CITY OF GREENACRES APPROVALS

tember 2002

SAMUÉL/J. FERRERI, MAYOR

SÓNDRA K. HILL, CITY CLERK

EWING AND SHIRLEY INC. 6295 LAKE WORTH ROAD, SUITE 13

PROFESSIONAL SURVEYOR AND MAPPER

AND THE ORDINANCES OF CITY OF GREENACRES, FLORIDA.

LICENSE NO. 4213, STATE OF FLORIDA

PERRY C. WHITE. PROFESSIONAL SURVEYOR AND MAPPER

LAKE WORTH, FL., 33463

KENT W. EWING, JR.

SURVEYOR'S CERTIFICATE

DATE: 9.19.0%

DATE: 9/18/02

SURVEYOR'S NOTES:

HOMES

**NAUTICA** 

**ISLES WEST** 

STATE OF FLORIDA, NO. 3884

L.B. 3752//

Rodney J. Colson

RODNEY GOLSON, P.E., CITY ENGINEER

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081.

FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC

DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

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 CITY OF GREENACRES FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA

COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED,

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS

# NAUTICA ISLES WEST - PLAT THREE

BEING A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

SEPTEMBER, 2002

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA 33409 LB-6674

# DUNTY OF PALM BEACH ) 18 day or October ad duly recorded in Plat Book No. 96 15 85 - 89 MOTHY H. WILKEN, Clerk of Circuit Cou Sherry L. My Goldrick D.

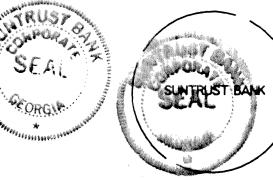
# SURVEYOR

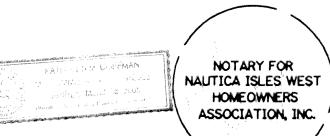
CITY OF GREENACRES

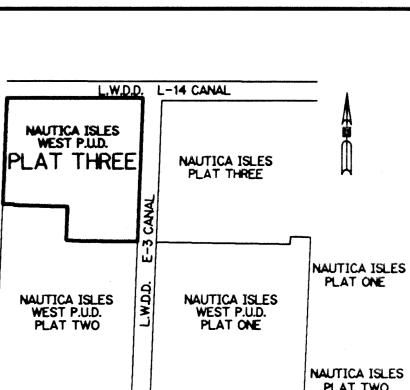
SURVEYOR

SUTRIST BANK









## DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF PALM BEACH ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS NAUTICA ISLES WEST - PLAT THREE, LYING WITHIN THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY NORTHEAST CORNER OF NAUTICA ISLES WEST - PLAT TWO AS RECORDED IN PLAT BOOK 94, PAGES 182 THROUGH 188 INCLUSIVE; THENCE ALONG THE BOUNDARY OF SAID NAUTICA ISLES WEST - PLAT TWO THE FOLLOWING SEVEN DESCRIBED COURSES, NORTH 89"14"59" WEST, A DISTANCE OF 539.40 FEET; THENCE NORTH 43"39"05" WEST, A DISTANCE OF 0.73 FEET: THENCE NORTH 88'03'12" WEST, A DISTANCE OF 50.00 FEET: THENCE NORTH 01"56'48" EAST, A DISTANCE OF 271.26 FEET; THENCE NORTH 88"03'12" WEST, A DISTANCE OF 433.97 FEET; THENCE NORTH 57"52"27" WEST, A DISTANCE OF 10.15 FEET; THENCE NORTH 88'03'12" WEST, A DISTANCE OF 87.00 FEET TO A POINT ON THE EAST LINE OF LANTANA HOMES PLAT 5 AS RECORDED IN PLAT BOOK 61, PAGES 39 THROUGH 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°56'48" EAST, ALONG SAID EAST LINE, A DISTANCE OF 995,08 FEET TO THE NORTH LINE OF SAID SECTION 35: THENCE SOUTH 89'55'26" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,120.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2883, PAGE 1564 AND OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35; THENCE SOUTH 01°56'48" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 1,297.25 FEET TO THE

CONTAINING 29.774 ACRES, MORE OR LESS.

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

- 1. TRACTS "A", "B" & "C" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF GREENACRES.
- 2. TRACTS "D", "E" AND "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.
- 3. TRACTS "OS1" THROUGH "OS4", ÁS SHOWN HEREON, ARE HEREBY RESERVED FOR THE NAUTICA ISLES WEST HOMEOWNERS 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 THE CITY OF GREENACRES. TRACTS "OS3" AND "OS4" ARE SUBJECT TO THE RESTRICTIONS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT. TRACT "OS3" IS SUBJECT TO THE RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 13670, PAGE 1189 AND TRACT "OS4" IS SUBJECT TO THE RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2883, PAGE 1564, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. TRACT "BT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.
- 5. TRACT "L4", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE NAUTICA ISLES WEST 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 CITY OF GREENACRES.
- 6. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF GREENACRES, THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 7. 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 NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES. THE CITY OF GREENACRES 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, SWALE DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 8. 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.
- 9. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.
- 10. MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO THE CITY OF GREENACRES.
- 11. 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 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 PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

12. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES. RAW WATER PIPELINES. WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE NAUTICA ISLES WEST 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 PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, G.L. HOMES OF PALM BEACH ASSOCIATES III, LTD., A FLORIDA limited partnership by: G.L. Homes of Palm Beach III corporation, a florida CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ 2002.

G.L. HOMES OF PALM BEACH ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: G.L. HOMES OF PALM BEACH III CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

RICHARD A. COSTELLO, VICE PRESIDENT

# ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_AS-IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF PALM BEACH III CORPORATION, A FLORIDA CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF PALM BEACH ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITHESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF SECTEMBEY

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID association as stated hereon, and hereby accepts its maintenance obligations FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF BENTEMBER. 2002.

NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT RICHARD A. COSTELLO, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

SHEET 1 OF 5

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_\_\_ AS IDENTIFICATION; AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NAUTICA ISLES WEST HOMEOWNERS 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 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 4 DAY OF September, 2002.

STATE OF FLORIDA

MORTGAGEE'S CONSENT

COUNTY OF BROWARD

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 11914, AT PAGE 1639 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFFREY I. SHULMAN, ITS SENIOR VICE PRESIDENT WHO IS AN OFFICER SUNTRUST BANK

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF BROWARD PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY I. SHULMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_ and who executed the foregoing instrument as senior vice president o SUNTRUST BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT H 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 SÉA! THIS ! Dorem Fischer MY COMMISSION EXPIRES:\_

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN G.L. HOMES OF PALM BEACH ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, 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.

COMMONWEALTH LAND TITLE INSURANCE COMPANY ROBERT SIESHOLTZ, ASSISTANT VICE PRESIDENT

> SITE PLAN DATA NAUTICA ISLES WEST - PLAT THREE (AKA NAUTICA LAKES P.U.D.)

TOTAL AREA... ... 29.774 AC. TOTAL DWELLING UNITS... 3.63 UNITS PER AC.

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 35-44-42 HAVING A BEARING OF S01-56-48W. 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL(R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE 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 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 5. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP. LANTANA PLAT FIVE

PLAT THREE PLAT TWO L.W.D.D. L-15 CANAL \_OCATION MAP

NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC.

NOTARY FOR-GL. HOMES OF PALM BEACH III CORPORATION GENERAL PARTNER

G.L. HOMES OF PALM BEACH III GENERAL PARTNER

A506.03 SHEET 1 OF 5