

20210368453

100

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

ENCLAVE AT MANGONIA PARK

BEING A REPLAT OF LOTS 1 THROUGH 12, INCLUSIVE, AND LAKE SHORE DRIVE, PLAT OF OXFORD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 176 AND 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF MANGONIA PARK, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ENCLAVE AT MANGONIA PARK, BEING A REPLAT OF LOTS 1 THROUGH 12, INCLUSIVE, AND LAKE SHORE DRIVE, PLAT OF OXFORD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 176 AND 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF MANGONIA PARK, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 12, PLAT OF OXFORD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36 AT PAGE 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
TOGETHER WITH THAT 50' PUBLIC RIGHT-OF-WAY "LAKE SHORE DRIVE", OXFORD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 176 AND 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 638,838 SQUARE FEET OR 14.665 ACRES, MORE OR LESS.

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

1. PRIVATE RIGHT-OF-WAY

TRACT "S", AS SHOWN HEREON IS HEREBY RESERVED FOR THE ENCLAVE AT MANGONIA PARK HOMEOWNERS 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 THE TOWN OF MANGONIA PARK, FLORIDA. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S" IS HEREBY DEDICATED TO THE TOWN OF MANGONIA PARK, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.

2. OPEN SPACE TRACTS

TRACTS "0-1", "0-2", "0-3", "0-4", "0-5", "0-6", "0-7" AND "0-8", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK, FLORIDA.

3. EMERGENCY ACCESS TRACT

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK, FLORIDA. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "A" IS HEREBY DEDICATED TO THE TOWN OF MANGONIA PARK, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.

4. UTILITY EASEMENTS

THE UTILITY EASEMENTS AND THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY 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, 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.

TRACT "S", AS SHOWN HEREON IS 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 POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF MANGONIA PARK, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE PRIVATE WASTEWATER SYSTEM INSTALLED WITHIN TRACT "S", INCLUDING WASTEWATER PIPELINES AND ALL APPURTENANT FACILITIES, IS THE PERPETUAL OPERATION AND MAINTENANCE OBLIGATION OF THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK.

THE TOWN OF MANGONIA PARK UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO TOWN OF MANGONIA PARK, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF MANGONIA PARK UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

5. LIFT STATION EASEMENT

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC. FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK.

6. WATER MANAGEMENT TRACT

TRACT "W", AS SHOWN HEREON IS HEREBY RESERVED FOR THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK, FLORIDA.

7. DRAINAGE AND LAKE MAINTENANCE EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK, FLORIDA, AND SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTIONS AT ALL TIMES.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE ENCLAVE AT MANGONIA PARK HOMEOWNERS 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 PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK, FLORIDA.

8. RECREATIONAL AREAS

TRACT "R-1", "R-2" AND "R-3", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ENCLAVE AT MANGONIA PARK HOMEOWNERS 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 THE TOWN OF MANGONIA PARK, FLORIDA.

9. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK, FLORIDA.

FLORIDA STATUTES—TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF OXFORD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 176 AND 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF April, 2021.

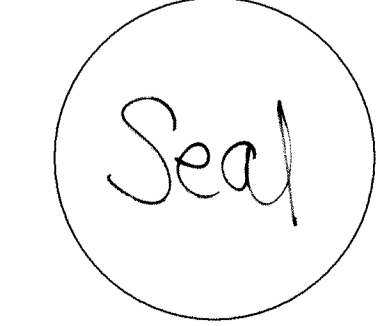
WITNESS: Mark Macfarland
PRINT NAME Mark Macfarland
WITNESS: Maria Bolivar
PRINT NAME Maria Bolivar

MERITAGE HOMES OF FLORIDA, INC.
A FLORIDA CORPORATION
BY: Justin Cook
DIVISION PRESIDENT

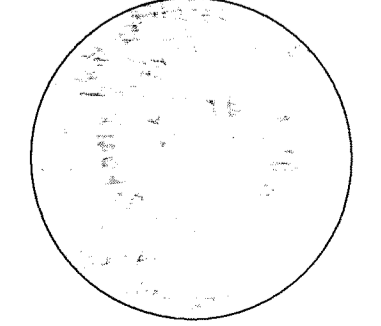
MERITAGE HOMES OF FLORIDA, INC.



