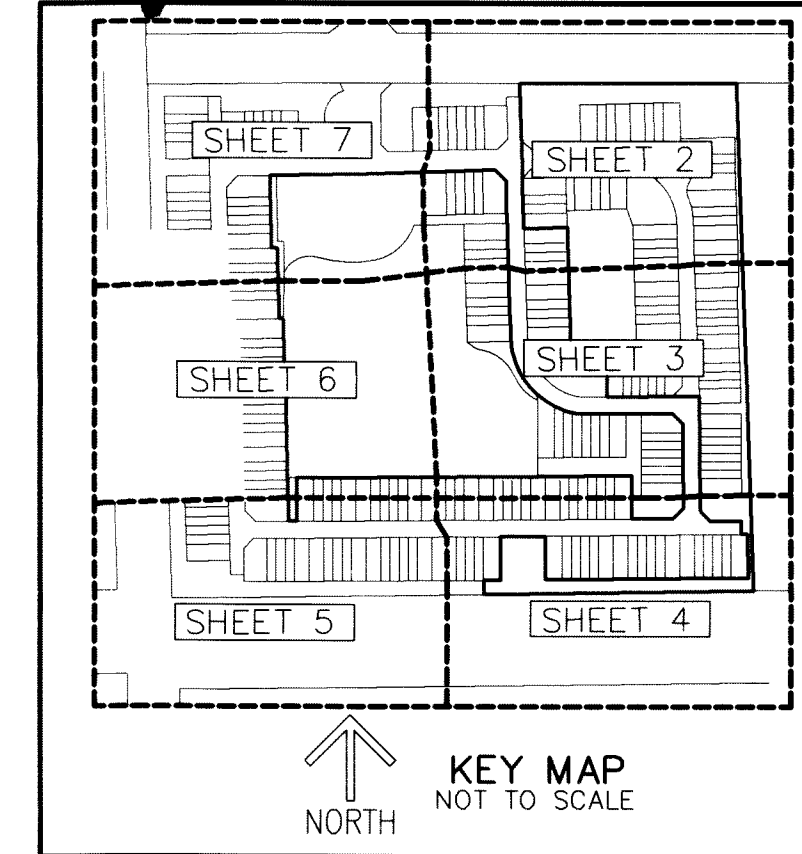
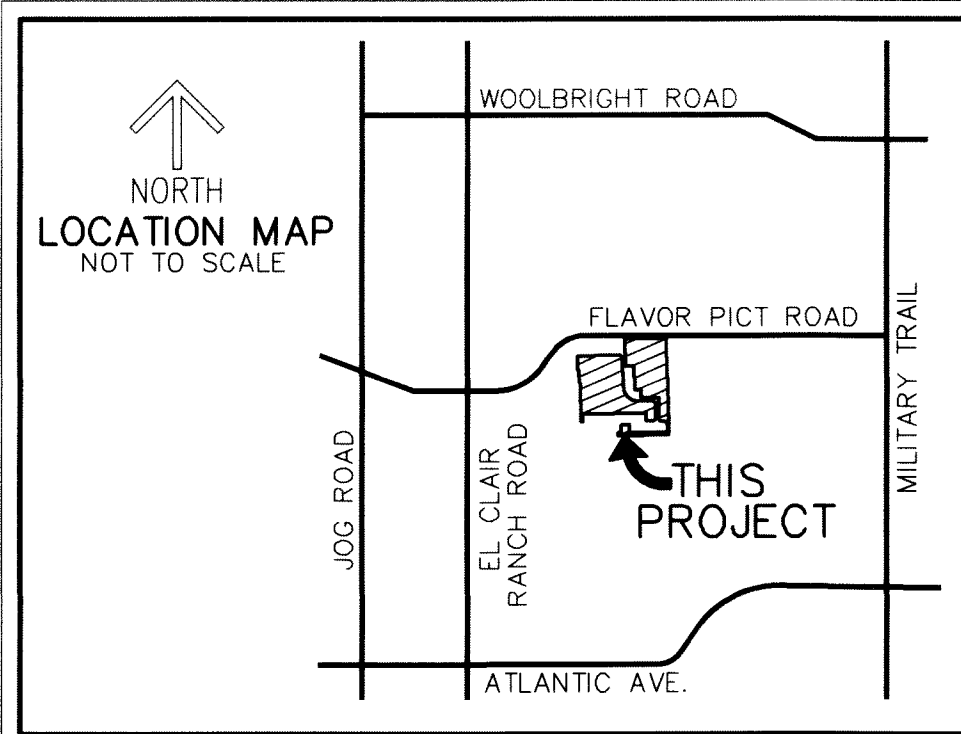


