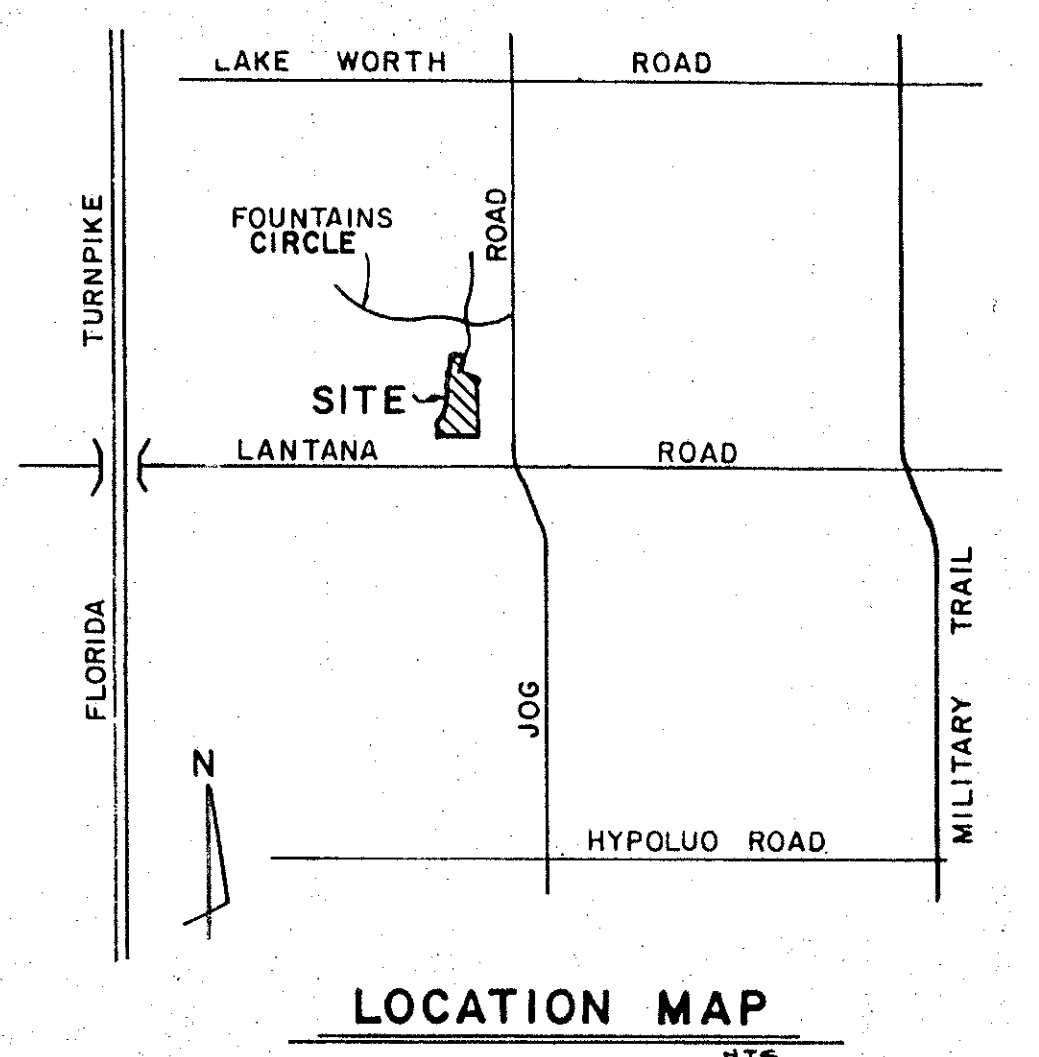
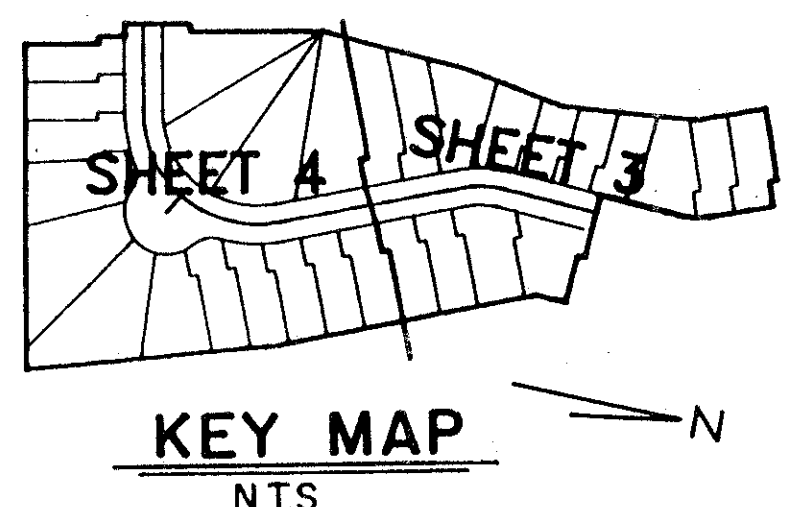


