

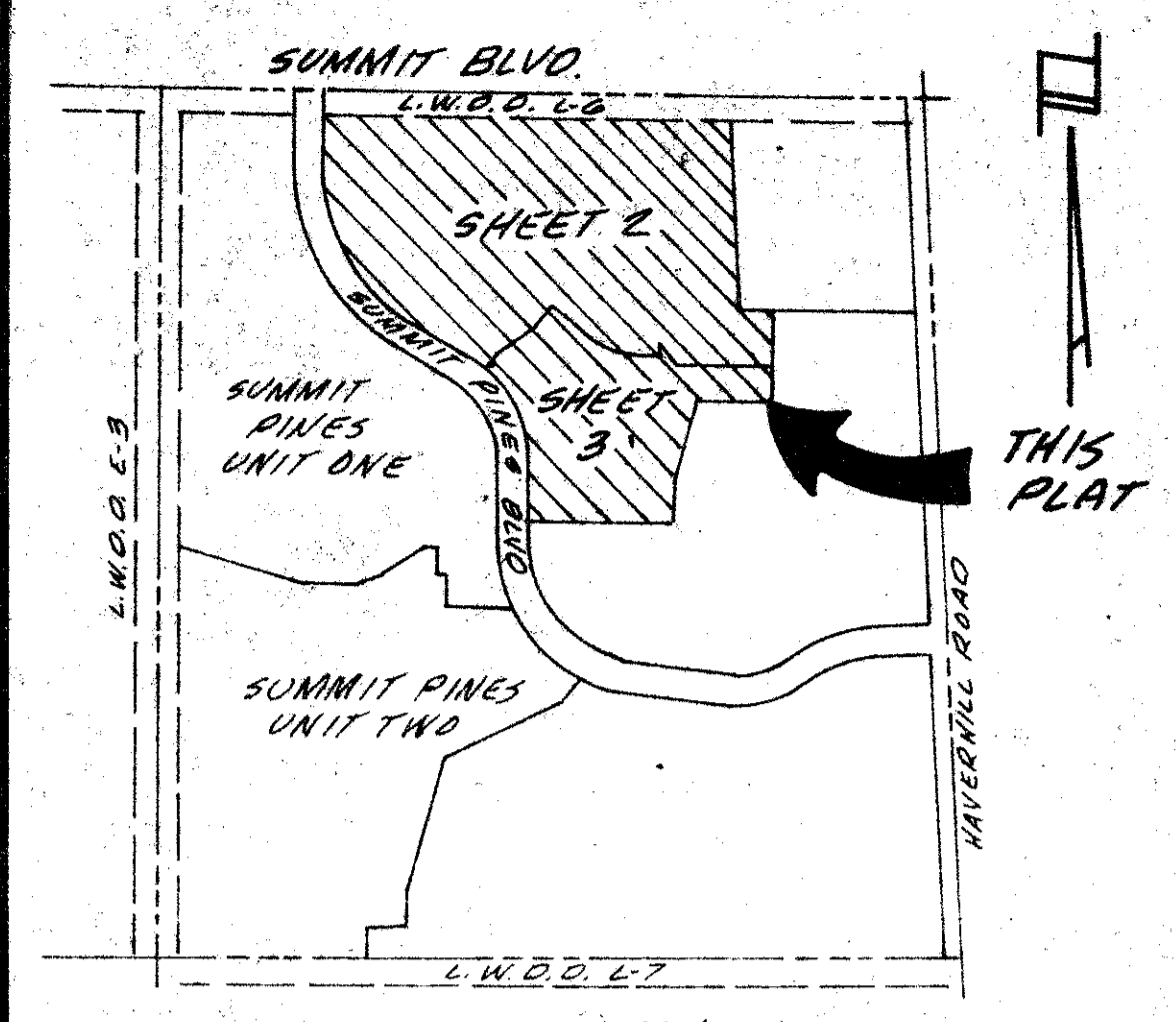
54/152

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PLAN-HOLD CORPORATION - IRVINE, CALIFORNIA



