KNOW ALL MEN BY THESE PRESENTS THAT WE HELP COMMUNITY DEVELOPMENT

Commencing at the Northeast corner of Section 6, Township 44 South, Range 37 East,

thence South 89° 45' 16" West 822.46 feet along the North line of said Section 6, to the

thence South 1°28'16" West 1202.90 feet along a line parallel with and 750 feet West of the West right-of-way line of State Road 80, Section 93110-2405, sheets 4,5, and 6

of 7 sheets, dated May 1971, latest revision shown 9-13-71, this line being the same as the West line of parcels conveyed to Royal's O.K. Lunch, Inc. as recorded in Official Records Book 2746, page 1661, Official Records Book 4588, page 639 and Official

Records Book 4843, page 1929; to the Northeast corner of a parcel conveyed to

to Noah, Inc. recorded in Official Records Book 9313, page 428, to the Northwest

thence South 89°45'18" West 452.14 feet along the North line of said parcel conveyed

thence South 0°46'37" East 659.42 feet along the West line of said parcel conveyed to

Noah, Inc. recorded in Official Records Book 9313, page 428, to the Southwest corner

thence ©outh 89°45'18"West 748.81 feet along the North line of an 81.00 fert right-of-

T. Houston Jr. and Yvonne T. Houston as recorded in Official Records Book 10125.

thence South 89°45'16" West 637.94 feet along the North line of said parcel conveyed

to James T Houston Jr. and Yvonne i. Houston, as recorded in Official Records Book

10125, page 160 said line being the same as the North line of the Southwest Quarter

thence North 1°24'58" East 1979.53 feet along said West line of the Northeast Quarter

thence North 89°45'18" East 1813.47 feet along the North line of said Section 6 to the

of said Section 6, to the North Quarter-Section corner on the North line of said Section 6,

LESS AND NOT INCLUDING: The North 37 feet thereof measured at right angles to the North line of

AND LESS AND NOT INCLUDING: The West 35 feet thereof, measured at right angles to the West line

of the Northeast Quarter of Section 6, Township 44 South, Range 37 East, less the North 95 feet of the

Commencing at the point of beginning of the Parent Tract, said point being on the North line of Section 6,

Township 44 South, Range 37 East, South 89°45'16" West 822.45 feet West from the Northeast corner of

thence South 1°28'16" West 95.04 feet along the East line of the Parent Tract to a point on a line parallel

Township 44 South, Range 37 East to the Point of Beginning of Block 16, Phase 2 of the Plat of ABIDJAN

thence Southeasterly and Southerly 94.16 feet along the arc of said curve through a central angle of

thence South 1°24'58" West 660.33 feet along the East line of PHASE 1, which is the same as the West

thence South 0°46'37"East 695.42 feet along the East line of PHASE 1 which is the same as the West

line of PIONEER TERRACE, as recorded in Official Records Book 9313, page 428, public records of

thence South 89°45'20" West 534.56 feet along the South line of PHASE 1, which is the same as the

North line of PHASE 1B, to the Southwest corner of PHASE 1, which is the same as the Southeast corner

thence North 1°24'58" East 245.21 feet along the East line of TRACT 4, PHASE 1A, to the South line of

thence North 1°24'58" East 87.98 feet to the beginning of curve, concave to the West, having a radius of

thence Northwesterly 36.15 feet along the arc of said curve through a central angle of 8°17'05" to a nor

thence North 88°35'02" West 149.56 feet along the North line of PHASE 4B, to the East line of PHASE 3

thence North 1°24'58" East 875.00 feet along the East line of PHASE 3 to the South line of PHASE 4A,

thence Northeasterly 100.66 feet along the arc of said curve through a central angle of 13°34'11" to a

thence Northeasterly and Northwesterly 88.81 feet along the arc of said curve, through a central angle of

Commencing at the point of beginning of the parent tract, said point being on the North line of Section 6, Township 44 South, Range 37 East, South 89°45'16" West 822.45 feet West from the Northeast corner of

thence South 1°28'16" West 95.04 feet along the East line of the Parent Tract to a point on a line parallel

Township 44 South, Range 37 East to the Point of Beginning of Block 15, Phase 2 of the Plat of ABIDJAN

thence South 41°14'44" East 107.58 feet at right angles to the preceding course; to the beginning of a

thence Southeasterly and Southerly 94.16 feet along the arc of said curve through a central angle of

thence continue South 88°.35'02" East 176.00 feet to a point on a curve concave the Northwest, having a

thence Northeasterly and Northerly 340.44 feet along the arc of said curve through a central angle of

thence North 1°28'16" East 242.10 feet along a tangent line to the Point of Beginning.

