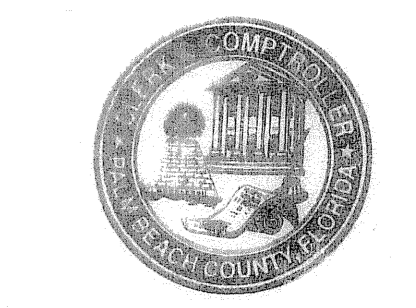


AREA TABULATION PETITION NO. 04-008

Table with 2 columns: Tract ID and Acres. Includes tracts A through O-5 with varying acreages.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:57 AM, THIS 21 DAY OF Dec. 2005 AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGE 168-171 SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature]

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S. THIS DAY OF 22 Dec 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) F.S.

GEORGE T. WEBB, P.E. COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY... 2. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA... 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT... 4. P.C.P. = PERMANENT CONTROL POINT P.R.M. = PERMANENT REFERENCE MONUMENT O.R.B. = OFFICIAL RECORD BOOK P.B. = PLAT BOOK PGS. = PAGES P.B.C. = PALM BEACH COUNTY C. = CENTERLINE U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT R. = RADIUS L. = ARC LENGTH A. = CURVE CENTRAL ANGLE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT @ = DENOTES FOUND PALM BEACH COUNTY DISC. CONCRETE □ = DENOTES SET P.R.M. L.B. 4396 □ = DENOTES FOUND P.R.M. NO. ILLEGIBLE L.M.E. = LAKE MAINTENANCE EASEMENT LC. = CHORD LENGTH C.B. = CHORD BEARING N. = NORTHING E. = EASTING L.B.E. = LANDSCAPE BUFFER EASEMENT L.A.E. = LIMITED ACCESS EASEMENT

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) AND MONUMENTS ACCORDING TO SECTION 177.09(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW... AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

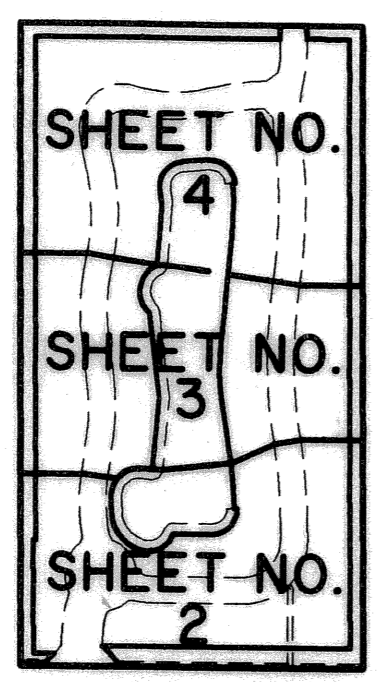
Craig S. Pusey DATE: 11/7/05 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO. 5019 LANDMARK SURVEYING AND MAPPING, INC. 1850 FOREST HILL BLVD. SUITE 100 WEST PALM BEACH, FLORIDA 33406 CERTIFICATE OF AUTHORIZATION L.B. # 4396

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.

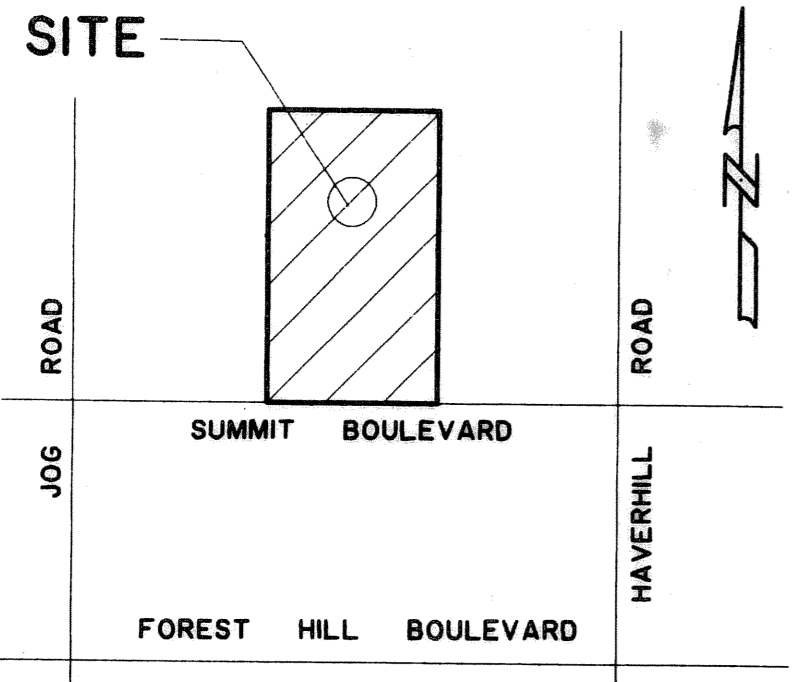
THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

