CHS PROPERTIES, MUPD

BEING A REPLAT OF A PORTION OF MORRISON HOMES, AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190 AND A REPLAT OF A PORTION OF MORRISON SUBURBAN DEVELOPMENT, AS RECORDED IN PLAT BOOK 20, PAGE 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

LYING IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA:

AUGUST 2004 SHEET 2 OF 5

EWING AND SHIRLEY, INC.

SURVEYORS AND MAPPERS **CERTIFICATE OF AUTHORIZATION NO. 3752** 6295 LAKE WORTH ROAD • SUITE 13 LAKE WORTH • FLORIDA • 33463 TELE: (561)968-0421 • FAX: (561)968-0478

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., 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 30th, DAY OF march

RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTOPHER H. COOK AND WILLIAM N. HUBBARD, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE RESPECTIVELY, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 30 DAY OF MARCH , 200 5.

MY COMMISSION EXPIRES: 7-29%



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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9778 AT PAGE 1202 AND MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AND EXTENSION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 13743, AT PAGE 1322 AND AMENDED IN THAT CERTAIN AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 15203, PAGE 1164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 300 DAY OF MARCH , 2005

FIDELITY FEDERAL BANK & TRUST

A CORPORATION ORGANIZED AND EXISTING UNDER THE LAW OF JH5 UNITED STATES OF AMERICA

DD. 338277

EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH C. BOVA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF FIDELITY FEDERAL BANK & TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAW OF THE UNITED STATES OF AMERICA, 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 30th DAY OF MARCH

MY COMMISSION EXPIRES: 7-25-08

NOTARY PUBLICO CINDY A. COLLINS

CINDY A. COLLINS telary Public - State of Floris. MA Commission Equips Ad 25, 201

STATE PLANE COORDINATES STATE PLANE COORDINATES ARE GRID DATUM

NORTH AMERICAN DATUM 83, 1990 ADJUSTMENT FLORIDA EAST ZONE TRANSVERSE MERCATOR PROJECTION LINEAR FOOT = US SURVEY FOOT ALL DISTANCES ARE GROUND DISTANCES **SCALE FACTOR = 1.00004286**

SOUTH 03°-04'-00" WEST (PLAT BEARING BASIS) WEST LINE OF NORTHWEST QUARTER OF SECTION 5, T 44 S, RGE 43 E ---- = 00°-33'-11" COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)

SOUTH 02°-30'-49" WEST (GRID BEARING OF WEST LINE OF NORTHWEST QUARTER OF SECTION 5, T 44 S, RGE 43 E

STATE PLANE COORDINATE TABLE

PRM#	<u>NORTHING</u>	EASTING
1	851226.83	954133.11
2	851461.29	954143.40
3	851590.22	954176.88
4	851914.61	954391.17
5	851669.77	954573.03
6	851758.19	954598.91
7	851866.14	954602.49
В	851929.90	954587.42
9	851953.75	954631.37
10	851864.49	954652.46
11	851756.54	954648.89
12	851627.05	954604.76
13	851574.76	954643.60
14	851554.56	955253.59
15	851428.85	955247.26
16	851348.18	955268.23
17	851340.96	955267.87
18	851340.86	955270.78
19	851307.41	955283.90
20	851305.49	955341.82
21	851126.28	955335.88
22	851128.10	955280.91
23	851178.08	955282.56
24	851179.57	955237.59
25	851129.59	955235.93
26	851152.76	954536.28
27	851364.96	954543.31
28	851370.30	954382.00
29	851188.09	954375.97
30	851195.02	954166.74
PARCEL 2		
PRM#	<u>NORTHING</u>	EASTING
31	850531.44	954474.16
32	850899.05	954492.68
33	850897.95	954525.66
34	851102.74	954535.98
35	851099.43	954635.90
36	850827.77	954622.21
37	850823.36	954755.12
38	851095.03	954768.80
39	851077.43	955300.41
40	850853.20	955289.12
41	850848.80	955422.02
42	850504.22	955404.66
43	850508.11	955271.73
14	850787.77	955285.82
45	850791.66	955152.89
46	850512.00	955138.81
PARCEL 3		
PRM#	NORTHING	EASTING
47	850691.00	955454.12
48	851142.22	955476.85
49	851132.39	955773.51
50	851283.94	955781.14

851272.79

850971.41

956117.78

956102.60

955765.96

955750.78

COUNTY ENGINEER

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 ______ DAY OF ______ DAY OF _______, 200___ AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, CHRISTOPHER H. COOK, 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 TO CHS PROPERTIES. A FLORIDA GENERAL PARTNERSHIP, RANCH HOUSE PROPERTIES, INC., A FLORIDA CORPORATION AND RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT: 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.

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) AND MONUMENTS ACCORDING TO SECTION 177,09149), F.S. HAYE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PHANTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3.30.05 EWING AND SHIRLEY, INC

MENT W. EWING, JR. REGISTERED SURVEYOR NO. 3884 STATE OF FLORIDA

SURVEYOR'S NOTES:

BEARINGS, AS SHOWN HEREON, ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER SECTION 5, TOWNSHIP 44 SOUTH,

RANGE 43 EAST BEING AN ASSUMED BEARING OF NORTH 03°-04'-00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.R.M. # (P.R.M. LS 3884)
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. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. LINES INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

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, FLORIDA.

> THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR IN THE OFFICE OF EWING AND SHIRLEY, INC. 6295 LAKE WORTH ROAD, SUITE 13 LAKE WORTH, FLORIDA 33463