thence South 88°35'02' East 104.00 feet along the South line of PHASE 4A, to a point on a curve

point of reverse curvature on a curve concave to the Northwest, having a radius of 375.00 feet;

with and 95 feet South of, measured at right angles to the North line of said Section 6;

thence continue South 89°45'16" West 833.88 feet along said parallel line;

curve concave to the Southwest having a radius of 125.00 feet,

thence South 1°24'58" West 26.79 feet along said tangent.

thence South 89°45'16" West 60.03 feet along said line parallel with the North line of Section 6,

with and 95 feet South of and measured at right angles to the North line of said Section 6;

thence South 89°45'16" West 60.03 feet along said line parallel with the North line of Section 6,

of the Southwest Quarter of the Northeast Quarter of Section 6, Township 44 South,

Range 37 East to the West line of the Northeast Quarter of said Section 6,

Containing: GROSS AREA. 73.149 Acres (3186382.05 square feet)

Section 6. Township 44 South, Range 37 East, containing: 1.54 Acres.

thence continue South 89°45'16" West 833.88 feet along said parallel line;

43°09'42" to a point of tangency, and the Point of Beginning of Phase I;

thence North 1°24'58" East 44.25 feet along the East line of PHASE 1A,

thence South 88°35'02" East 119.00 feet along the South line of PHASE 4B,

thence South 89°45'20" West 126.71 feet along the North line of TRACT 4, PHASE 1A:

thence South 1° 24'58" West 26.79 feet along said tangent:

thence South 41°44'44" East 107.58 feet at right angles to the preceding course;

thence South 88°35'02" East 253.50 feet; to the Northeast corner of PMASE 1:

to the beginning of a curve concave to the Southwest and having a radius of 125.00 feet;

West 35 feet thereof, containing 1.51 Acres.

thence South 48°15'16" West 216.75 feet.

thence South 66°39'55" East 256.25 feet;

tangent line being the North line of PHASE 4B.

concave to the Southeast, having a radius of 425.00 feet;

therice North 1°24'58" East 20.71 feet along said tangent;

Containing: 20.56 Acres (895635.75 square feet)

thence South 48°15'16"West 216.75 feet,

43°09'42" to a point on a tangent line;

Thence South 66°39'35" East 256.25 feet,

thence South 88°35'02" East 253.50 feet;

Containing: 8.805 Acres (383545.80 square feet)

89°53'03" to the end of said curve

thence South 88° 35'02" East 50.00 feet to the Point of Beginning.

Palm Beach County, Florida;

13°34'11" to a point of tangency

PHASE 2 DESCRIPTION

said Section 6;

THE NET AREA IS: 70.095 Acres.

PHASE 1 DESCRIPTION

thence South 1°24'36" West 81.00 feet to the North line of a parcel conveyed to James 👫

way conveyed to the School Board of Palm Beach County as recorded in Official

Noah, Inc. as recorded in Official Records Book 9313, page 428;

DESCRIBED LAND, WHICH IS DESIGNATED AS THE PARENT TRACT:

CORPORATION, A FLORIDA NON-PROFIT CORPORATION, THE OWNER OF THE FOLLOWING

A parcel of land lying in the Northeast Quarter of Section 6, Township 44 South, Range 37 East, Palm

Beach County, Florida, described as follows:

of said parcel.

page 1690,

Records Book 8037, page 1835,

point of beginning of the hereinafter described parcel:

ABIDJAN ESTATES, A PLANNED UNIT DEVELOPMENT, REVISED FINAL PLAT FOR PHASES 1, & 2 CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, IN PART OF THE NORTHEAST QUARTER OF SECTION 6, **TOWNSHIP 44 SOUTH, RANGE 37 EAST**

COUNTY OF PALM BEACH) STATE OF FLORIDA is Plat was filed for record at P nd duly recorded in Plat Book No. _105

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE DEDICATIONS, RESERVATIONS AND ACCEPTANCE AS FOLLOWS:

THE OBLIGATION TO MAINTAIN THE WATER QUALITY AND WATER LEVEL OF TRACTS 3 AND TRACT 7 ARE HEREBY DEDICATED IN FAVOR OF ABIDJAN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THERE SHALL BE NO CONSTRUCTION, INCLUDING LANDSCAPING, WITHIN THE STORM WATER AND DRAINAGE AREAS.

