

HARBOUR ISLES

Being a replat of Lots 1 through 5, Block 54, Village of North Palm Beach, Plat No. 6, as recorded in Plat Book 26 pages 10 through 12, and being a portion of Section 8, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida.
Sheet 1 of 11 August 1999



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:39 AM
on the 11th day of November 1999
and duly recorded in Plat Book No. 26
Page 11-12
Notary Public
WILLIAM H. WILKINSON, Notary Public
Seal of Notary Public

DEDICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT WCI COMMUNITIES, INC., a Delaware Corporation, OWNER OF THE LAND SHOWN HERON, BLIND IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS SHOWN HEREON AS HARBOUR ISLES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land lying in the East half of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 54, according to the Village of North Palm Beach, Plat No. 6, as recorded in Plat Book 26, Pages 10 through 12, Public Records of Palm Beach County, Florida; thence North 02°06'10" East along the East right-of-way line of Prosperity Farms Road as shown in Road Plat Book 2, Pages 136 and 137, Public Records of Palm Beach County, Florida and the West line of Lots 1 through 5, Block 54, inclusive of said Village of North Palm Beach, Plat No. 6 (the West line of Lots 1 through 5, Block 54 is taken to bear North 02°06'10" East and all other bearings stated herein are relative thereto) a distance of 1357.50 feet to the southwest corner of a parcel of land described in Official Record Book 3442, Page 1431, Public Records of Palm Beach County, Florida; said point lying on the easterly prolongation of the North right-of-way line of Burns Road as described in Official Record Book 1241, Pages 259 and 260, Public Records of Palm Beach County, Florida; thence South 87°53'50" East along the South line of said parcel and the easterly prolongation of the North right-of-way line of Burns Road a distance of 604.83 feet; thence North 26°42'48" East along the East line of said parcel, parallel with the West right-of-way line of the North Palm Beach Waterway as shown on the Plat of Golf Course Addition No. 2, Village of North Palm Beach, as recorded in Plat Book 28, Page 67, Public Records of Palm Beach County, Florida, a distance of 24.46 feet; thence South 88°10'34" East, a distance of 209.15 feet; thence North 26°52'39" East, a distance of 456.64 feet to a point of curvature of a curve concave to the West, having a radius of 150.00 feet; thence northerly along the arc of said curve, through a central angle of 34°47'49", a distance of 91.10 feet; thence North 07°55'10" West, a distance of 65.57 feet to a point of curvature of a curve concave to the East, having a radius of 505.00 feet; thence northerly along the arc of said curve, through a central angle of 00°21'30", a distance of 3.16 feet to a point on a non-tangent line, said point lying 20.00 feet South of, as measured at right angles to, the North line of southwest quarter of the northeast quarter of said Section 8; thence North 88°25'28" West parallel with the North line of the southwest quarter of the northeast quarter of said Section 8 and along the easterly prolongation of the South line of a parcel of land described in Official Record Book 6901, Page 253, Public Records of Palm Beach County, Florida, a distance of 47.46 feet to a point on the southerly extension of the West line of a parcel of land described in Official Record Book 6901, Page 256, Public Records of Palm Beach County, Florida; thence North 02°17'56" East along said southerly extension and the West line of said parcel a distance of 688.60 feet to the northwest corner of said parcel, said point lying on the North line of the South half of the North half of the northeast quarter of said Section 8; thence South 88°30'00" East along the North line of the South half of the North half of the northeast quarter of said Section 8 a distance of 118.84 feet to a point of intersection with the westerly right-of-way line of the Intracoastal Waterway as recorded in Plat Book 17, Page 10, Public Records of Palm Beach County, Florida and a point on the boundary line separating state and private ownership as described in Official Record Book 9805, page 1290, Public Records of Palm Beach County, Florida; thence South 23°01'01" East along said right-of-way line and said boundary line separating state and private ownership a distance of 284.26 feet to a point of intersection with the westerly right-of-way line of the North Palm Beach Waterway as shown on the Plat of Golf Course Addition No. 2, Village of North Palm Beach, as recorded in Plat Book 28, Page 67, Public Records of Palm Beach County, Florida, and as described in Official Record Book 222, Page 348, Public Records of Palm Beach County, Florida; thence South 26°42'48" West along said westerly right-of-way line and continue along said boundary line separating state and private ownership a distance of 416.00 feet more or less, to the easterly line of Prosperity Creek; thence departing said westerly right-of-way line North 11°00'00" West along said easterly line a distance of 16.00 feet more or less, to the mean high water line of said Prosperity Creek; thence South 69°00'00" West along said mean high water line a distance of 44.00 feet more or less, to the westerly line of said Prosperity Creek; thence South 17°00'00" East along said westerly line a distance of 57.00 feet more or less to a point of intersection with the said westerly right-of-way line of the North Palm Beach Waterway; thence South 26°42'48" West along said westerly right-of-way line a distance of 322.00 feet more or less, to said westerly line of Prosperity Creek; thence South 63°00'00" West along said westerly line a distance of 60.00 feet more or less, to the said mean high water line of Prosperity Creek; thence along said mean high water line the following four (4) courses:
1) thence South 24°00'00" West a distance of 44.00 feet more or less
2) thence South 30°00'00" West a distance of 51.00 feet more or less
3) thence South 27°00'00" West a distance of 124.00 feet more or less
4) thence South 30°00'00" West a distance of 121.00 feet more or less, to the said westerly line of Prosperity Creek; thence along said westerly line for the following two (2) courses:
1) thence South 07°00'00" East a distance of 25.00 feet more or less
2) thence South 39°00'00" East a distance of 32.95 feet more or less to a point of intersection with the said westerly right-of-way line of the North Palm Beach Waterway and the terminus of said boundary line separating state and private ownership; thence South 26°42'48" West along said westerly right-of-way line a distance of 711.43 feet to the point of curvature of a curve concave to the East, having a radius of 1961.26 feet and a central angle of 19°00'00"; thence southerly along the arc of said curve a distance of 650.28 feet to the northeast corner of Lot 15, Block 53, according to the Plat of the Village of North Palm Beach, Plat No. 6, recorded in Plat Book 26, Pages 10 through 12, Public Records of Palm Beach County, Florida; thence North 88°27'50" West along the North line of said Block 53 a distance of 1235.77 feet to the POINT OF BEGINNING.

