYNOR
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 529444

SURVEYORS 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), PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-30-07 BY: *[Signature]*
DAVID L. SMITH, P.S.M.
LICENSE NO. 4951
STATE OF FLORIDA
MILLER LEGG & ASSOCIATES
CERTIFICATE OF AUTHORIZATION LB No. 6680

COUNTY OF PALM BEACH ACCEPTANCE

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 10th DAY OF October, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.091 (1), F.S.

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

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF PALMWOOD ROAD, AS MONUMENTED AND ASSUMED TO BEAR NORTH 01°31'24" WEST.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM LB. NO. 6680) UNLESS OTHERWISE NOTED
- DENOTES PERMANENT CONTROL POINT (P.C.P. LB. NO. 6680) UNLESS OTHERWISE NOTED
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE STATED.
- EXISTING UTILITY EASEMENTS PER TRACT "Y", PLAT BOOK 59, PAGES 1-3 ABANDONED PER O.R.B. 20276, PG. 1803
- THOSE PORTIONS OF EASEMENT "E" AS RECORDED IN SAID PLAT BOOK 59 AT PAGES 1 THROUGH 3 LYING WITHIN THIS PLAT OF HARBOR PLACE HAVE BEEN ABANDONED AND EXTINGUISHED BY THIS REPLAT.
- PLAT POSITION AND ORIENTATION:
 - COORDINATES SHOWN ARE GRID
 - DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 - ZONE = FLORIDA EAST ZONE
 - LINEAR UNIT = U.S. SURVEY FOOT
 - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - SCALE FACTOR = 1.0000446
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- PLAT TO GRID ORIENTATION 00°24'47" COUNTERCLOCKWISE

SHEET INDEX:

TITLE PAGE SHEET 1 OF 2
MAP SHEET 2 OF 2

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.
THIS INSTRUMENT WAS PREPARED BY MILLER / LEGG & ASSOCIATES, 2005 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA.