THE STREETS, DABOU LOOP, NAJEH AVENUE AND GRAND BASSAM STREET, ARE HEREBY DEDICATED TO THE CITY OF BELLE GLADE, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING WITHOUT LIMITATION, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE CITY OF BELLE GLADE SHALL HAVE THE OBLIGATION TO MAINTAIN THE RIGHTS OF WAY. ALL SIDEWALKS ABUTTING THE STREETS AND ANY UNDERGROUND PIPES LYING WITHIN THE PUBLIC STREETS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF BELLE GLADE, FLORIDA.

A 58 FOOT RIGHT OF WAY (AVENUE G), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BELLE GLADE, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA. SUBJECT TO A 23 FOOT EASEMENT IN FAVOR OF THE SOUTH FLORIDA CONSERVANCY DISTRICT AS DESCRIBED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK PAGE 1964, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING, WITHOUT LIMITATION, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE CITY OF BELLE GLADE SHALL HAVE THE OBLIGATION TO MAINTAIN THE RIGHT OF WAY. ALL SIDEWALKS ABUTTING THE RIGHT OF WAY AND ANY UNDERGROUND PIPES LYING WITHIN THE PUBLIC STREETS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF BELLE GLADE, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

A BUFFER AND LANDSCAPING EASEMENT, AS SHOWN HEREON, ALONG LOTS 1 THROUGH 29. BLOCK 14 IS HEREBY DEDICATED AND RESERVED UNTO ABIDJAN ESTATES HOMEOWNERS ASSOCIATION, INC. THIS EASEMENT SHALL BE THE MAINTENANCE OBLIGATION OF THE HOMEOWNER'S ASSOCIATION. NO IMPROVEMENTS, CONSTRUCTION OR TREES SHALL BE PLACED WITHIN THIS EASEMENT AREA.

THE LIFT STATION EASEMENT TOGETHER WITH A 30-FOOT WIDE INGRESS AND EGRESS EASEMENT FOR ACCESS TO SAID LIFT STATION IS HEREBY DEDICATED IN FAVOR OF THE CITY OF BELLE GLADE.

THE DRAINAGE EASEMENT DESCRIBED IN O.R. BOOK 6807, PAGE 40 HAS BEEN RELOCATED AS SET FORTH ON THIS PLAT.

FOR THE SINGLE FAMILY RESIDENTIAL LOTS THE FRONT, SIDE AND REAR SETBACKS ARE AS FOLLOWS: FRONT 25 FEET (20 FEET WITH OPEN PORCHES); SIDE 7.5 FEET; AND REAR 15 FEET, WHICH SETBACKS WILL DEF!NE THE "BUILDABLE AREA". FRONT PORCHES ON BUILDINGS WITH A 20 FOOT FRONT SETBACK MAY NOT BE ENCLOSED EXCEPT FOR TRADITIONAL SCREEN MATERIALS WITH A MINIMAL SUPPORTING STRUCTURE. CHAIN-LINK FENCING SHALL NOT BE ALLOWED IN FRONT YARD SETBACKS. DETACHED UTILITY BUILDING MAY BE PLACED IN THE REAR YARD WITH 5 FOOT YARD SETBACK AND 5 FOOT REAR YARD SET BACK ONLY IF SAID STRUCTURE IS DESIGNED TO MEET OR EXCEED THE ESTABLISHED STRUCTURAL AND WIND LOAD CRITERIA AS REQUIRED BY ANY APPLICABLE LAWS, CODES ORDINANCES AND THOSE APPROVED BY THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

IN WITNESS WHEREOF, DR. D. M. WALKER, AS LYCLUTION DIE WE HELP

WE HELP COMMUNITY DEVELOPMENT CORPORATION
BY: Dr. D. WALKER, Cycle Live City

STATE OF FLORIDA

COUNTY OF PALM BEACH

WITNESS my hand and official seal this _____

BEFORE ME personally appeared DR. D.M. WALKER who is personally known to me, or has produced Drivers lience as identification, and who executed the foregoing instrument as EXECUTIVE Director of WE HELP COMMUNITY DEVELOPMENT CORPORATION, a Florida non-profit corporation, and severally acknowledged to and before me that she 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 corporation and that it was suited and deed of said corporation.

My commission expires:

My Commission D033306 Expires August \$4, 2008

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 15184 at page 0401 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication show hereon.

IN WITNESS WHEREOF, the said City of Belle Glade, Florida has caused these presents to be signed by Steve B. Wilson, as Mayor and its corporate seal to be affixed hereon by and with the authority of its City Commission this 25th day of May, 2005.

CITY OF BELLE GLADE, FLORIDA,

A MUNICIPAL CORPORATION UNDER THE STATE OF FLORIDA

BV: 5 L B. D. D.

