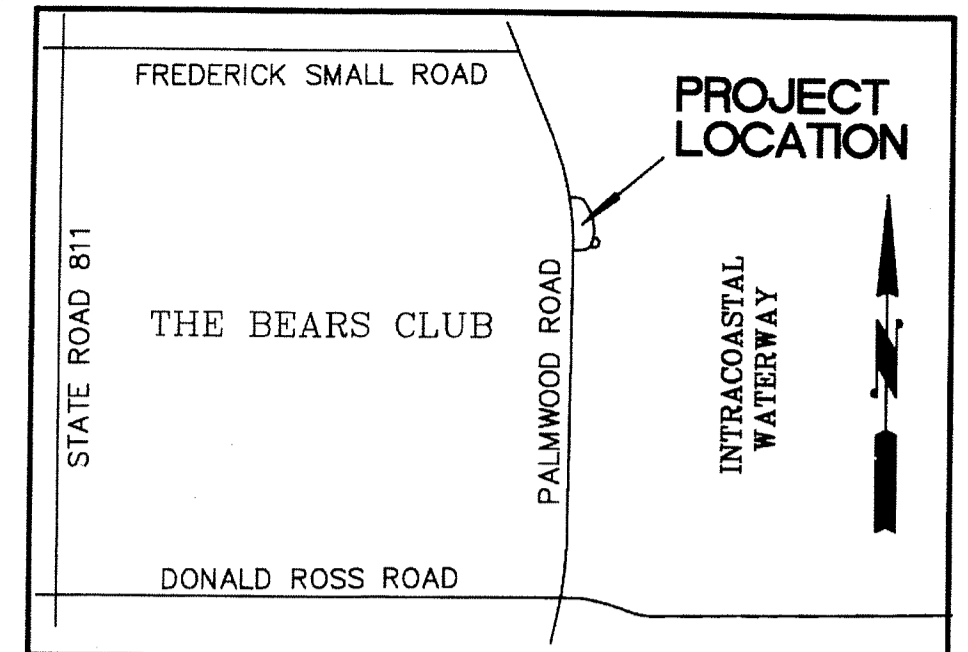


HARBOR PLACE REPLAT OF WATER MANAGEMENT TRACT "A"

BEING A REPLAT OF WATER MANAGEMENT TRACT "A", HARBOR PLACE AS RECORDED IN PLAT BOOK 110, PAGES 164 AND 165 LYING IN

SHEET 1 OF 1

NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA



DEDICATION AND RESERVATIONS:

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 REPLAT OF WATER MANAGEMENT TRACT "A", BEING A REPLAT OF ALL OF WATER MANAGEMENT TRACT "A", HARBOR PLACE, AS RECORDED IN PLAT BOOK 110, PAGES 164 AND 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 8845 SQUARE FEET MORE OR LESS:

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: WATER MANAGEMENT TRACT "A-1" AS SHOWN HEREON IS HEREBY RESERVED FOR THE HARBOR PLACE PROPERTY OWNERS 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.

INGRESS-EGRESS TRACT AS SHOWN HEREON IS HEREBY RESERVED FOR THE HARBOR PLACE PROPERTY OWNERS ASSOCIATION INC., FOR VEHICLE TURNAROUND PURPOSES, AND IS 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 LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF February, 2014.

BY: ESTATES OF PENNOCK POINT, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Brian McEachern
PRINT NAME: Brian McEachern
WITNESS: Thomas Francisco
PRINT NAME: Thomas Francisco

ACKNOWLEDGEMENT 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 MANAGER OF THE SAID L.L.C., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH MANAGER OF SAID L.L.C., AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY, 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 COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF February, 2014. MY COMMISSION EXPIRES: MARCH 22, 2014 COMMISSION NUMBER DD971144

ACCEPTANCE OF RESERVATIONS HARBOR PLACE PROPERTY OWNERS 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 20 DAY OF February, 2014.

WITNESS: Brian McEachern
PRINT NAME: Brian McEachern
WITNESS: Thomas Francisco
PRINT NAME: Thomas Francisco

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 OWNERS ASSOCIATION 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF February, 2014. MY COMMISSION EXPIRES: MARCH 22, 2014 COMMISSION NUMBER DD971144

MORTGAGEES CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE 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 26253, PAGE 1577 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 25 DAY OF February, 2014.