A PART OF A PLANNED UNIT DEVELOPMENT (P.U.D.)  
**THE ENCLAVE AT THE FOUNTAINS PLAT 2**  
 BEING A REPLAT OF A PORTION OF TRACTS 50 THRU 53, BLOCK 31,  
 PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED  
 IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS  
 OF PALM BEACH COUNTY, FLORIDA, ALSO LYING IN SECTION  
 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
 SHEET 1 OF 4

0244-012



**18**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 2:56  
 P.M. this 2 day of April, 1996  
 and duly recorded in Plat Book No. 77  
 on Page 18-21  
 Dorothy H. Wilken, Clerk of the Circuit Court  
 By John A. Martin D.C.

**DEDICATIONS AND RESERVATIONS**

KNOW ALL MEN BY THESE PRESENTS THAT ENCLAVE AT THE FOUNTAINS / RBG XXVII L.P., AN ILLINOIS LIMITED PARTNERSHIP QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.T.D., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 34 THRU 37 AND 50 AND 51, BLOCK 31, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE ENCLAVE AT THE FOUNTAINS PLAT 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY QUARTER CORNER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE NORTH 87°23'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 174.62 FEET; THENCE NORTH 02°36'47" EAST, A DISTANCE OF 288.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 13°00'00" WEST ALONG THE WESTERLY LINE OF GOLF TRACT 4 AS SHOWN ON THE PLAT OF FOUNTAINS SOUTH GOLF COURSE, A DISTANCE OF 325.00 FEET; THENCE NORTH 18°38'54" WEST ALONG THE WESTERLY LINE OF SAID GOLF TRACT 4, A DISTANCE OF 348.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND WHOSE CHORD BEARS NORTH 05°56'57" EAST; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF GOLF TRACT 4 AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 04°06'07" AND A RADIUS OF 540.00 FEET, A DISTANCE OF 38.66 FEET; THENCE NORTH 82°53'12" WEST, A DISTANCE OF 62.09 FEET; THENCE NORTH 07°06'48" EAST, A DISTANCE OF 10.10 FEET; THENCE NORTH 82°53'12" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 07°06'48" EAST, A DISTANCE OF 106.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 24°06'48" AND A RADIUS OF 90.00 FEET, A DISTANCE OF 37.88 FEET; THENCE NORTH 17°00'00" WEST, A DISTANCE OF 85.24 FEET; THENCE SOUTH 73°00'00" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 17°00'00" WEST, A DISTANCE OF 10.10 FEET; THENCE SOUTH 73°00'00" WEST, A DISTANCE OF 95.00 FEET TO A POINT ON THE EASTERLY LINE OF GOLF TRACT 3 AS SHOWN ON THE PLAT OF FOUNTAINS SOUTH GOLF COURSE; THENCE SOUTH 17°00'00" EAST ALONG THE EASTERLY LINE OF SAID GOLF TRACT 3, A DISTANCE OF 93.88 FEET; THENCE SOUTH 02°00'00" EAST ALONG SAID EASTERLY LINE OF GOLF TRACT 3, A DISTANCE OF 175.00 FEET; THENCE SOUTH 14°00'00" WEST ALONG SAID EASTERLY LINE OF GOLF TRACT 3, A DISTANCE OF 129.32 FEET; THENCE SOUTH 07°00'00" WEST ALONG SAID EASTERLY LINE OF GOLF TRACT 3, A DISTANCE OF 197.46 FEET; THENCE SOUTH 08°00'00" EAST, A DISTANCE OF 173.14 FEET; THENCE SOUTH 82°00'00" WEST, A DISTANCE OF 10.10 FEET; THENCE SOUTH 08°00'00" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 82°00'00" EAST, A DISTANCE OF 15.70 FEET; THENCE SOUTH 08°00'00" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 82°00'00" EAST, A DISTANCE OF 10.10 FEET; THENCE SOUTH 08°00'00" EAST, A DISTANCE OF 95.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOLF TRACT 4; THENCE NORTH 82°00'00" EAST ALONG SAID NORTHERLY LINE OF GOLF TRACT 4, A DISTANCE OF 423.70 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 6.937 ACRES MORE OR LESS.

