

DRAWING NUMBER 52/80

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM HARBOR ASSOCIATES A FLORIDA GENERAL PARTNERSHIP, OWNER OF LAND SHOWN HEREON, BEING SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALM HARBOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 258 FEET OF THE SOUTH 516 FEET OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY CANAL.

THE NORTH BOUNDARY OF THE AFORESAID PROPERTY WAS MODIFIED BY AN AGREEMENT AND QUITCLAIM RECORDED IN DEED BOOK 1077, PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH DESCRIBED THE NORTH LINE AS FOLLOWS:

BEGIN AT A POINT IN A LINE PARALLEL TO AND 2160 FEET SOUTHERLY FROM AND MEASURED ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST AND RUN THENCE SOUTH 87° 47' 19" EAST A DISTANCE OF 200 FEET TO A STAKE; THENCE NORTHERLY PARALLEL TO THE SAID NORTH-SOUTH QUARTER SECTION LINE A DISTANCE OF 3 FEET TO A STAKE; THENCE SOUTH 87° 38' 10" EAST TO A POINT IN THE CENTER LINE OF THE FLORIDA INTRACOASTAL WATERWAY.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS: A. THAT TRACT FOR PRIVATE ROAD PURPOSES, SHOWN HEREON AS PALM HARBOR DRIVE IS HEREBY DEDICATED TO THE PALM HARBOR PROPERTY OWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. B. THAT TRACT SHOWN AS ADDITIONAL RIGHT-OF-WAY FOR PROSPERITY FARMS ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

- 2. EASEMENTS: A. UTILITY AND DRAINAGE EASEMENTS-THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. B. LIMITED ACCESS EASEMENTS-THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. C. THE PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM HARBOR PROPERTY OWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. D. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM HARBOR PROPERTY OWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. E. EASEMENTS ARE HEREBY GRANTED WITHIN THE RIGHT-OF-WAY OF PALM HARBOR DRIVE, AS DEDICATED TO THE PALM HARBOR PROPERTY OWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES, PUBLIC AND PRIVATE IRRIGATION FACILITIES, ELECTRICAL AND TELEPHONE FACILITIES, AND CABLE TELEVISION AND SECURITY FACILITIES AND DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND THE EXECUTIVE VICE PRESIDENT OF MARLIN CONSTRUCTION AND DEVELOPMENT, INC., A GENERAL PARTNER AND DONALD V. HYDE, A GENERAL PARTNER, AND ITS SEAL TO BE AFFIXED HERETO THIS 16th DAY OF September, 1985.

PALM HARBOR ASSOCIATES A FLORIDA GENERAL PARTNERSHIP BY: MARLIN CONSTRUCTION & DEVELOPMENT, INC. BY: Richard J. Harpenau, PRESIDENT

ATTEST: Stephen T. Brexel, EXECUTIVE VICE PRESIDENT AND Donald V. Hyde, DONALD V. HYDE A GENERAL PARTNER

WITNESS: Marion M. Stone, WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. HARPENAU AND STEPHEN T. BREXEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF MARLIN CONSTRUCTION AND DEVELOPMENT, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 16th DAY OF September, 1985.

MY COMMISSION EXPIRES: July 26, 1988 Notary Public

SEAL MARLIN CONSTRUCTION, SEAL NOTARY, SEAL NOTARY

PLAT OF PALM HARBOR

A PLAT OF A PORTION OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. MARCH, 1985

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA COUNTY OF

BEFORE ME PERSONALLY APPEARED DONALD V. HYDE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN 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 17th DAY OF September, 1985.

MY COMMISSION EXPIRES: 7/26/88 Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF DADE

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 4592 AT PAGES 1260-1266 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 ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF September, 1985.

