

REYNOLDS RANCH, A P.U.D.

BEING A PORTION OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

JUNE 2016 SHEET 2 OF 7

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 28324, PAGE 752, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL ASSOCIATION (OR MORTGAGEE) HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY ITS PROPER AGENTS THEREUNTO DULY AUTHORIZED THIS 7th DAY OF September, 2016.

WITNESS: [Signature] WILMINGTON TRUST, NATIONAL ASSOCIATION

PRINT NAME: Gabriel Burden

WITNESS: [Signature] BY: [Signature] LEWIS BIRNBAUM, ATTORNEY-IN-FACT
PRINT NAME: Darlene Charles

ACKNOWLEDGEMENT:

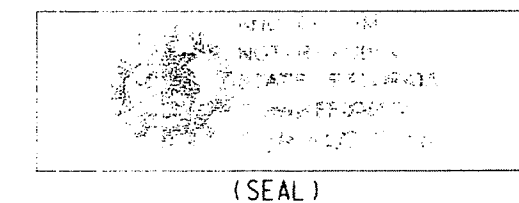
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEWIS BIRNBAUM, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT OF WILMINGTON TRUST, NATIONAL ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AGENT OF SAID NATIONAL ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL ASSOCIATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY ITS PROPER AGENT THEREUNTO DULY AUTHORIZED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September, 2016.

MY COMMISSION EXPIRES: 2-20-2018

[Signature]
ANDREA LAMBERT
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Andrea Lambert

COMMISSION NUMBER: FF094417

ACCEPTANCE OF RESERVATIONS REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7th DAY OF September, 2016.

WITNESS: [Signature] REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: Lewis Birnbaum

WITNESS: [Signature] BY: [Signature] STUART KENNEDY, PRESIDENT
PRINT NAME: Gabriel Burden

ACKNOWLEDGEMENT:

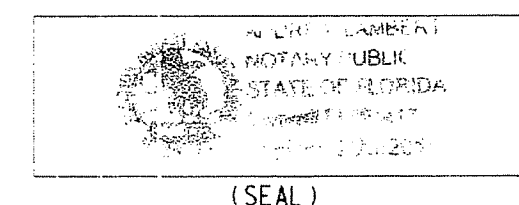
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STUART KENNEDY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF REYNOLDS RANCH HOMEOWNERS' ASSOCIATION, INC. 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 7th DAY OF September, 2016.

MY COMMISSION EXPIRES: 2-20-2018

[Signature]
ANDREA LAMBERT
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Andrea Lambert

COMMISSION NUMBER: FF094417

AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
LOT 1	65,948	1.514
LOT 2	66,036	1.516
LOT 3	68,461	1.572
LOT 4	68,789	1.579
LOT 5	68,626	1.575
LOT 6	71,551	1.643
LOT 7	71,188	1.634
LOT 8	81,622	1.874
LOT 9	68,554	1.574
LOT 10	68,846	1.580
LOT 11	68,911	1.582
LOT 12	68,658	1.576
LOT 13	68,601	1.575
LOT 14	69,268	1.590
LOT 15	68,854	1.581
LOT 16	73,170	1.680
LOT 17	65,841	1.512
LOT 18	70,209	1.611
LOT 19	62,911	1.444
LOT 20	64,377	1.478
LOT 21	63,757	1.464
LOT 22	64,366	1.478
LOT 23	60,945	1.399
LOT 24	54,889	1.260
LOT 25	64,215	1.474
LOT 26	66,169	1.519
LOT 27	67,759	1.556
LOT 28	65,418	1.502
LOT 29	66,975	1.538
LOT 30	68,320	1.568
TRACT "A" (PRIVATE ROAD)	511,067	11.732
TRACT "B"	69,988	1.607
TRACT "OST" (OPEN SPACE TRACT)	2,742,014	62.948
RECREATION TRACT	8,000	0.184
TRACT "WL-1" (WETLAND TRACT)	49,717	1.141
TRACT "WL-2" (WETLAND TRACT)	17,630	0.405
TRACT "WL-3" (WETLAND TRACT)	28,668	0.658
TRACT "WL-4" (WETLAND TRACT)	42,920	0.985
TRACT "WL-5" (WETLAND TRACT)	6,752	0.155
TRACT "WL-6" (WETLAND TRACT)	23,406	0.537
TRACT "WL-7" (WETLAND TRACT)	19,576	0.449
TRACT "WL-8" (WETLAND TRACT)	76,132	1.748
TRACT "WMT-1" (WATER MANAGEMENT TRACT)	391,591	8.990
TRACT "WMT-2" (WATER MANAGEMENT TRACT)	425,031	9.757
TRACT "WMT-3" (WATER MANAGEMENT TRACT)	33,657	0.773
TRACT "WMT-4" (WATER MANAGEMENT TRACT)	70,752	1.624
TOTAL (P.U.D.)	6,540,145	150.141

