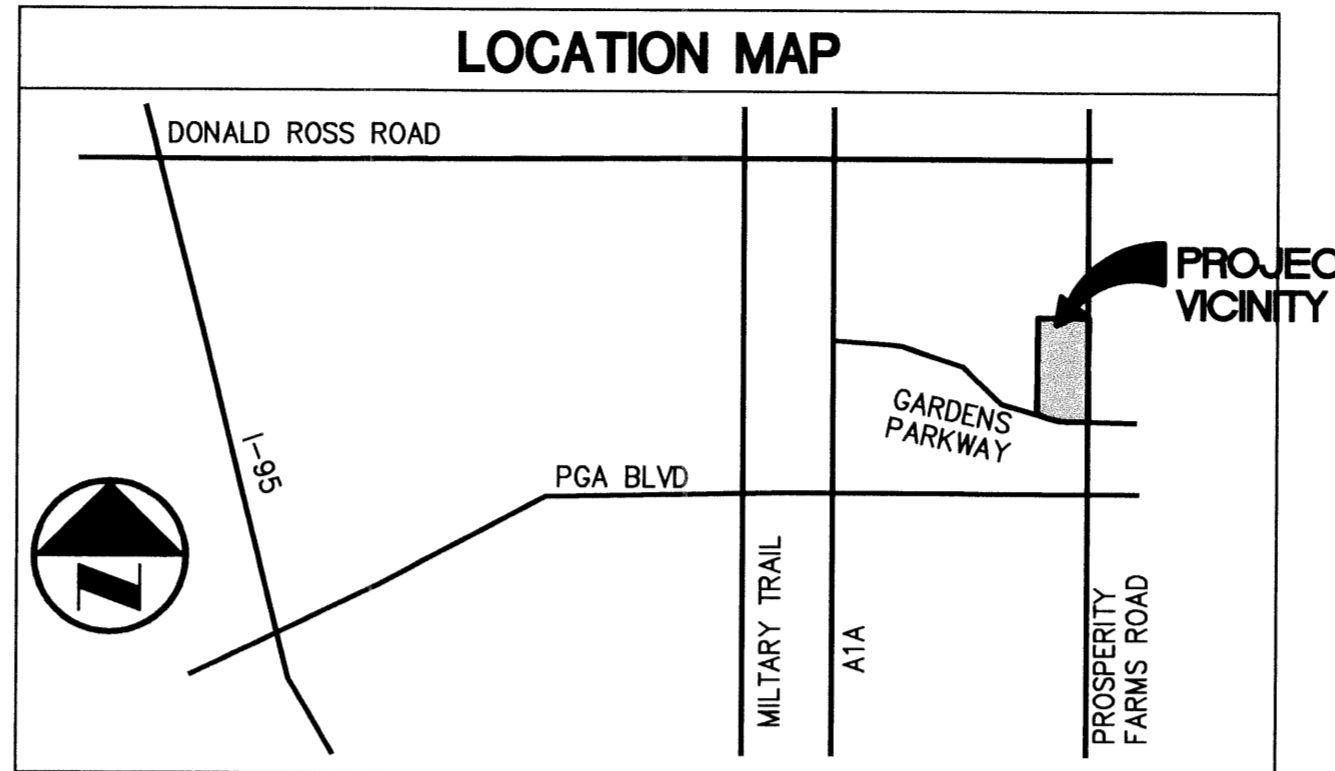


# HARBOUR OAKS

A PARCEL OF LAND LYING AND BEING WITHIN A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, ALSO BEING A REPLAT OF A PORTION OF THE GRANDE AT PALM BEACH GARDENS, PLAT BOOK 92, PAGES 179-182 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:  
THOMAS C. SHAHAN, P.S.M. #4387 OF  
**Craven-Thompson & Associates, Inc.**  
ENGINEERS - PLANNERS - SURVEYORS  
5114 ORCHHURST BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417  
TEL: (561) 686-5015 FAX: (561) 686-1037  
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309  
TEL: (954) 738-6400 FAX: (954) 738-6409  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000014  
JANUARY 2003 02-0070



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003  
AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGES \_\_\_\_\_  
DOROTHY H. WILKEN,  
CLERK OF THE CIRCUIT COURT  
BY \_\_\_\_\_ DEPUTY CLERK

SHEET 2 OF 8

### MORTGAGEE'S CONSENT:

SUNTRUST BANK, SOUTH FLORIDA, N.A. 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 BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12984, AT PAGE 1350 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE SAID SUNTRUST BANK, SOUTH FLORIDA, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS First Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF June, 2003.