STATE OF FLORIDA) COUNTY OF PALM BEACH)

Expires July 24, 2005

BEFORE ME personally appeared Steve Wilson, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Mayor of City of Belle Glade, and severally acknowledged to an before me that [he] [she] executed such instrument as such officer of said City, and that the seal affixed to the foregoing instrument is the corporate seal of said City 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 muncipality.

WITNESS my hand and official seal this 25th My commission expires: 7/24/05 Debra R. Buff Commission # DD 032601

MORTGAGEE'S CONSENT STATE OF FLORIDA)

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 _____, Page ____ and in of the Public Records of Palm Beach County, Florida, shall be subordinated to the

IN WITNESS WHEREOF, FIDELITY FEDERAL BANK AND TRUST has caused this Plat to be executed and delivered on its behalf by its duly authorized representative.

> FIDELITY FEDERAL BANK AND TRUST PRINT NAME: JOHN M. AHRENHOLZ
> PRINT TITLE: FIRST VICE FRESIDENT

ACKNOWLEDGMENTS

STATE OF FLORIDA) COUNTY OF HENDRY

BEFORE ME personally appeared TOHN M. AHLENHOLZ who is personally known to me, or has produced as identification, and who executed the foregoing instrument as FIST VICE PRESIDENT of FIDELITY FEDERAL BANK AND TRUST, and severally acknowledged to and before me that [he] [she] 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 My commission expires: Notary Public

DATUM AND BASIS OF BEARINGS:BEARINGS SHOWN ON THIS PLAT ARE GRID BEARINGS OF THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, ON THE 1983 NORTH AMERICAN DATUM. THE NORTH LINE OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST, BEARS

SOUTH 89°45'16" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

AND THE ORDINANCES OF THE CITY OF BELLE GLADE, FLORIDA.

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.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BELLE GLADE FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

Pedro A. Gonzalez, P.S.M. Florida License No. 2287

DATE: 5-13-05

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

STATE OF FLORIDA

I, Lynn Solomon, Esq., 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 in WE HELP COMMUNITY DEVELOPMENT CORPORATION, a Florida non-profit 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.

Dated: May /7 , 2005

COUNTY OF PALM BEACH BEFORE ME personally appeared LYNN SOLOMON who is personally known to me and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purpose expressed therein.

CITY APPROVALS AND ACCEPTANCE

CITY OF BELLE GLADE

THE CITY OF BELLE GLADE, FLORIDA, A MUNICIPAL CORPORATION, OF THE STATE OF FLORIDA, ITS SUCCESSORS AND OR ASSIGNS, HEREBY APPROVES THE PLAT OF ABIJDAN ESTATES AND APPROVES AND ACCEPTS THE DEDICATIONS IN ITS FAVOR SET FORTH HEREIN AND ACCEPTS THE MAINTENANCE OBLIGATIONS DESCRIBED HEREIN AS OF 7704, 25 2005.

IN WITNESS WHEREOF, the said City of Belle Glade, Florida has caused these presents to be signed by Stew B. Wilson as Mayor and its corporate seal to be affixed hereon by and with the authority of its City Commission this 25 day of May, 2005.

City of Belle Glade, Florida, a municipal corporation under the State of Florida

Attested:

ACKNOWLEDGEMENTS STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME personally appeared <u>Steve B. Welson</u> who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Mayor of City of Belle Glade, and severally acknowledged to an before me that [he] [she] executed such instrument as such officer of said City, and that the seal affixed to the foregoing instrument is the corporate seal of said City 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 muncipality.

WITNESS my hand and official seal this

REVIEWING SURVEYOR'S APPROVAL This plat has been reviewed in accordance with Chapter 177.081(1) F.S. to determine that all data required by Chapter 177 F.S. is shown. While random checks of geometric data reflect its adequacy, no representation of the full verification of said data is made.

Reviewing Surveyor Hanklin A. Shatt Date 5-13-05

Print name: Franklin A. Shutts Florida License Number: 2780

INDEX

COVER SHEET 1

COVER SHEET 2

KEY MAP PHASES PHASES 1 AND 1A

PHASE 2

NOTARY PUBLIC

0.0

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS

PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

FIDELITY FEDERAL BANK

NOTARY PUBLIC

LYNN SOLOMON SEAL

CITY OF BELLE GLADE



SHEET 1 OF 5 SHEETS

ABIDJAN ESTATES

SEAL

CITY OF BELLE GLADE

SEAL

SEAL

SEAL

REVIEWING SURVEYOR