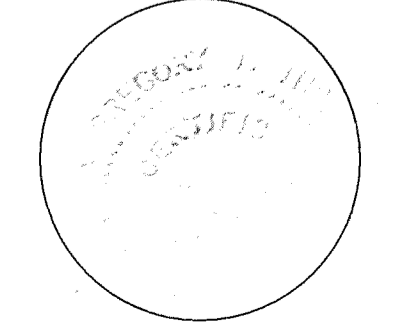
ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC.



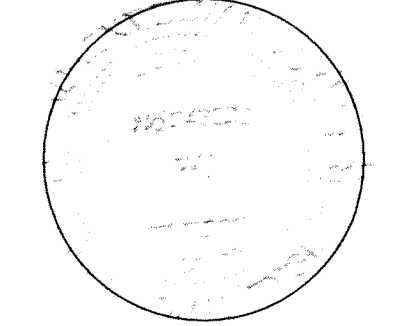
TOWN OF MANGONIA PARK



REVIEWING SURVEYOR

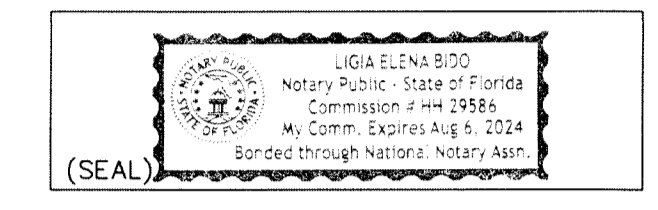


REVIEWING ENGINEER



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27 DAY OF April, 2021, BY JUSTIN COOK DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Liza Elena Bido
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: Aug 6, 2024
COMMISSION NUMBER: HH 29586

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF JUNE, 2021.

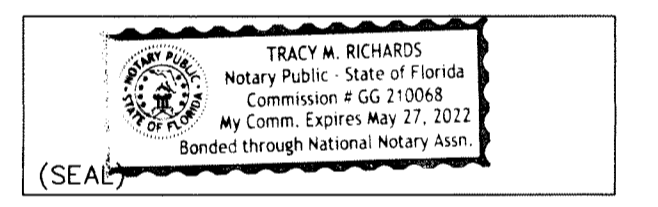
WITNESS: Aaron Hampton
PRINT NAME: Aaron Hampton
WITNESS: Regina Rivera
PRINT NAME: Regina Rivera

ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: Maenna Scuffier
Maenna Scuffier
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27 DAY OF JUNE, 2021, BY Maenna Scuffier AS PRESIDENT OF THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Tracy M Richards
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: May 27, 2022
COMMISSION NUMBER: GG 210068