SUNTRUST BANK  
BY: [Signature] FVP

WITNESS: [Signature] PRINT: David Kuchicki  
WITNESS: [Signature] PRINT: Laura B. Fedor

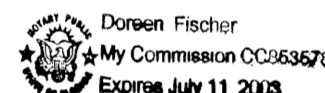
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Fred I Roxas WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS First Vice President OF SUNTRUST BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID SUNTRUST BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID SUNTRUST BANK, AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SUNTRUST BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF June, 2003.

July 11, 2003  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Doreen Fischer  
NOTARY PUBLIC - STATE OF FLORIDA  
Doreen Fischer  
PRINT NOTARY NAME HERE



### TITLE CERTIFICATION:

WE, GUNSTER, YOAKLEY AND STEWART, P.A., ATTORNEYS AT LAW, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERE ON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE GRANDE AT PALM BEACH GARDENS, INC., A DELAWARE CORPORATION AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD EXCEPT AS INDICATED ON THIS PLAT; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 11, 2003 GUNSTER, YOAKLEY AND STEWART, P.A.  
[Signature]  
HUGH W. PERRY, ATTORNEY AT LAW BAR NO. 060360

### ACCEPTANCE FOR THE HOMEOWNERS ASSOCIATION:

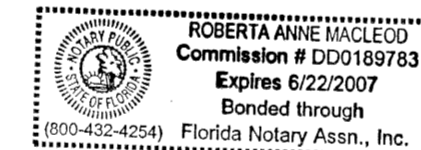
HARBOUR OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF June, 2003.

HARBOUR OAKS HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA CORPORATION  
BY: [Signature] PRINT: Robert J. Vail  
ATTEST: [Signature] TITLE: Vice President

### ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED Robert A. MacLeod WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED EL DRIVERS LICENSE AS IDENTIFICATION AND did DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HARBOUR OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, 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 17th DAY OF June, 2003  
000189783  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Roberta Anne MacLeod  
NOTARY PUBLIC - STATE OF FLORIDA  
ROBERTA ANNE MACLEOD  
PRINT NOTARY NAME HERE



### 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.

### REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

BY: [Signature] DATE: June 18, 2003  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4533, STATE OF FLORIDA

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST BEARING SOUTH 89°16'50 EAST.
- WHEN DRAINAGE AND UTILITY EASEMENTS OVERLAP, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- NO STRUCTURES OR TREES SHALL BE PLACED WITHIN DRAINAGE, LAKE MAINTENANCE, UTILITY, WATER AND SEWER, AND WATER MANAGEMENT EASEMENTS, UNLESS OTHERWISE APPROVED BY THE CITY OF PALM BEACH GARDENS.
- IN THOSE INSTANCES WHERE UTILITY STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.'S) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITION.
- ALL RECORDING INFORMATION SHOWN HEREON IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- THE TOTAL AREA OF LANDS WITHIN THE LIMITS OF THIS PLAT IS 1,599,514 SQUARE FEET OF 36.720 ACRES.
- SEE INDIVIDUAL SHEETS FOR AREA, LINE AND CURVE TABLES CORRESPONDING TO LOTS AND OPEN SPACE TRACTS ON EACH SHEET.

### SURVEYOR'S CERTIFICATION:

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID PLAT 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 PARCEL MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

Craven-Thompson & Associates, Inc.  
LICENSED BUSINESS #271  
DATE: 6-3-03  
[Signature]  
THOMAS C. SHAHAN, P.S.M. #4387  
STATE OF FLORIDA

### CITY APPROVAL:

CITY OF PALM BEACH GARDENS, FLORIDA  
COUNTY OF PALM BEACH, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 19th DAY OF June, 2003  
ATTEST: [Signature] BY: [Signature]  
PATRICIA SNIDER, CLERK ERIC JABLON, MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 18th DAY OF June, 2003  
BY: [Signature] [Signature]  
DANIEL P. CLARK, P.E. SEAN C. DONAHUE, P.E.  
CITY ENGINEER

	HARBOUR OAKS PROPERTY OWNERS ASSOCIATION, INC. SEAL	REVIEWING SURVEYOR O. HOWARD DUKES SEAL	THE CITY OF PALM BEACH GARDENS SEAL	Craven-Thompson & Associates, Inc. THOMAS C. SHAHAN SEAL
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