20180438943

FLAVOR PICT TOWNHOMES PUD REPLAT

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF LOTS 9 THROUGH 13, 24 THROUGH 44 AND 187 THROUGH 218; TRACTS R-5, REC-1, W, OS-2, OS-3, OS-4 AND OS-5,
FLAVOR PICT TOWNHOMES PUD, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 121, PAGES 193 THROUGH 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

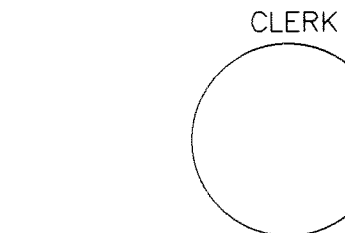
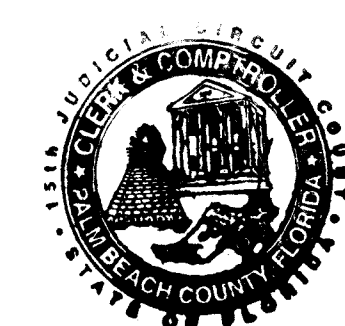
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB 3591



23

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:25 P.M.
THIS 20 DAY OF AUGUST
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 127 ON
PAGES 23 AND 29

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



SHEET 1 OF 7

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS FLAVOR PICT TOWNHOMES PUD REPLAT, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF LOTS 9 THROUGH 13, 24 THROUGH 44 AND 187 THROUGH 218; TRACTS R-5, REC-1, W, OS-2, OS-3, OS-4 AND OS-5, FLAVOR PICT TOWNHOMES PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121, PAGES 193 THROUGH 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT OS-5; THENCE S89°13'56"W, A DISTANCE OF 646.97 FEET; THENCE N00°32'53"W, A DISTANCE OF 34.06 FEET; THENCE N89°27'07"E, A DISTANCE OF 40.33 FEET; THENCE N00°32'53"W, A DISTANCE OF 104.00 FEET; THENCE N89°27'07"E, A DISTANCE OF 108.05 FEET; THENCE S00°32'53"E, A DISTANCE OF 104.00 FEET; THENCE N89°27'07"E, A DISTANCE OF 487.84 FEET; THENCE N01°53'38"W, A DISTANCE OF 104.03 FEET; THENCE S89°27'07"W, A DISTANCE OF 13.74 FEET; THENCE N00°32'53"W, A DISTANCE OF 32.00 FEET; THENCE S89°27'07"W, A DISTANCE OF 73.42 FEET; THENCE N45°33'22"W, A DISTANCE OF 35.45 FEET (THE PREVIOUS TWELVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID TRACT OS-5; THENCE N00°32'53"W ALONG A BOUNDARY LINE OF SAID TRACT OS-5 AND THE WEST LINE OF SAID LOTS 37 THROUGH 44, A DISTANCE OF 218.28 FEET TO THE SOUTHWEST CORNER OF SAID TRACT R-5; THENCE N01°00'42"W ALONG THE WEST LINE OF SAID TRACT R-5, A DISTANCE OF 57.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT R-5; THENCE S89°25'40"W ALONG THE SOUTH LINE OF LOTS 24 THROUGH 32, A DISTANCE OF 220.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE N00°34'20"W ALONG THE WEST LINE OF SAID LOT 24, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE S89°25'40"W ALONG A BOUNDARY LINE OF SAID TRACT OS-5, A DISTANCE OF 85.51 FEET; THENCE N01°48'57"W ALONG A BOUNDARY LINE OF SAID TRACT OS-5, A DISTANCE OF 307.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE S88°11'03"W ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 104.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N01°48'57"W ALONG THE WEST LINE OF SAID LOTS 9 THROUGH 13 AND A BOUNDARY LINE OF SAID TRACT OS-5, A DISTANCE OF 346.75 FEET TO THE NORTH WEST CORNER OF SAID TRACT OS-5; THENCE N89°58'07"E ALONG THE NORTH LINE OF SAID TRACT OS-5 AND THE SOUTH RIGHT-OF-WAY OF FLAVOR PICT ROAD, A DISTANCE OF 391.25 FEET; THENCE N89°11'02"E CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF FLAVOR PICT ROAD, A DISTANCE OF 130.49 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF HAMPTON LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 38 THROUGH 41 OF SAID PUBLIC RECORDS; THENCE S01°53'38"E ALONG SAID WEST LINE AND THE EAST LINE OF SAID TRACT OS-5, A DISTANCE OF 1,217.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 410,174 SQUARE FEET/9.4163 ACRES, MORE OR LESS.

