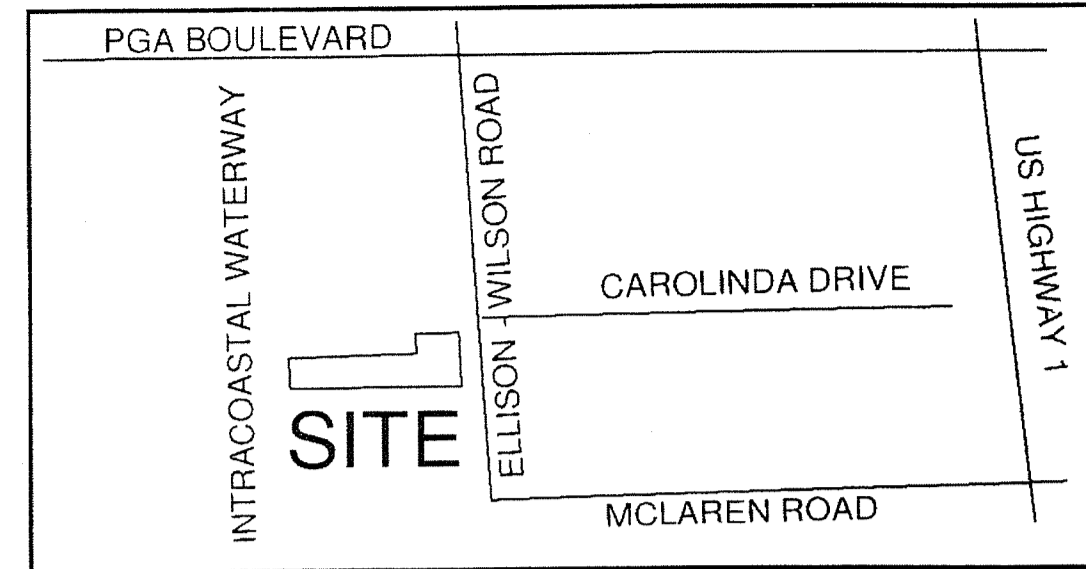


HARBOR VILLAS

20160372272

103



LOCATION MAP
NOT TO SCALE

BEING A REPLAT OF A PORTION OF LOT 1 AND A PORTION OF LOT 2 OF PLAT OF SUBDIVISION GOVT. LOT 8-SECTION 4-T.24S.-R.43E., AS RECORDED IN PLAT BOOK 18, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 5 TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

TABULAR DATA	
TOTAL AREA THIS PLAT	0.9733 ACRES
USE: RESIDENTIAL	
CONTROL NO. 2001-0942	



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:00 P.M.
THIS 20th DAY OF October
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK 18, ON
PAGES 103 AND 104
SHARON R. BOCK
CLERK AND COMPTROLLER
By: Wanda R. Jordan
DEPUTY CLERK

SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS HARBOR VILLAS, BEING A REPLAT OF A PORTION OF LOT 1 AND A PORTION OF LOT 2 OF THE PLAT OF SUBDIVISION GOVT. LOT 8-SECTION 4-T.24S.-R.43E., AS RECORDED IN PLAT BOOK 18, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 5 TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION 5, NORTH 01°22'27" WEST, A DISTANCE OF 661.98 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°37'33" WEST, A DISTANCE OF 33.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ELLISON WILSON ROAD AND THE POINT OF BEGINNING;

THENCE, DEPARTING SAID WEST LINE, NORTH 88°40'03" WEST, A DISTANCE OF 399.27 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 17 AT PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE NORTH 07°19'50" WEST, A DISTANCE OF 99.79 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°40'03" EAST, A DISTANCE OF 309.88 FEET; THENCE NORTH 01°22'27" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°40'03" EAST, A DISTANCE OF 99.86 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST RIGHT-OF-WAY LINE OF ELLISON WILSON ROAD; THENCE, ALONG SAID WEST LINE, SOUTH 01°22'27" EAST, A DISTANCE OF 123.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,396 SQUARE FEET OR 0.9733 ACRES, MORE OR LESS.

