

0840-001

THIS INSTRUMENT WAS PREPARED BY JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA FORD, ARMENTEROS & MANUCY, INC. (LB 6557) 1695 W. INDIANTOWN ROAD, SUITE 14 JUPITER, FLORIDA 33458 561-743-2210

GRAND HAVEN AT LINTON BOULEVARD

BEING A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF PORTIONS OF SECTIONS 20 AND 29, OF THE PLAT OF "THE PALM BEACH FARMS CO. PLAT NO. 1" AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DECEMBER 2003

SHEET I OF II

STATE OF FLORIDA COUNTY OF PALM BEACH. This plat was filed for record at ... day of ... 2005, and duly recorded in Plat Book No. 104 on Pages 141 through 151. DOROTHY H. WILKEN, Clerk Circuit Court.

DEDICATION AND RESERVATION (CONTINUED)

TRACTS "L-1", "L-2" AND "L-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES...

LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES...

LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES...

PALM BEACH COUNTY 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...

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS...

THE 10' UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS DEDICATED IN PERPETUITY TO THE PUBLIC...

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 CASABELLA PROPERTY OWNERS ASSOCIATION, INC...

PALM BEACH COUNTY 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...

LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES...

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.

OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNERS WHOSE BUILDING ADJUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES...

THE PALM BEACH COUNTY UTILITY EASEMENTS (P.B.C.U.E.) 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...

THE LIFT STATION UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND RELATED APPURTENANCES...

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER FUND 8-A MANAGEMENT COMPANY L.L.C., A DELAWARE LIMITED LIABILITY COMPANY...

WITNESS: Jim Balfiore, Steven S. Benson, Mike Haege. PRINT: JIM Balfiore, STEVEN S. BENSON, MIKE HAEGE. TITLE: EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ARIZONA COUNTY OF PALM BEACH MARICOPA. BEFORE ME PERSONALLY APPEARED STEVEN S. BENSON WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF ACACIA CAPITAL CORPORATION...

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH. THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON...

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH. BEFORE ME PERSONALLY APPEARED Lynne Gaudet WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC...

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH. WE, UNIVERSAL LAND TITLE, INC., 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...

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH. THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION...

WITNESS: JOHN H. MANUCY JR., P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, REG. #5158 STATE OF FLORIDA. DATE: 7/20/04. NOTARY: KELLY D'AMATO

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ACACIA CREDIT FUND 8-A L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF PORTIONS OF SECTIONS 20 AND 29...

A PIECE OR PARCEL OF LAND SITUATED LYING AND BEING IN SECTION 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO BEING TRACTS 65, 66, 95, 96, 97, 98, 127 AND 128, ALSO PART OF TRACTS 67, 94, 99 AND 128, SECTION 20; AND TRACTS 1, 2, 32 AND 33, AND ALSO PART OF TRACTS 3, 31, 34, 63, 64, 65 AND 96...

COMMENCE AT A CONCRETE MONUMENT FOUND, SAID MONUMENT LYING AT THE NORTHERLY MOST CORNER OF LINTON BOULEVARD, TRACT L, AS DELINEATED ON THE PLAT OF "ADDISON RESERVE PLAT THREE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 4 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

CONTAINING 78.95 ACRES, MORE OR LESS. HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS 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...

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...

TRACTS "B", "G", "J" AND "K", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACT "O", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACTS "D", "E" AND "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND CANAL MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACT "H" AND "M", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACT "I", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASABELLA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

GRAND HAVEN AT LINTON BOULEVARD. SHEET 141. PLAT BOOK 104. FLOOR PLAN 1215 A. ZONING PUD. ZER CODE 32446. SUBMITTER: GRAND HAVEN AT LINTON BOULEVARD. BLOCK 104. PLAT BOOK 104. FLOOR PLAN 1215 A. ZONING PUD. ZER CODE 32446. SHEET 141. PLAT BOOK 104. FLOOR PLAN 1215 A. ZONING PUD. ZER CODE 32446.

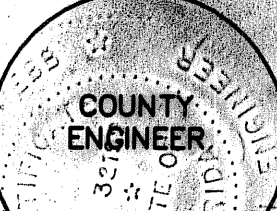
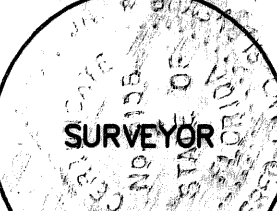
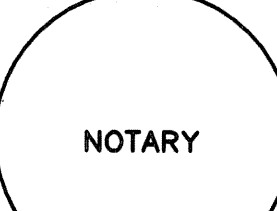
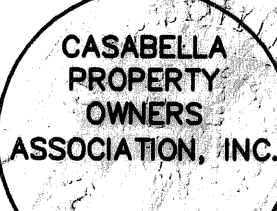
COUNTY APPROVAL - COUNTY ENGINEER

STATE OF FLORIDA COUNTY OF PALM BEACH. THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 6 DAY OF APRIL 2005...

BY: George T. Webb, P.E. COUNTY ENGINEER

LEGEND

- - DENOTES PERMANENT REFERENCE MONUMENT, LB 6557. N.T.S. - DENOTES NOT TO SCALE. P.B. - DENOTES PLAT BOOK. O.R.B. - DENOTES OFFICIAL RECORD BOOK. P.G.S. - DENOTES PAGES. U.E. - DENOTES UTILITY EASEMENT. P.S.M. (R.L.) - DENOTES PROFESSIONAL SURVEYOR & MAPPER. DENOTES RADIAL LINE. DENOTES PERMANENT CONTROL POINT. L.A.E. - DENOTES LIMITED ACCESS EASEMENT. D.E. - DENOTES DRAINAGE EASEMENT. L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT. C.B. - DENOTES CHORD BEARING. C.D. - DENOTES CHORD DISTANCE. L.M.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT. F.O.B. - DENOTES POINT OF BEGINNING. A.B. - DENOTES DELTA OR CENTRAL ANGLE. R - DENOTES RADIUS DISTANCE. L - DENOTES LENGTH OF CURVE ARC. C - DENOTES CENTERLINE. N - DENOTES NORTH. S - DENOTES SOUTH. E - DENOTES EAST. W - DENOTES WEST. P.B.C.U.E. - DENOTES PALM BEACH COUNTY UTILITY EASEMENT. L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT.



TABULAR DATA

PETITION NUMBER: PDD2002-001. PROJECT NUMBER: 0840-001. NAME OF DEVELOPMENT/PROJECT: GRAND HAVEN PUD. TIER: URBAN/SUBURBAN. USE(S) - RESIDENTIAL: ZERO LOT LINE. ZONING: PUD. LAND USE DESIGNATION: LR3/MRS. SECTION, TOWNSHIP, RANGE: 20-29/46/42. TOTAL DWELLING UNITS: 164 UNITS ZLL. GROSS DENSITY: 148 DU/AC. BUILDING HEIGHT: MAX. 35'. NUMBER OF STORIES/FLOORS: 2. TOTAL AREA: 3,439,257 SQUARE FEET OR 78.95 ACRES.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°53'08" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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 THE USE OF RIGHTS GRANTED.
- NO BUILDINGS 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).

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 THIS COUNTY.

COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, SCALE FACTOR = 1.00002559, ALL DISTANCES ARE GROUND DISTANCES. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE, THE BEARINGS ARE ON THE SAME ALIGNMENT, NO ROTATION REQUIRED. LINEAR UNIT IS THE U.S. SURVEY FOOT.