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COASTAL ESTATES

BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT COASTAL BAY DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, BEING OWNER OF THE LAND SHOWN HEREON AS COASTAL ESTATES, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1, THENCE, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, NORTH 01°23'30" WEST, TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 1354.82 FEET; THENCE, ALONG SAID SOUTH LINE, NORTH 89°20'32" WEST, A DISTANCE OF 332.44 FEET; THENCE, NORTH 01°29'24" WEST, A DISTANCE OF 50.04 FEET TO THE NORTH RIGHT OF WAY LINE OF COCONUT LANE AND THE POINT OF BEGINNING; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°20'32" WEST, A DISTANCE OF 680.41 FEET; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG THE EAST LINE OF PRESTWICK PLAT, A PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLOIRDA, NORTH 01°36'11" WEST, A DISTANCE OF 625.70 FEET; THENCE, ALONG THE SOUTH LINE OF SAID PLAT, SOUTH 89°20'25" EAST, A DISTANCE OF 348.09 FEET; THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°31'07" EAST, A DISTANCE OF 333.52 FEET; THENCE, DEPARTING SAID SOUTH LINE, SOUTH 01°29'24" EAST, A DISTANCE OF 626.67 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LANDS CONTAIN 425,954 SQUARE FEET OR 9.78 ACRES, MORE OR LESS.

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

1. TRACT "R1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.

2. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B 35977 PAGE 1906, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITH 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.

THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.

5. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. TRACT "D" AND TRACT "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS, AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE TRACTS.

7. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS AND THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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.

THE UTILITY EASEMENTS AS SHOWN HERON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NO 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 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF THE OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

8. MAINTENANCE AND ROOF OVERHANG EASEMENTS, ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS,THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENTS, AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF July, 2026

WITNESS: _____
PRINT NAME: Nelson Arrieta
WITNESS: _____
PRINT NAME: Gerardo Virado

COASTAL BAY DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: ALVA STONE GROUP, LLC
A FLORIDA LIMITED LIABILITY COMPANY
MANAGER

BY: _____
DIEGO I. QUIJADA- MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PAM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 20 DAY OF July, 2026, BY DIEGO I. QUIJADA, AS MANAGER FOR ALVA STONE GROUP, LLC, MANAGER OF COASTAL BAY DEVELOPMENT, LLC, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____, AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7-21-2028

SIGNATORY

Notary Public State of Florida
Marina Renom
My Commission HH 607080
Expires 7/21/2028

Marina Renom
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JUAN C. VALDES, 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 COASTAL BAY DEVELOPMENT LLC , A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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.

BY: _____ DATE: July 21, 2026
JUAN C. VALDES
ATTORNEY AT LAW
LICENSED IN FLORIDA
MEMBER OF THE FLORIDA BAR NUMBER: 787191

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 117. 071 (2), F.S., THIS 9 DAY OF OCT 2026 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 117.081 (I) , F. S.

David L Ricks

DAVID L. RICKS, P.E.
COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

COASTAL ESTATES HOMEOWNERS ASSOCIATION INC., HEREBY ACCEPTS DEDICATIONS AND/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 July, 2026.

WITNESS: _____
PRINT NAME: Nelson Arrieta
WITNESS: _____
PRINT NAME: Gerardo Virado

COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: _____
DIEGO I. QUIJADA- 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 20 DAY OF July, 2026, BY Diego Quijada AS President FOR _____, ~~ON BEHALF~~ OF COASTAL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7-21-2028

SIGNATURE
Marina Renom, NOTARY PUBLIC

Notary Public State of Florida
Marina Renom
My Commission HH 607080
Expires 7/21/2028

MORTGAGEE'S JOINDER AND CONSENT

STATE OF California
COUNTY OF Los Angeles

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 IT RECORDED IN OFFICIAL RECORD BOOK 35854 AT PAGE 614 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 Chief Credit Officer AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF July, 2026.

U.S BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOF GRANTOR TRUST 3

BY: ARIXA CAPITAL CORPORATION,
A CALIFORNIA CORPORATION
TITLE: ATTORNEY-IN-FACT

WITNESS: _____
PRINT NAME: KENNETH KNOTT
WITNESS: _____
PRINT NAME: JOEY OCAMPO

BY: _____
PRINT NAME:JONATHAN FOX
TITLE:CHIEF CREDIT OFFICER

ACKNOWLEDGEMENT

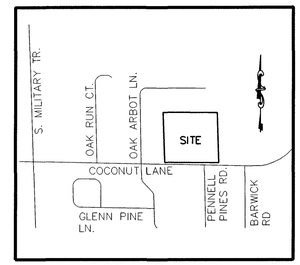
STATE OF California
COUNTY OF Los Angeles

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16 DAY OF July, 2026 BY Jonathan Fox AS Chief Credit Officer FOR _____, ~~ON BEHALF~~ OF ARIXA CAPITAL CORPORATION., A CALIFORNIA CORPORATION, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/05/2026

SIGNATURE
Mallory Lynn Beltran, NOTARY PUBLIC

MALLORY LYNN BELTRAN
Notary Public - California
Los Angeles County
Commission # 2429209
My Comm. Expires Dec 5, 2026



LOCATION MAP
NOT TO SCALE

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:20 P. M.
THIS 9 DAY OF October
A.D. 2026 AND DULY RECORDED IN PLAT BOOK 142 ON PAGES 30 THROUGH 31
SHANNON RAMSEY-CHESSMAN
~~MICHAEL A. CARUSO~~ CLERK AD INTERIM
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER

SITE DATA

ZONING CONTROL NUMBER
1978-00129

SURVEYOR & MAPPER'S NOTES:

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED
3. ALL LINE INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. 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 AND 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.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). BEARINGS ARE BASED ON THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "LWDD" AND "TIM". SAID LINE BEARS NORTH 02°37'26" WEST, AND ALL BEARING ARE RELATIVE THERETO.

PLAT POSITION AND ORIENTATION

1. COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE, EAST ZONE (901).
2. DISTANCE SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83), 1990 ADJUSTMENT
4. ZONE = FLORIDA EAST (901)
5. LINEAR UNITS = US SURVEY FEET
6. SCALE FACTOR = 1.000036672
7. GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

SURVEYOR AND MAPPER'S CERTIFICATION:

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. 177.091(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.

7/7/26

WILLIAM E. HAYHURST, P.S.M. DATE
LICENSE NO. 4416
STATE OF FLORIDA

KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
1176 25th St. Vero Beach, FL 34946
Phone: (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
REGISTRATION NO. 4416
PREPARATION DATE: JULY 7, 2026

COASTAL ESTATES HOMEOWNERS ASSOCIATION,INC.	COUNTY ENGINEER	SURVEYOR	ALVA STONE GROUP, LLC.	ARIXA CAPITAL CORPORATION, CORP
SEAL	DAVID L. RICKS LICENSE SEAL STATE OF FLORIDA	SEAL	SEAL	SEAL