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

1. PARCEL A

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, 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 MANAGING MEMBER, THIS 6th DAY OF Sept, 2016

PIERCE 131, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Peter Brennan
PETER J. BRENNAN
MANAGING MEMBER

WITNESS: Paul S. Anderson
PRINT NAME Paul S. Anderson

WITNESS: Mrenda S. Willey
PRINT NAME Mrenda S. Willey

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF DuPage

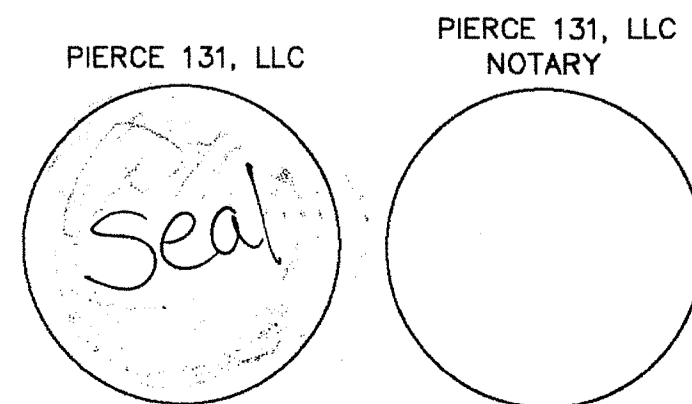
BEFORE ME PERSONALLY APPEARED PETER J. BRENNAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION; AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL AND THAT IT 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 September, 2016

MY COMMISSION EXPIRES: 7/1/19

COMMISSION NUMBER: N/A

NOTARY PUBLIC
Jean Yin
PRINT NAME



MORTGAGEES JOINDER AND CONSENT:

STATE OF ILLINOIS
COUNTY OF DuPage

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 RECORDS BOOK 27567, AT PAGE 596 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Director AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF September, 2016

THE PRIVATE BANK, A ILLINOIS BANKING CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Bruce W. Kamp
PRINT NAME Bruce W. Kamp

BY: Donald G. Adams
DONALD G. ADAMS
MANAGING DIRECTOR

WITNESS: Tom Carlson
PRINT NAME Tom Carlson

ACKNOWLEDGMENT:

STATE OF ILLINOIS
COUNTY OF DuPage

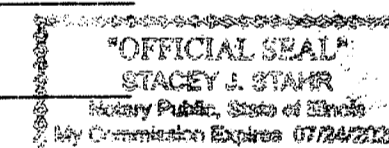
BEFORE ME PERSONALLY APPEARED DONALD G. ADAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING DIRECTOR OF THE PRIVATE BANK, A ILLINOIS BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF September, 2016

MY COMMISSION EXPIRES: 7/24/20

COMMISSION NUMBER: N/A

NOTARY PUBLIC
Stacy J. Stahr
PRINT NAME



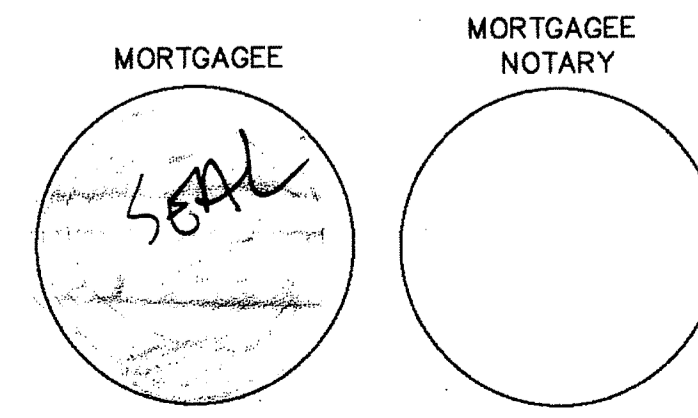
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, G. STEVEN BRANNOCK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: Sept. 8, 2016

G. Steven Brannock
G. STEVEN BRANNOCK
ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
Fla. Bar # 0349917



COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 20th DAY OF October, 2016 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SURVEY NOTES:

- 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 01°22'27" WEST (NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 S RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- "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.

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, 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.

DATED: 9-12-16

David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