TOGETHER WITH

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OS-3; THENCE N88°37°09"E ALONG THE NORTH LINE OF SAID TRACTS OS-3 AND REC-1, A DISTANCE OF 231.40 FEET; THENCE N88°23'57"E ALONG THE NORTH LINE OF TRACTS REC-1, OS-3 AND LOTS 213 THROUGH 218, A DISTANCE OF 309.56 FEET; THENCE S48°42'30"E ALONG THE EAST LINE OF LOT 213, A DISTANCE OF 35.42 FEET; THENCE S01°48'57"E ALONG THE EAST LINE OF SAID LOT 213, TRACT OS-2 AND LOTS 203 THROUGH 212, A DISTANCE OF 380.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 88°45'22"; AN ARC DISTANCE OF 286.58 FEET; THENCE N89°25'40"E, A DISTANCE OF 201.34 FEET; THENCE S45°33'36"E, A DISTANCE OF 35.35 FEET; THENCE S00°32'53"E, A DISTANCE OF 202.33 FEET; THENCE S44°27'07"W, A DISTANCE OF 35.36 FEET; THENCE S89°27'07"W, A DISTANCE OF 99.68 FEET TO THE SOUTHEAST CORNER OF LOT 186 AS SHOWN ON SAID PLAT (THE PREVIOUS SIX COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF TRACT R-2, AS SHOWN ON SAID PLAT; THENCE N00°32'53"W ALONG THE EAST LINE OF SAID LOT 186, A DISTANCE OF 104.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 186; THENCE S89°27'07"W ALONG THE NORTH LINE OF LOTS 157 THROUGH 186 AS SHOWN ON SAID PLAT, A DISTANCE OF 803.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 157; THENCE S00°32'53"E ALONG THE WEST LINE OF SAID LOT 157, A DISTANCE OF 104.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 157; THENCE S89°27'07"W ALONG THE SOUTH LINE OF SAID TRACT OS-4, A DISTANCE OF 19.68 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OS-4; THENCE N01°36'03"W ALONG THE WEST LINE OF SAID TRACT OS-4, WEST LINE OF TRACT W AND WEST LINE OF OS-3, A DISTANCE OF 485.94 FEET; THENCE S88°23'57"W, A DISTANCE OF 9.52 FEET; THENCE N01°36'03"W, A DISTANCE OF 169.66 FEET; THENCE S88°23'57"W, A DISTANCE OF 13.81 FEET; THENCE N01°36'03"W, A DISTANCE OF 173.56 FEET TO THE POINT OF BEGINNING (THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID TRACT OS-3).

CONTAINING 483,765 SQUARE FEET/11.1057 ACRES, MORE OR LESS.