WITNESS: James E. Nugent
PRINT NAME: James E. Nugent
WITNESS: James E. Nugent
PRINT NAME: James E. Nugent
PALM BEACH COMMUNITY BANK A FLORIDA CORPORATION BY: James Nugent Sr. VICE PRESIDENT (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED James Nugent WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALM BEACH COMMUNITY 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 25 DAY OF February, 2014. MY COMMISSION EXPIRES: 2016 COMMISSION NUMBER: EE 224763

NOTARY PUBLIC

MORTGAGEES CONSENT

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE 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 26253, PAGE 1577 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 26 DAY OF February, 2014.

WITNESS: David Iacovelli
PRINT NAME: DAVID IACOVELLI
WITNESS: ESTHER C. WATSON
PRINT NAME: ESTHER C. WATSON
PI HOLDINGS II, INC. SOUTH CAROLINA A FLORIDA CORPORATION BY: Peter Iacovelli VICE PRESIDENT (PRINT NAME)

ACKNOWLEDGEMENT

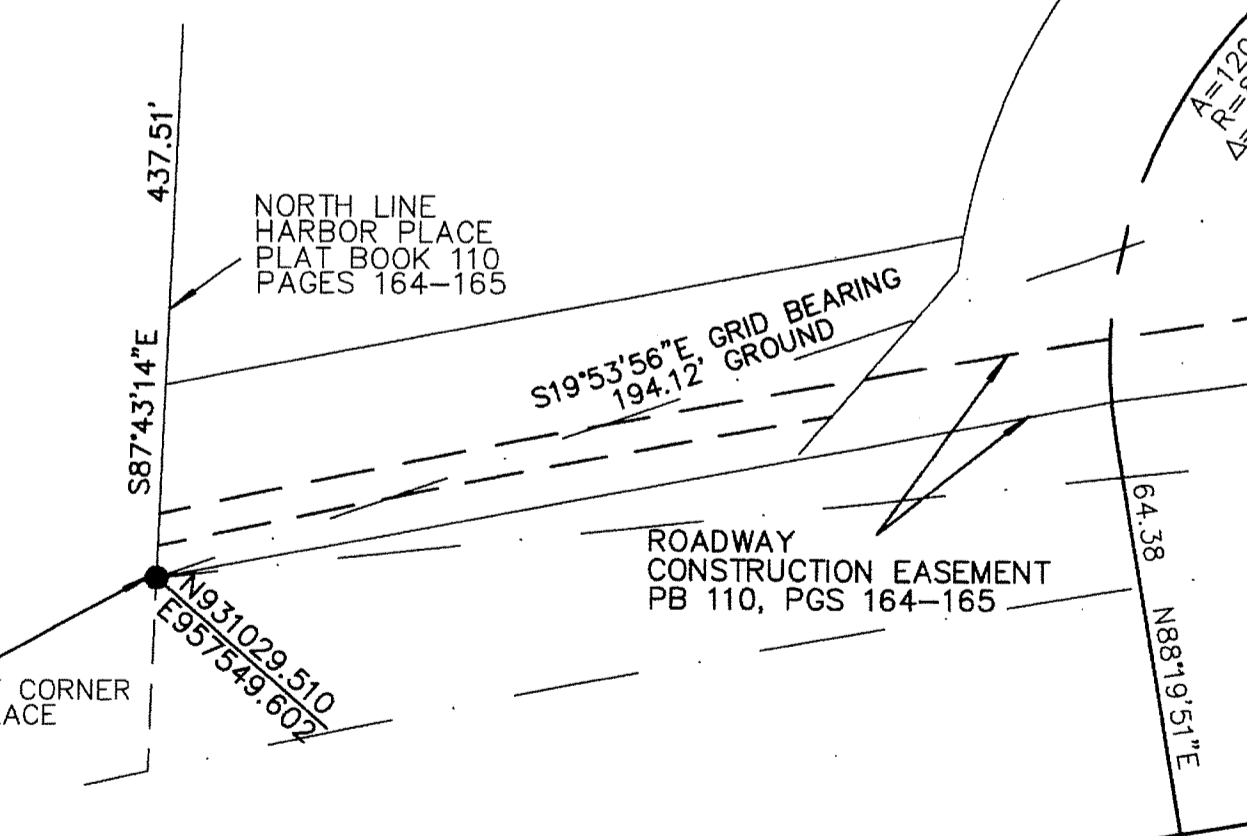
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE BEFORE ME PERSONALLY APPEARED Peter Iacovelli WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PI HOLDINGS II, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 26 DAY OF February, 2014. MY COMMISSION EXPIRES: 05/04/2020 COMMISSION NUMBER: SC NOTARY PUBLIC

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, 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: 2-19-2014
RONALD E. STOTLER, P.L.S. LICENSE NO. 5026 STATE OF FLORIDA MAGELLAN SURVEYING & MAPPING, INC. LB No. 7571



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.