DESCRIPTION	SQUARE FEET	ACREAGE
TRACT "C" (RESIDUAL TRACT - NOT PART OF THE P.U.D.)	120,563	2.768
TRACT "C"	120,563	2.768

ABBREVIATIONS:

- CB = CHORD BEARING
- CL = CHORD LENGTH
- D = DELTA
- D.E. = DRAINAGE EASEMENT
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R = RADIUS
- S.E. = SOUTHEAST
- S.S.E. = SAFE SIGHT EASEMENT
- S.W. = SOUTHWEST
- U.E. = UTILITY EASEMENT

LEGEND:

- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- = DENOTES PERMANENT CONTROL POINT (P.C.P.) SET MAG NAIL & DISK STAMPED "PCP LB4431" UNLESS OTHERWISE NOTED
- = DENOTES CENTERLINE OF RIGHT OF WAY
- = DENOTES TRACT OR LOT CORNER
- = DENOTES LIMITS OF WETLAND BUFFER

SURVEYOR'S NOTES:

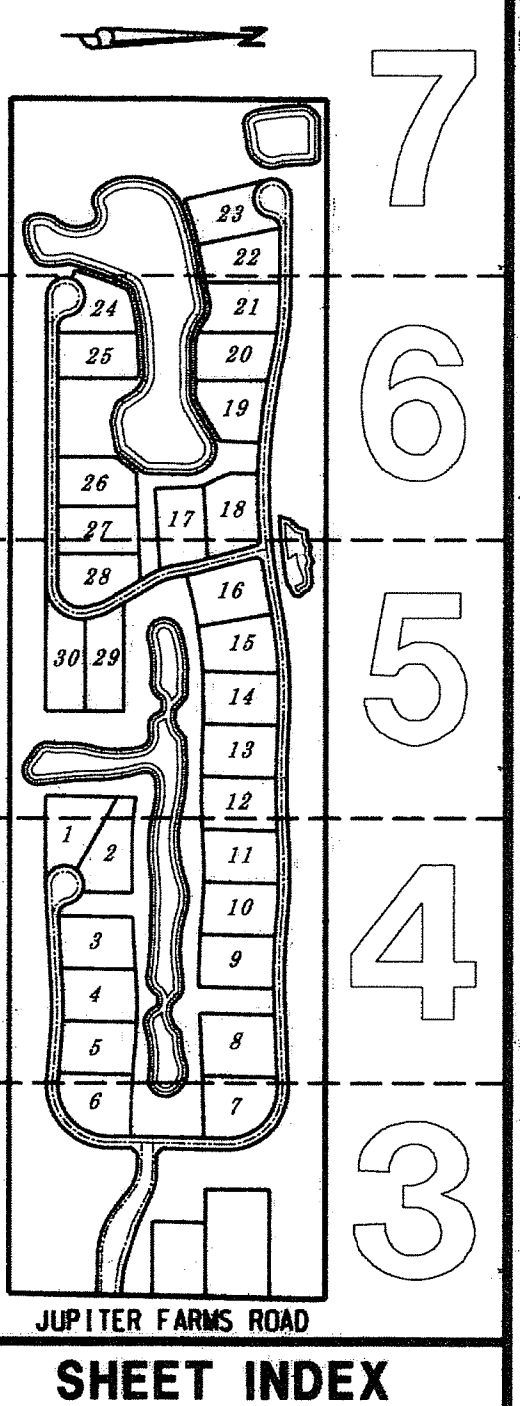
- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. SAID EAST LINE BEARS: NORTH 00°20'26" EAST.
- 2.) LINES, WHICH INTERSECT CURVES, ARE "NOT" RADIAL UNLESS OTHERWISE NOTED.
- 3.) 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.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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.
- 5.) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR'S CERTIFICATION:

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 SECTION 177.091(9), FLORIDA STATUTES, 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9/6/16

BY: [Signature] ERIC CASASUS, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454
 LB4431

CAD: K:\JUST \ 124141 \ 13-045 \ 13-045A-306 \ 13-045A-306.DGN	JOB: 13-045A-306
REF:	DATE: JUNE 2016
FLD: J.P.	OFF: CASASUS
FB: PG.	SHEET: 2 OF 7
DKD: D.C.L.	DWG: D13-045P