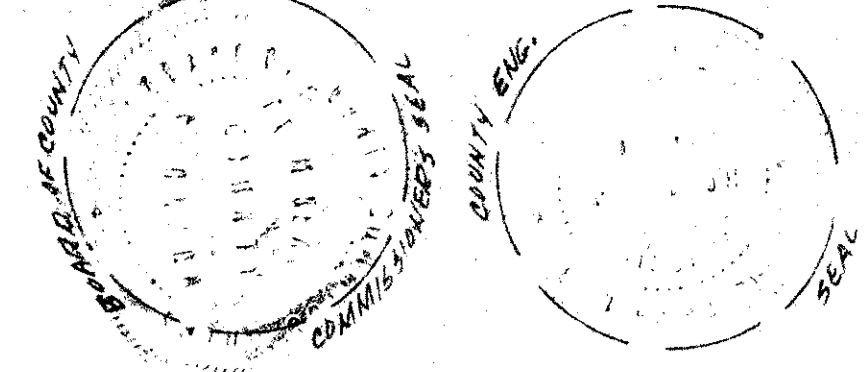
SCALE: 1"=600' NE 1/4 OF SEC. 11, TWP. 44 S., RGE. 42 E. LOCATION MAP

DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT PINES VENTURE, A JOINT VENTURE BY AND BETWEEN FOREST HILL DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, GREEN FOREST HILL CORPORATION, A FLORIDA CORPORATION, AND LOBOGE CORPORATION, N.V., A NETHERLAND ANTILLES CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS SUMMIT PINES UNIT THREE LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS TRACT A IS HEREBY DEDICATED TO THE SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES. TRACTS B, C, D, E, F, G AND H ARE HEREBY DEDICATED TO THE SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF INGRESS AND EGRESS, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IN PERPETUITY. TRACTS A, B, C, D, E, F, G AND H ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. 2. WATER MANAGEMENT TRACT TRACT I IS HEREBY DEDICATED TO THE SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. 3. RECREATION AREA TRACT J IS HEREBY DEDICATED TO THE SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. 4. TRACTS K, L AND M ARE HEREBY DEDICATED TO THE SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR USE AS OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. 5. MAINTENANCE EASEMENT THE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS AND MAINTENANCE OF THE WATER MANAGEMENT TRACT EXCLUSIVELY TO THE SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 6. LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS. 7. UTILITY EASEMENTS THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES FACILITIES, EQUIPMENT AND APPURTENANCES. 8. DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO THE SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES IN PERPETUITY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE OFFICERS NAMED BELOW AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS 5TH DAY OF SEPTEMBER 1986.

FOREST HILL DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA ATTEST: Carlos Granados, VICE PRESIDENT BY Felix Granados, SR., PRESIDENT GREEN FOREST HILL CORPORATION, A CORPORATION OF THE STATE OF FLORIDA ATTEST: Carlos Granados, VICE PRESIDENT BY Felix Granados, JR., PRESIDENT LOBOGE CORPORATION, N.V., A NETHERLANDS ANTILLES CORPORATION ATTEST: Eugenio R. Fernandez, VICE PRESIDENT BY Lourdes Fernandez Acevedo de Miranda, PRESIDENT



P.U.O. DATA: TOTAL AREA: 27.569 ACRES TOTAL UNITS: 192 DENSITY: 0.90 UNITS/ACRE

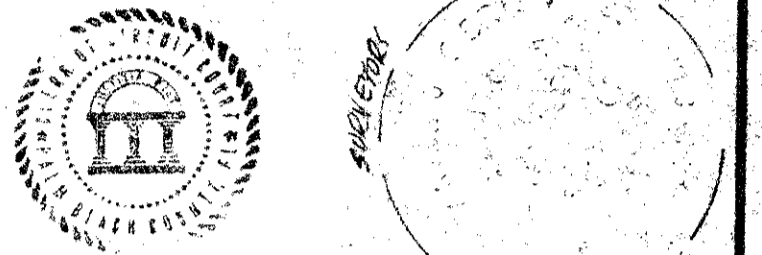
PLAT OF SUMMIT PINES UNIT THREE A P.U.O. SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 3 SHEETS

APPROVAL BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Oct 1986.