AMERIFIRST FEDERAL SAVINGS & LOAN CORPORATION BY: Glenn E. Partin - VICE PRESIDENT

ATTEST: Linda Berry - LINDA BERRY ASSISTANT SECRETARY

ACKNOWLEDGEMENT

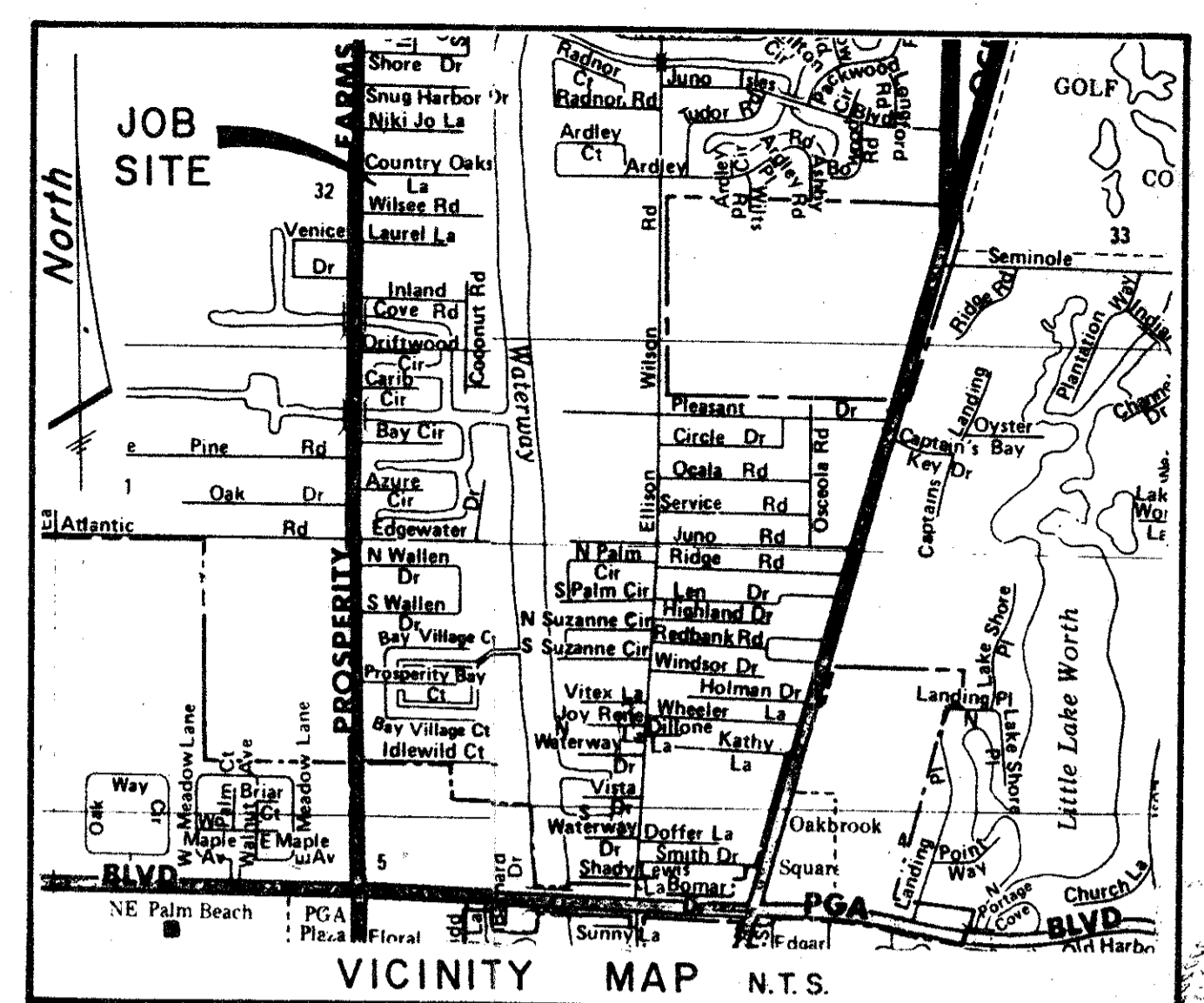
STATE OF FLORIDA COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED GLENN E. PARTIN AND LINDA BERRY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT AND ASSISTANT SECRETARY OF THE AMERIFIRST FEDERAL SAVINGS & LOAN, A 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 20th DAY OF September, 1985.

MY COMMISSION EXPIRES: April 29, 1986 Notary Public

SEAL AMERIFIRST FEDERAL SAVINGS & LOAN, SEAL NOTARY, SEAL SURVEYOR



80 COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 9:30 AM on the 13th day of November 1985 and duly recorded in Plat Book No. 55 on pages 204-21. JOHN B. DUNKLE, Clerk, Circuit Court.

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH)

WE, ATTORNEY'S TITLE INSURANCE FUND, A TITLE INSURANCE COMPANY, 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 TO PALM HARBOR ASSOCIATES; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

This 16th DAY OF September, 1985. Notary Public

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (PCP'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Dennis J. Meierer, DENNIS J. MEIERER REGISTERED SURVEYOR NO. 2977 STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED TO RECORD THIS 26 DAY OF Nov, 1985.

BY: Karen T. Marcus, KAREN T. MARCUS CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF Nov, 1985.

BY: Herbert F. Kahlert, P.E., COUNTY ENGINEER

0463-000

THIS INSTRUMENT PREPARED BY: DENNIS J. MEIERER WILLIAM G. WALLACE, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 9176 ALTERNATE A1A, LAKE PARK, FL. 33410 * 358-842-4233

PLAT 52/80 PALM HARBOR WILLIAM G. WALLACE, INC. CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS FIELD F.G. JOB NO. 85-181 FSJ27 PG 38 OFFICE R.R. DATE MARCH, 1985 DWG NO. 85-181 CKD J.M. REF 79-667 SHEET 1 OF 2

Palm Harbor