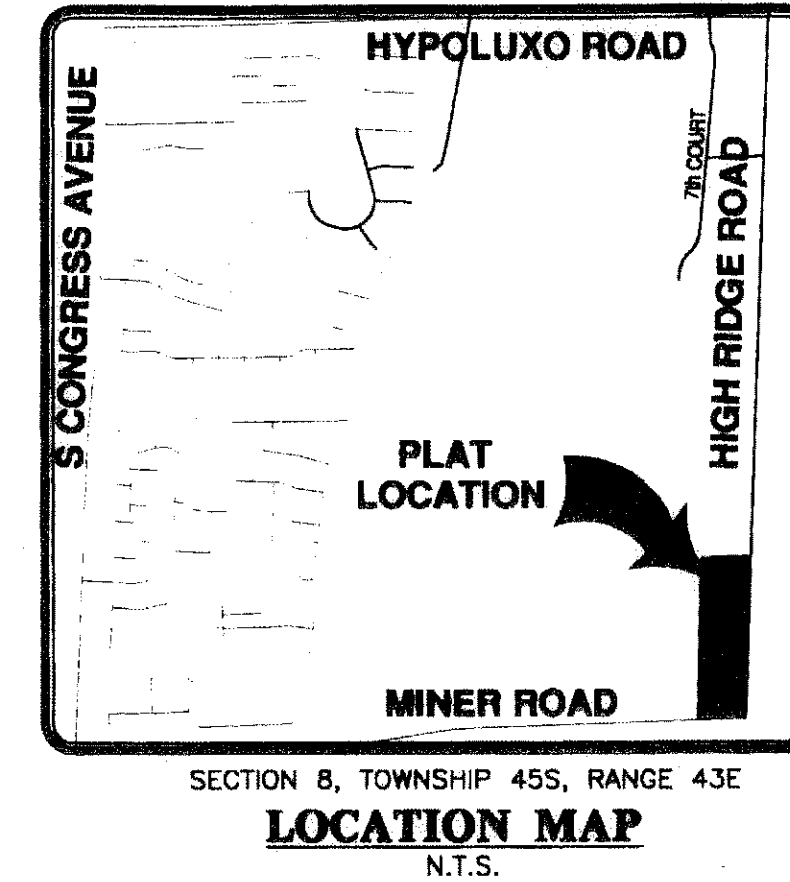


20070055446

90



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:20 PM on this 11th day of January 2007 in Plat Book 193 Pages 90 Through 93

SHARON R. BOCK
Clerk & Comptroller
By: _____

"HIGH RIDGE PUD"

A REPLAT OF LOTS 33, 34, 35 AND 36 OF "PLAT OF HIGH RIDGE SUBDIVISION (PLAT BOOK 22, PAGE 6, PALM BEACH COUNTY RECORDS) AND THE SOUTH 1/2 OF GOVERNMENT LOT 7, OF THE SOUTHEAST QUARTER (1/4), OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.
JUNE, 2006 SHEET 1 OF 4

DESCRIPTION, DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT NEW URBAN HIGH RIDGE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "HIGH RIDGE PUD", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°50'29" EAST 56.24 FEET; THENCE NORTH 88°09'31" WEST 65.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°07'03" WEST ALONG A LINE 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, 435.45 FEET; THENCE NORTH 01°09'29" EAST 1529.83 FEET; THENCE NORTH 05°02'00" EAST 130.80 FEET; THENCE NORTH 88°35'59" EAST ALONG THE SOUTH LINE OF LOT 32, PLAT OF HIGH RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 22, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 471.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD; THENCE SOUTH 01°50'29" WEST ALONG SAID WEST LINE BEING 25 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 8, 1632.90 FEET; THENCE SOUTH 46°11'53" EAST 36.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 778,271 SQUARE FEET (17.87 ACRES) MORE OR LESS.

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

TRACT CU-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIGH RIDGE 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 THE CITY OF BOYNTON BEACH.

TRACT R-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

TRACT OS-1 AND TRACT OS-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 BOYNTON BEACH.

TRACT B-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

LIFT STATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR LIFT STATION AND RELATED PURPOSES.

TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. IT IS A PUNISHABLE VIOLATION OF THE CITY OF BOYNTON BEACH, FLORIDA LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF BOYNTON BEACH."

THE LIMITED ACCESS EASEMENTS (L.A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR PURPOSES OF ACCESS CONTROL.

THE UTILITY EASEMENTS, (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

THE SAFE SIGHT EASEMENTS, (S.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHIN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF BOYNTON BEACH.

THE 15' LANDSCAPE BUFFER EASEMENT (L.B.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE 20' LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 THE CITY OF BOYNTON BEACH, FLORIDA.

THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC AND PARKING ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE CITY DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE CITY MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, NEW URBAN COMMUNITIES CORPORATION, A FLORIDA CORPORATION, THIS 11 DAY OF December 2006.

FOR: NEW URBAN HIGH RIDGE, L.L.C.
BY: NEW URBAN COMMUNITIES CORPORATION, ITS MANAGER

WITNESS: Jeffrey A. Costello AS TO BOTH
PRINT NAME: JEFFREY A. COSTELLO

WITNESS: Gabrielle Ortner AS TO BOTH
PRINT NAME: GABRIELLE ORTNER

BY: Kevin E. Rickard KEVIN E. RICKARD, PRESIDENT
NEW URBAN COMMUNITIES CORPORATION
AS MANAGER FOR NEW URBAN HIGH RIDGE, L.L.C.