PIPER'S CAY

WYNDAM II A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF MODEL LAND COMPANY SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 4 SEPTEMBER, 2005



KEY MAP NOT TO SCALE



LOCATION MAP NOT TO SCALE

PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT AREA...

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH THE PIPER'S CAY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF October, 2005.

WITNESS: [Signature] BY: MICHAEL P. ARANDA, PRESIDENT

PRINTED NAME: Lindsay J. Bulkeley WITNESS: [Signature] PRINTED NAME: Sandra Herndon

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A652-546-39-262-0 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PIPER'S CAY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 21 DAY OF October, 2005. MY COMMISSION EXPIRES: 2-24-07 NOTARY PUBLIC

COMMISSION NUMBER DD189180 PRINTED NAME OF NOTARY: Michelle L. Sides

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 17809 PAGE 1355, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF October, 2005.

WITNESS: [Signature] BY: JEFFREY H. CANNON, SENIOR VICE PRESIDENT

PRINTED NAME: Cheryl Cooperman WITNESS: [Signature] PRINTED NAME: Jacqueline Williams

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JEFFREY H. CANNON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REGIONS BANK, A FLORIDA STATE BANKING 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.

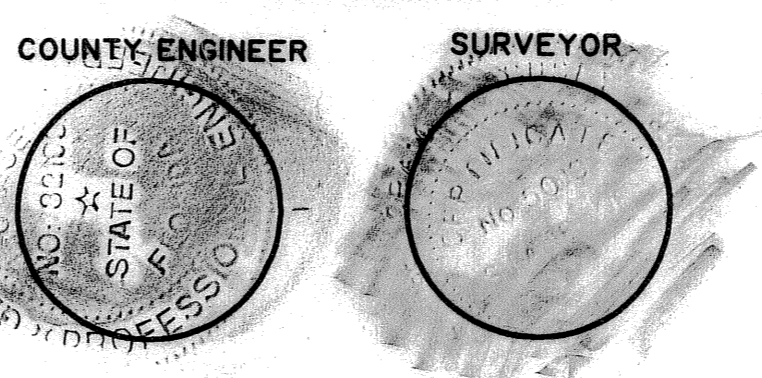
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 2005. MY COMMISSION EXPIRES: 1/28/08 NOTARY PUBLIC

COMMISSION NUMBER DD261472 PRINTED NAME OF NOTARY: Cheryl Cooperman

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH I, DAVID B. NORRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PIPER'S CAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: Nov 1, 2005

BY: DAVID B. NORRIS ATTORNEY AT LAW



TRACTS

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL THE TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON INGRESS/EGRESS, RECREATION, PARKING AND MAINTENANCE OBLIGATION OF ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "B", "C", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "R-1", "R-2" AND "R-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, O.R.B. 18981, PAGE 1213, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE CIVIC PURPOSES AS IS DEFINED IN THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-1", "O-2", "O-3", "O-4" AND "O-5" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 21 DAY OF October, 2005.

