

DEDICATION AND RESERVATIONS

0942-000

OSPREY OAKS P.U.D.

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA DEDICATION AND RESERVATIONS SHEET 1 OF 13

KNOW ALL MEN BY THESE PRESENTS THAT BR OSPREY ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS OSPREY OAKS P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 03°46'16" WEST (AS A BASIS OF BEARINGS) ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, A DISTANCE OF 722.09 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE SOUTH 89°25'34" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.11 FEET TO A POINT BEING ON A LINE LYING 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10 AND THE POINT OF BEGINNING; THENCE SOUTH 03°46'16" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,323.64 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE SOUTH 89°43'39" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,558.91 FEET; THENCE NORTH 43°41'50" WEST, A DISTANCE OF 43.54 FEET; THENCE NORTH 02°51'06" EAST, A DISTANCE OF 566.54 FEET; THENCE NORTH 02°51'02" EAST, A DISTANCE OF 428.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7,699.44 FEET, A CENTRAL ANGLE OF 00°30'49" FOR A DISTANCE OF 69.02 FEET; THENCE NORTH 02°20'10" EAST, A DISTANCE OF 59.61 FEET; THENCE NORTH 03°21'14" EAST, A DISTANCE OF 153.44 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, THE PRECEDING SIX (6) COURSES AND DISTANCES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6306, PAGE 223, OFFICIAL RECORD BOOK 6277, PAGE 207, OFFICIAL RECORD BOOK 6277, PAGE 319, OFFICIAL RECORD BOOK 6278, PAGE 1345 AND DEED BOOK 956, PAGE 214 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°25'34" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 462.58 FEET; THENCE SOUTH 03°27'31" WEST, A DISTANCE OF 312.92 FEET; THENCE NORTH 89°30'04" EAST, A DISTANCE OF 170.41 FEET; THENCE NORTH 03°27'31" EAST, A DISTANCE OF 313.14 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N 1/4) OF SAID SECTION 10; THENCE NORTH 89°25'34" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 336.54 FEET; THENCE SOUTH 03°30'39" WEST, A DISTANCE OF 199.04 FEET; THENCE NORTH 89°28'37" EAST, A DISTANCE OF 605.39 FEET; THENCE NORTH 03°36'17" EAST, A DISTANCE OF 199.60 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE NORTH 89°25'34" EAST, A DISTANCE OF 201.92 FEET; THENCE SOUTH 03°38'09" WEST, A DISTANCE OF 659.51 FEET; THENCE NORTH 89°34'36" EAST, A DISTANCE OF 201.54 FEET; THENCE NORTH 03°40'03" EAST, A DISTANCE OF 660.06 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE NORTH 89°25'34" EAST, A DISTANCE OF 632.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 03°46'16" WEST (AS A BASIS OF BEARINGS) ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, A DISTANCE OF 2,106.09 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE SOUTH 89°43'39" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,340.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°33'48" WEST, A DISTANCE OF 658.22 FEET TO A POINT BEING ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE SOUTH 89°52'47" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 669.00 FEET; THENCE NORTH 03°27'31" EAST, A DISTANCE OF 343.21 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 612.00 FEET; THENCE NORTH 02°13'27" EAST, A DISTANCE OF 283.85 FEET; THENCE NORTH 46°18'10" EAST, A DISTANCE OF 40.90 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, THE PRECEDING TWO (2) COURSES AND DISTANCES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 8986, PAGE 1006 AND OFFICIAL RECORDS BOOK 6248, PAGE 1548 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°43'39" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,260.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

IN ALL CONTAINING 85.873 ACRES MORE OR LESS.

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

TRACTS 0.S. 1, 0.S. 2, 0.S. 3, 0.S. 4, 0.S. 5, 0.S. 6, 0.S. 7, 0.S. 8, 0.S. 9, 0.S. 10, 0.S. 11, 0.S. 12 AND 0.S. 13 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OSPREY OAKS HOMES 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 PALM BEACH COUNTY.

TRACTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OSPREY OAKS HOMES 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 PALM BEACH COUNTY.

ALL TRACTS FOR PRIVATE STREET PURPOSES, 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.

TRACTS 3, 4, 5 AND 6 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR STREET PURPOSES.

THE UTILITY EASEMENTS (U.E.) 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.

THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OSPREY OAKS HOMES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LAKE TRACTS 1, 2, 3 AND 4 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OSPREY OAKS HOMES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 24588, PAGE 1987, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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, 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.