TOTAL OF BOTH PARCELS ABOVE 893,939 SQUARE FEET/20.5220 ACRES MORE OR LESS

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

1. RESIDENTIAL ACCESS STREET

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

2. OPEN SPACE TRACTS

TRACTS L-1 THROUGH L-9, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT L-1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 28181, PAGE 1611, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

3. RECREATIONAL AREA

TRACTS F AND F1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATIONS CONTINUED:

4. GENERAL UTILITY EASEMENTS

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.

5. WATER MANAGEMENT TRACTS

TRACTS WM-1 AND WM-2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT WM-1 IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 29242, PAGE 1291 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS
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 THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.

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.

7. LIMITED ACCESS EASEMENTS

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

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO THIS 24 DAY OF August 2018.

LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
VICE PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*

LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 24 Aug 2018 2018.
MY COMMISSION EXPIRES: 17 Aug 2019
COMMISSION NUMBER: FF910149
NOTARY PUBLIC
TANIS PLYLER
PRINT NAME

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE CAMBRIA PARC COMMUNITY 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 24 DAY OF August 2018.

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 24 Aug 2018 2018.
MY COMMISSION EXPIRES: 17 Aug 2019
NOTARY PUBLIC
TANIS PLYLER
PRINT NAME

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 20th DAY OF August 2018 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, *[Signature]*, 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 LENNAR HOMES, LLC, 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 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.

DATED: 8/27/18
NAME: *[Signature]*

SURVEYOR & MAPPERS NOTES:

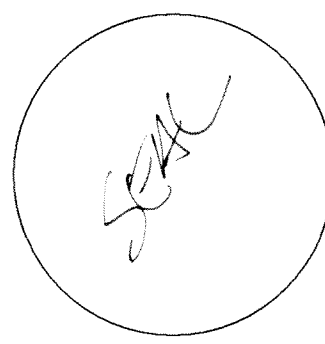
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF S.01°53'38"E ALONG THE WEST LINE OF HAMPTON LAKES, AS RECORDED IN PLAT BOOK 82, PAGES 38 THROUGH 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), THIS IS CONSISTENT WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST HAVING A GRID BEARING OF N89°13'55"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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 PALM BEACH COUNTY.

SURVEYOR & MAPPERS CERTIFICATE:

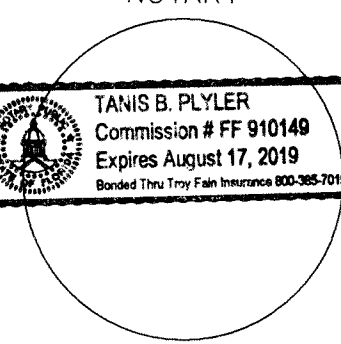
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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.

DATED: 8/27/18
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

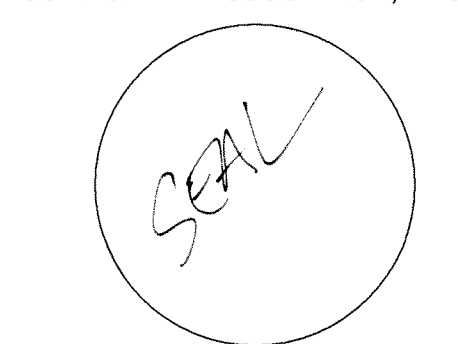
LENNAR HOMES, LLC



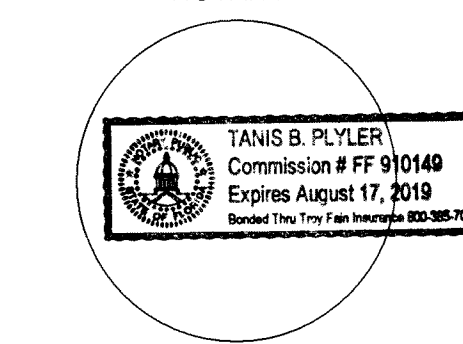
LENNAR HOMES, LLC
NOTARY



CAMBRIA PARC
COMMUNITY ASSOCIATION, INC



CAMBRIA PARC
COMMUNITY ASSOCIATION, INC
NOTARY



COUNTY ENGINEER



SURVEYOR