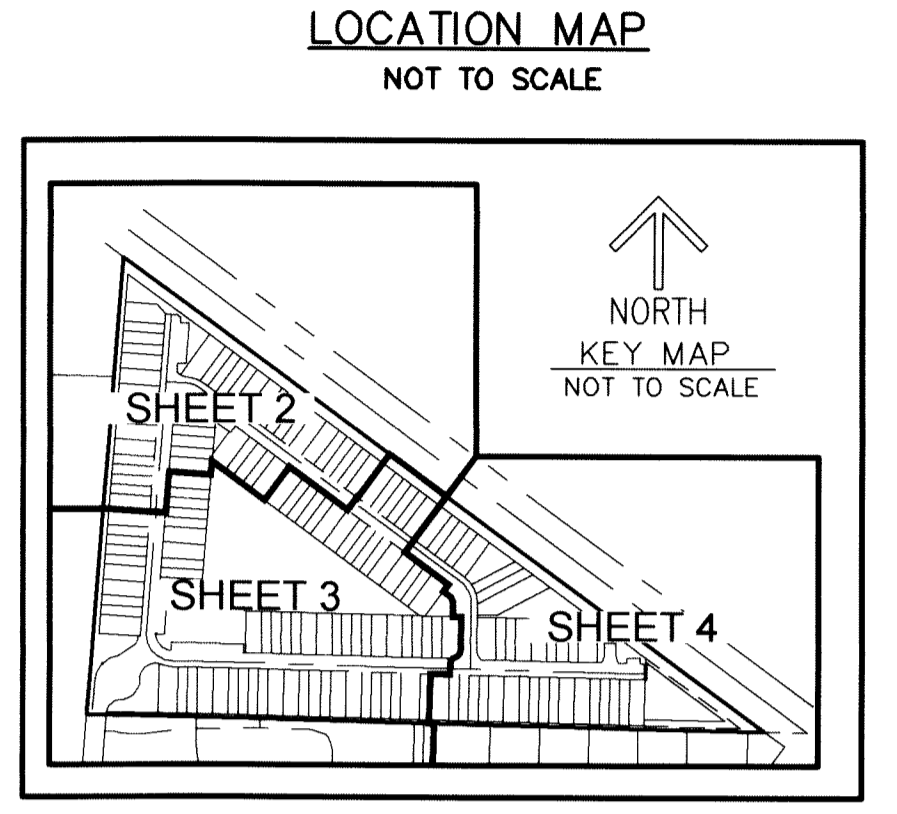
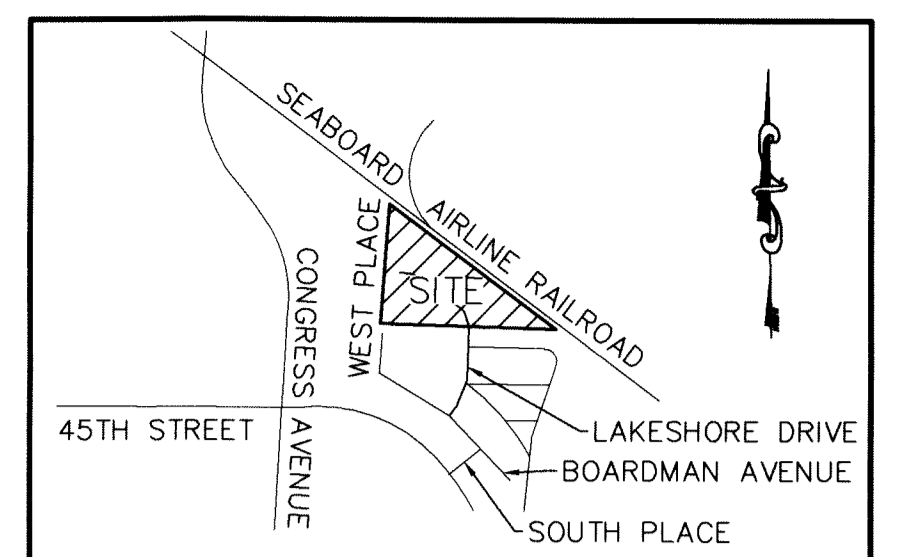
TOWN APPROVALS

TOWN OF MANGONIA PARK, FLORIDA
APPROVED FOR RECORD THIS 6 DAY OF August, A.D. 2021.
BY: William H. Albury, III
WILLIAM H. ALBURY, III, TOWN MAYOR
BY: Kenneth L. Metcalf
KENNETH L. METCALF, TOWN MANAGER

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES, TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF MANGONIA PARK.

REVIEWED BY: Gregory T. Tucker DATE: 7/2/2021
GREGORY T. TUCKER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 6147, STATE OF FLORIDA
REVIEWED BY: Laurent Van Cott DATE: 8/5/2021
LAURENT VAN COTT
PROFESSIONAL ENGINEER
LICENSE NO. 34382, STATE OF FLORIDA



TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, David P. Barker, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION; 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: June 10, 2021
NAME: David P. Barker

SURVEYOR'S 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 TOWN OF MANGONIA PARK 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N53°39'43"E ALONG THE RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS IS +11°46'.
- "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.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S 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 TOWN OF MANGONIA PARK 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 THE TOWN OF MANGONIA PARK, FLORIDA.

DATE: 6/28/2021
DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
LB NUMBER 3591