TRACT 7, AS SHOWN HEREON, IS HEREBY RESERVED FOR, BR OSPREY ACQUISITIONS, LLC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OSPREY OAKS HOMES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE ABOVE MENTIONED TRACT 7 IS SUBJECT TO THE TERMS AND RESTRICTIONS OF THE MASTER DECLARATION OF RESTRICTIVE COVENANTS FOR WORKFORCE HOUSING AS SET FORTH IN OFFICIAL RECORDS BOOK 21720, PAGE 1256 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS R1, R2 AND R3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OSPREY OAKS HOMES 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 PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS (D.E.) 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 OSPREY OAKS HOMES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OSPREY OAKS HOMES 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 MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

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, 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 PROPERTY OWNER. 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.

THE PALM BEACH COUNTY LIFT STATION EASEMENTS (P.B.C.L.S.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 WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OSPREY OAKS HOMES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) 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.

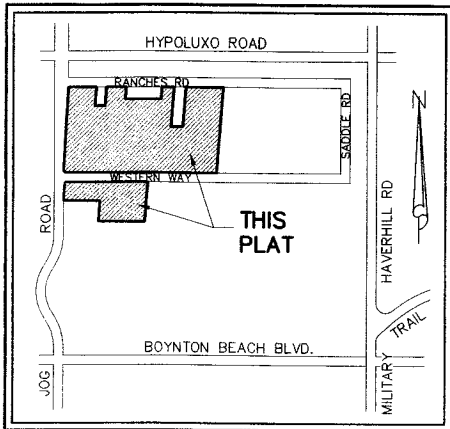
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE OSPREY OAKS HOMES ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE. AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OSPREY OAKS HOMES ASSOCIATION INC. UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

THE LIMITED ACCESS EASEMENTS (LAE) 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6TH DAY OF March, 2012.

BR OSPREY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, BY ITS MANAGING MEMBER JKM DEVELOPERS, LLC, A STATE OF FLORIDA LIMITED LIABILITY COMPANY. WITNESSES: Colleen Lavery, Nicholas J. Smith, John Markey, Adam Freedman, James Gieda.

Table with 2 columns: TABULAR DATA, Zoning Petition No. 05-130, Project Name OSPREY OAKS P.U.D., Number/Type of Lots 171-SINGLE FAMILY RESIDENTIAL, 37-MULTI FAMILY RESIDENTIAL, Total Acreage 85.873 ACRES, Density 2.422 DU/AC.



LOCATION MAP NOT TO SCALE

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN MARKEY, ADAM FREEDMAN AND JAMES GIEDA WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBERS OF JKM DEVELOPERS, LLC AS MANAGING MEMBER OF BR OSPREY ACQUISITION, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF March, 2012.

MY COMMISSION EXPIRES: 4/17/2015

Notary Public signature and seal for Pamela R. Pickett.

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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 03/02/2012

Signature of David A. Bower, P.S.M., Professional Surveyor and Mapper, Florida Certificate No. 5888.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 10th DAY OF April, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

Signature of George T. Webb, P.E., County Engineer.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, MICHAEL S. WEINER, 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 BR OSPREY ACQUISITION LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 ON THIS PLAT.

DATED: 3/07/2012

Signature of Michael S. Weiner, Esquire, Florida Bar No. 265251.

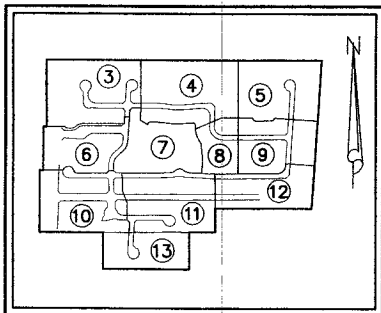
SHEET 1 OF 13

DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411 PHONE: (561) 753-0850 FAX: (561) 753-0290

SCALE: AS SHOWN CHECKED BY: DAB DATE: 01/04/11 DRAWN BY: RRM JOB NO.: 10-062-001

STATE OF FLORIDA COUNTY OF PALM BEACH S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT 9:18 A.M. THIS 11 DAY OF April, 2012. AND DULY RECORDED IN: PLAT BOOK 115 ON PAGE 80-92. SHARON R. BOCK CLERK & COMPTROLLER PALM BEACH COUNTY. BY: Deputy Clerk.



KEY MAP NOT TO SCALE



JKM DEVELOPERS, LLC SEAL



BR OSPREY ACQUISITION LLC SEAL

COUNTY ENGINEER SEAL

SURVEYOR SEAL

Vertical text on the left margin: 10/20/2011 10:15:00 AM: 10/20/2011 10:15:00 AM: 10/20/2011 10:15:00 AM