Containing in all 75.590 acres more or less.

Subject to reservations, restrictions, right-of-way, and other matters of record.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1) TRACT "S" AS SHOWN HEREON IS HEREBY RESERVED UNTO WCI COMMUNITIES, INC., FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS.
- 2) AN EXCLUSIVE, UNRESTRICTED AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS ON AND OVER TRACT "S" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT AND FUTURE OWNER OR OWNERS OF LAND SHOWN AS INCLUDED IN THIS PLAT, AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES, AND NOT THE PUBLIC, SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, ON AND UNDER SAID TRACT "S".
- 3) A NON-EXCLUSIVE EASEMENT OVER TRACT "S" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF NORTH PALM BEACH SOLELY FOR INGRESS AND EGRESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.
- 4) THE ACCESS EASEMENT, OVER A PORTION OF TRACT "S" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF NORTH PALM BEACH FOR PUBLIC INGRESS AND EGRESS TO THE VILLAGE OF NORTH PALM BEACH COMMUNITY CENTER, NEITHER PARTY SHALL CAUSE OR PERMIT ANY OBSTRUCTION TO THE FREE FLOW OF TRAFFIC OVER SAID EASEMENT LAND WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF THE OTHER PARTY, EXCEPT AS MAYBE TEMPORARILY NECESSARY, FROM TIME TO TIME, TO MAINTAIN, REPAIR AND/OR RESTORE SUCH PROPERTY.
- 5) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S" AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "S" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES HERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "S".
- 6) TRACT "B1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY AND RELATED PURPOSES.
- 7) TRACTS "A" AND "A1" AS SHOWN HEREON ARE HEREBY RESERVED UNTO WCI COMMUNITIES, INC. FOR USE AS WETLAND ENHANCEMENT AND CREATION AREAS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- 8) TRACT "E" AS SHOWN HEREON IS HEREBY RESERVED UNTO WCI COMMUNITIES, INC. FOR USE AS A LANDSCAPE AND WETLAND CREATION AREA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- 9) TRACTS "B", "C", "D", "F", "G", "H", "J", "K", "L", "M" AND "N" AS SHOWN HEREON ARE HEREBY RESERVED UNTO WCI COMMUNITIES, INC. FOR USE AS LANDSCAPE AREAS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- 10) TRACTS "O", "P", "Q", "R" AND "T" AS SHOWN HEREON ARE HEREBY RESERVED UNTO WCI COMMUNITIES, INC. FOR USE AS CANAL, DRAINAGE AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- 11) THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED UNTO WCI COMMUNITIES, INC. FOR LANDSCAPE AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- 12) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED UNTO WCI COMMUNITIES, INC. FOR DRAINAGE AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- 13) THE WETLAND BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED UNTO WCI COMMUNITIES, INC. FOR USE AS A WETLAND BUFFER AREA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WCI COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- 14) THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 15) THE BELLSOUTH EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO BELLSOUTH IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF BELLSOUTH FACILITIES.
- 16) THE FLORIDA POWER AND LIGHT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF FLORIDA POWER & LIGHT COMPANY FACILITIES.
- 17) THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER LIFT STATION FACILITIES.
- 18) THE WATER AND SEWER EASEMENT (W.S.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- 19) THE WATER LINE EASEMENTS (W.L.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE VICE PRESIDENT AND ATTESTED BY THE VICE PRESIDENT OF WCI COMMUNITIES, INC., a Delaware Corporation, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF November, 1999.

WCI COMMUNITIES, INC.
A Delaware Corporation
BY: *David R. Dyess*
DAVID R. DYESS, VICE PRESIDENT
ATTEST: *Paul J. Angelo*
PAUL J. ANGELO, VICE PRESIDENT

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

COUNTY OF PALM BEACH
STATE OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November 1999 BY DAVID R. DYESS, VICE PRESIDENT AND PAUL J. ANGELO, VICE PRESIDENT OF WCI COMMUNITIES, INC., A Delaware Corporation, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

Shirley Patterson (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

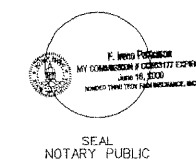
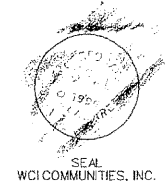
(NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

(TITLE OR RANK)

(COMMISSION NUMBER)

TITLE CERTIFICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA
WE, FIRST FIDELITY 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 HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN WCI COMMUNITIES, INC., A Delaware Corporation; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 11/11/1999 *Maryann Nance*
Maryann Nance, Vice President
(PRINT NAME AND TITLE)



LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-745-6454
CAD: KAUSTATION \ SECTION \ 08-42-43 \ 96-594 \ SHEET 2.DGN
REF.
FLD. FB. PG. JOB 96-594
OFF. R.W. DATE 10/14/96
CKD. D.C.L. SHEET 2 OF 11 DWG. 096-594P