COUNTY APPROVAL 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 DAY OF February, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.81 (1), F.S. GEORGE T. WEBB, P.E. COUNTY ENGINEER

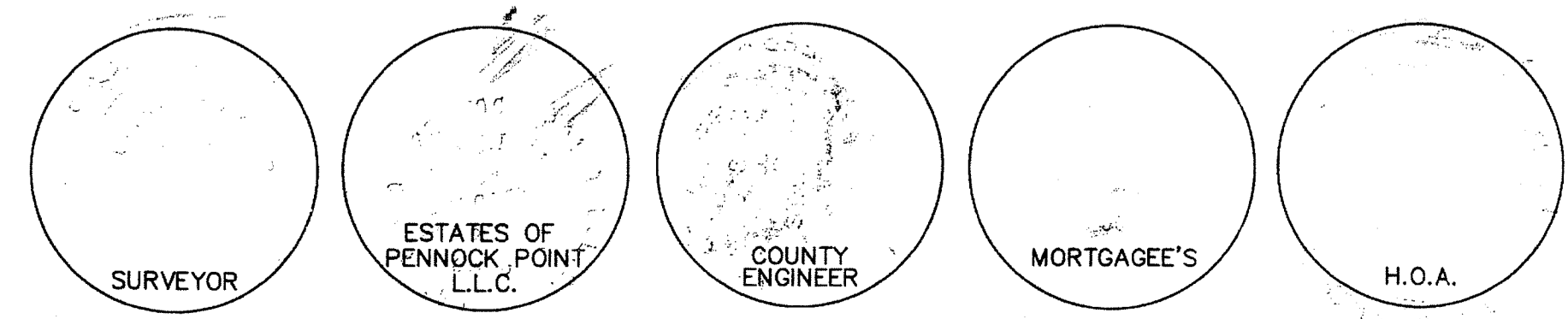
TITLE CERTIFICATION

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; 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: 2/26/14 BY: JEFFREY S. RAYNOR ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA BAR NO. 539449

SURVEYORS NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WESTERLY LINE OF LOT 7, HARBOR PLACE, AS MONUMENTED AND ASSUMED TO BEAR SOUTH 41°31'24" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 2. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED 3. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571) 4. 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. 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY 6. ALL LINE ARE NON-RADIAL UNLESS OTHERWISE STATED 7. PLAT POSITION AND ORIENTATION: A. COORDINATES SHOWN ARE GRID B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT C. ZONE = FLORIDA EAST ZONE D. LINEAR UNIT = U.S. SURVEY FOOT E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION F. ALL DISTANCES SHOWN ARE GROUND DISTANCES G. SCALE FACTOR = 1.0000446 H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE 8. PLAT TO GRID ORIENTATION 00°24'47" COUNTERCLOCKWISE



- LEGEND:
- CL = CENTERLINE
 - CS = 1983 STATE PLANE COORDINATE SYSTEM
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - LB = LICENSED BUSINESS
 - R/W = RIGHT-OF-WAY
 - PGS = PAGES
 - PB = PLAT BOOK
 - = FOUND #5 IRON ROD
 - = FOUND 4" x 4" CONCRETE MONUMENT "P.R.M. LB 6680"
 - = SET 4" x 4" CONCRETE MONUMENT "P.R.M. LB 7571"
 - = SET #5 IRON ROD & CAP "LB 7571"

THIS INSTRUMENT WAS PREPARED BY RONALD E. STOTLER, P.L.S. FLORIDA SURVEYOR & MAPPER #5026 IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC. 450 SOUTH OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA, 33458

MAGELLAN SURVEYING & MAPPING, INC. PROFESSIONAL LAND SURVEYORS LICENSED BUSINESS #7571 450 S. OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA 33458 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com