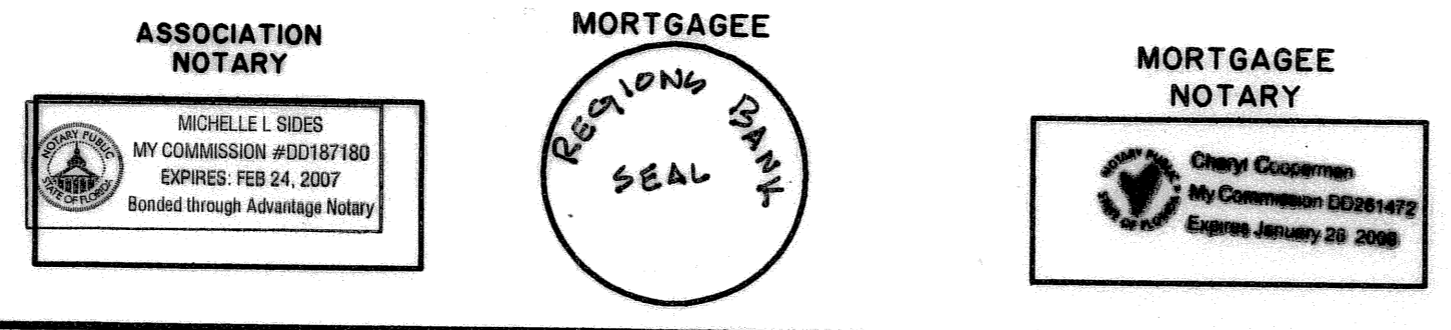
WITNESS: [Signature] BY: MICHAEL F. ARANDA MANAGER

ACKNOWLEDGMENT

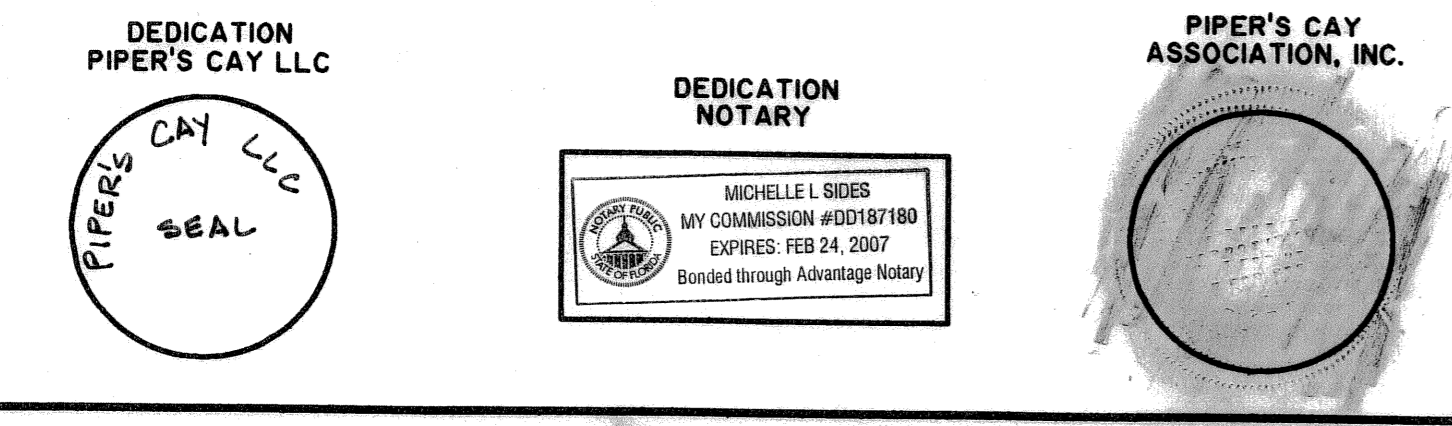
STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A652-546-39-262-0 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF October, 2005. MY COMMISSION EXPIRES: 2-24-07 NOTARY PUBLIC

COMMISSION NUMBER DD189180 PRINTED NAME OF NOTARY: Michelle L. Sides



Subdivision: PIPER'S CAY, PAGE: 168, FLOOD MAP # 165 B, BOOK: 106, FLOODING MAP # 165 B, QUAD # 32, SE, TAZ: 281, ZIP CODE: 33415, PUD NAME: WYNDAM II



Landmark Surveying & Mapping Inc. 1850 Forest Hill Boulevard Ph. (561) 433-5405 Suite 100 W.P.B. Florida LB # 4396 PIPER'S CAY