BY: Timothy L. Hernandez TIMOTHY L. HERNANDEZ, VICE-PRESIDENT
NEW URBAN COMMUNITIES CORPORATION
AS MANAGER FOR NEW URBAN HIGH RIDGE, L.L.C.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD AND TIMOTHY L. HERNANDEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, AS MANAGER OF NEW URBAN HIGH RIDGE, L.L.C. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF December 2006.

MY COMMISSION EXPIRES: June 16, 2009
Sandra J. Pango NOTARY PUBLIC
DD 441805
COMMISSION NUMBER
Sandra A. Longo PRINT NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 11 DAY OF December 2006.

DIRECTOR: Tim Hernandez
WITNESS: Jeffrey A. Costello
PRINT NAME: JEFFREY A. COSTELLO

WITNESS: Tim Hernandez
PRINT NAME: TIM HERNANDEZ

WITNESS: Jeffrey A. Costello
PRINT NAME: JEFFREY A. COSTELLO

HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 11 DAY OF December 2006.

DIRECTOR: Kevin E. Rickard
WITNESS: William D. O'Connor
PRINT NAME: WILLIAM D. O'CONNOR

WITNESS: William D. O'Connor
PRINT NAME: WILLIAM D. O'CONNOR

HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 11 DAY OF December 2006.

DIRECTOR: Kevin E. Rickard
WITNESS: William D. O'Connor
PRINT NAME: WILLIAM D. O'CONNOR

WITNESS: William D. O'Connor
PRINT NAME: WILLIAM D. O'CONNOR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD AND GABRIELLE ORTNER WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF HIGH RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 11 DAY OF December 2006.

MY COMMISSION EXPIRES: June 16, 2009
Sandra J. Pango NOTARY PUBLIC
DD 441805
COMMISSION NUMBER
Sandra A. Longo PRINT NAME

TITLE CERTIFICATION 00008-043

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JONATHAN S. MARCUS, 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 NEW URBAN HIGH RIDGE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; 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: AS OF 11/17/06 AT 11 P.M.
BY: Jonathan S. Marcus
JONATHAN S. MARCUS
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 333591

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 18016, PAGE 0182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

WITNESS: Sheree L. Foster BY: Fred Roxas
PRINT NAME: SHEREE L. FOSTER
FRED ROXAS, FIRST VICE PRESIDENT

WITNESS: William D. O'Connor BY: Sheree L. Foster
PRINT NAME: WILLIAM D. O'CONNOR
SHEREE L. FOSTER
SECRETARY
ASSISTANT VICE PRESIDENT

WITNESS: Dylan Larson
PRINT NAME: DYLAN LARSON

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED ROXAS AND SHEREE L. FOSTER WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT AND SECRETARY OF SUNTRUST BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 19th DAY OF December 2006.

MY COMMISSION EXPIRES: July 29, 2009
Doreen Fischer NOTARY PUBLIC
DD 336151
COMMISSION NUMBER
Doreen Fischer PRINT NAME

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS DAY OF January 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

HIGH RIDGE PUD IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF January 2007.

BY: Herbert D. Kelley, Jr. HERBERT D. KELLEY, JR., PE, PLSM
CITY SURVEYOR AND MAPPER

BY: Herbert D. Kelley, Jr. HERBERT D. KELLEY, JR., PE, PLSM
CITY ENGINEER

ATTEST (AS TO CITY SURVEYOR & MAPPER AND MAYOR):
Janet M. Prainito
JANET M. PRAINITO
CITY CLERK

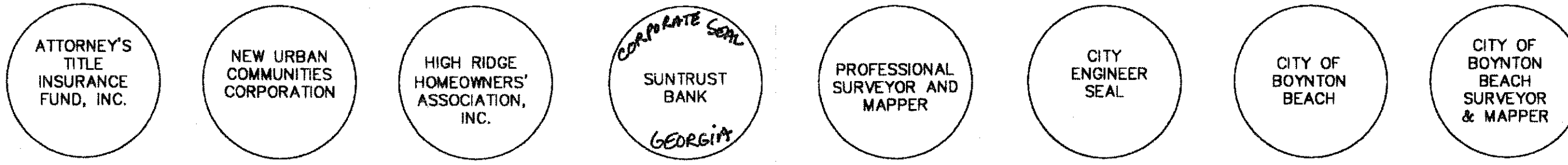
SURVEYOR'S CERTIFICATE

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 THE PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AS AMENDED AND WITH THE APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

William D. O'Connor
WILLIAM D. O'CONNOR, P.S.M.
LICENSE No. 4563
STATE OF FLORIDA
MILLER LEGG & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. LB 6680

SURVEYOR'S NOTES:

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB 6680 (UNLESS OTHERWISE NOTED)
 - THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 88°10'59" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF BOYNTON BEACH, FLORIDA.
 - NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED WITHIN ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
 - 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.
 - ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT EXCEPT PREVIOUSLY PLATTED EASEMENTS SHOWN HEREON.
- 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, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY WILLIAM D. O'CONNOR, P.S.M., OF MILLER LEGG & ASSOCIATES, 2005 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA 33411-2719.



MILLER LEGG
Palm Beach Office: 2005 Vista Parkway - Suite 100
West Palm Beach, Florida 33411-2719
561-688-1138 Fax: 561-688-8106
www.millerlegg.com
Certificate of Authorization: LB6680