BY: Karen Marcus, KAREN T. MARCUS, CHAIR ATTEST: JOHN B. DUNKLE, CLERK BY: Kathryn L. Miller, DEPUTY CLERK COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Oct 1986. H.F. Kahler, H.F. KAHLER, P.E. COUNTY ENGINEER

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 11:17 A.M. on the 16th day of October 1986 and duly recorded in Plat Book No. 54 on page 152, 153 & 154 JOHN B. DUNKLE, Clerk Circuit Court

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TITLE CERTIFICATION I, GENE MOORE, 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 FOREST HILL DEVELOPMENT CORPORATION, GREEN FOREST HILL CORPORATION AND LOBOGE CORPORATION, N.V., D.B.A. SUMMIT PINES VENTURE, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

9-12-86 DATE GENE MOORE, ATTORNEY

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FELIX GRANADOS, SR., FELIX GRANADOS JR., LOURDES FERNANDEZ ACEVEDO DE MIRANDA, CARLOS GRANADOS AND EUGENIO R. FERNANDEZ, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENTS AND VICE PRESIDENTS OF FOREST HILL DEVELOPMENT CORPORATION, GREEN FOREST HILL CORPORATION AND LOBOGE CORPORATION, N.V., A NETHERLAND ANTILLES CORPORATION, CORPORATIONS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATIONS, AND THAT THE SEALS AFFIXED TO THIS INSTRUMENT ARE THE CORPORATE SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS. WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF September 1986.

MY COMMISSION EXPIRES Oct 28, 1989

BY: Margaret Huffman, NOTARY PUBLIC

- NOTES: 1. " * " INDICATES PERMANENT CONTROL POINT (P.C.P.) 2. " O " INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) 3. THE NORTH LINE OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR EAST AND ALL BEARINGS SHOWN ARE RELATIVE THERETO. 4. EASEMENT NOTES: A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR MAINTENANCE EASEMENTS. C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME. D. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, THE DRAINAGE HAS PREFERENCE. 5. THIS INSTRUMENT WAS PREPARED BY DANIEL J. O'BRIEN IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA. 6. BUILDING SETBACKS ARE AS PER APPROVED SITE PLAN.

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 AID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4515, PAGES 1414-1436 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 BY ITS VICE PRESIDENT AND ITS CORPORATE TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF September 1986.

BARNETT BANK OF SOUTH FLORIDA A NATIONAL BANKING ASSOCIATION

BY: Marie G. Depuy, V.P.

ATTEST: Walter A. Bayler, VICE PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Paul G. Reynolds AND Arnie L. McGee, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS AND VICE PRESIDENTS OF BARNETT BANK OF SOUTH FLORIDA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 8th DAY OF September 1986.

MY COMMISSION EXPIRES October 6, 1986.

BY: Susan C. Brundage, NOTARY PUBLIC

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREIN BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4515, PAGES 1381-1391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, WE, CHRISTIAN REY-MILLET AND YVES JACQUES REY-MILLET DO HEREON SET OUR HANDS AND SEALS THIS 9th DAY OF JUNE 1986.

WITNESSES: H. Louisa, Christian Rey-Millet, Y. Jacques Rey-Millet

ACKNOWLEDGEMENT CHAYMAN ISLANDS GRAND CHAYMAN

BEFORE ME PERSONALLY APPEARED YVES JACQUES REY-MILLET, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF June 1986.

MY COMMISSION EXPIRES January 31, 1987

BY: Notary Public

ACKNOWLEDGEMENT SWITZERLAND CITY OF GENEVA

BEFORE ME PERSONALLY APPEARED CHRISTIAN REY-MILLET, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF June 1986.

MY COMMISSION EXPIRES unlimited

BY: Notary Public

SUBDIVISION: Summit Pines BOOK 54 PAGE 152 FLOOD ZONE B FLOOD MAP # 165B QUAD # 32 ZONING PUD NAME UMS 3

SUMMIT PINES #3 54/152

O'BRIEN, SUITER & O'BRIEN, INC. ENGINEERS, SURVEYORS, LAND PLANNERS 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: JAN. 1986 REVISIONS: SCALE: NONE FIELD BOOK: SHEET 1 OF 3 ORDER NO.: 84-7