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

- STREETS**  
 TRACT "A-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**  
 THE UTILITY EASEMENTS (U.E.), 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.  
 THE ROOF OVERHANG AND MAINTENANCE EASEMENTS (R.O. & M.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME BY ITS DULY AUTHORIZED ATTORNEY-IN-FACT, THIS 15<sup>TH</sup> DAY OF FEBRUARY, 19 96.

ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.P., AN ILLINOIS LIMITED PARTNERSHIP QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.T.D.  
 BY: CLIFTON MANAGEMENT, INC. A FLORIDA CORPORATION, ITS ATTORNEY-IN-FACT  
 ATTEST: Philip A. Binns SECRETARY  
 BY: J. Martin Carder PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. MARTIN CARDER AND PHILIP A. BINNS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF CLIFTON MANAGEMENT, INC., A FLORIDA CORPORATION, ATTORNEY-IN-FACT FOR ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.P., AN ILLINOIS LIMITED PARTNERSHIP QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.T.D., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION ON BEHALF OF SAID LIMITED PARTNERSHIP, 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 THE DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>TH</sup> DAY OF FEBRUARY, 19 96.  
 MY COMMISSION EXPIRES: Sharon R. Myers 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8550 AT PAGE 291 AS LAST MODIFIED IN OFFICIAL RECORD BOOK 8864, PAGE 270 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3<sup>RD</sup> DAY OF JULY, 19 95.

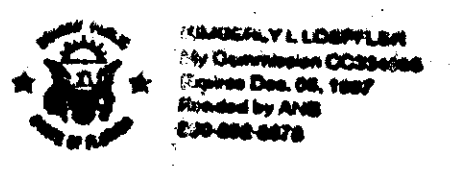
CAPITAL BANK A FLORIDA BANKING CORPORATION  
 WITNESS: Heath  
 BY: David H. Promoff SENIOR VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CAPITAL BANK, A FLORIDA 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 3<sup>RD</sup> DAY OF Aug., 19 95.  
 MY COMMISSION EXPIRES: Kimberly L. Loeffler NOTARY PUBLIC  
10-23-1998



**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, MARVIN S. ROSEN, 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 ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.P., AN ILLINOIS LIMITED PARTNERSHIP QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.T.D., A FLORIDA LIMITED PARTNERSHIP; 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.

HONIGMAN MILLER SCHWARTZ AND COHN  
 BY: Marvin S. Rosen  
 DATE: DEC. 31, 1995  
 MARVIN S. ROSEN, PRESIDENT

**COUNTY APPROVAL**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 2 DAY OF April, 1996

George T. Webb  
 GEORGE T. WEBB, RE.- COUNTY ENGINEER

**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") 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Aug. 9, 1995  
Craig S. Pusey  
 CRAIG S. PUSEY, PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NO. 5019  
 STATE OF FLORIDA

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

PET. 81-114A  
 CURRENT  
 5/2/2/I  
 ZLL  
 (TRACTS C-F)

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.

Subdivision #  
 BOOK 77  
 FLOOR MAP # 170 A  
 ZONING RS  
 QUAD # 33  
 SE 81-114  
 PUB NAME  
 THE ENCLAVE AT THE FOUNTAINS

DEDICATION	DEDICATION NOTARY	MORTGAGEE	MORTGAGEE NOTARY	SURVEYOR	COUNTY ENGINEER

0244-012

Landmark Surveying & Mapping Inc.  
 1850 Forest Hill Boulevard  
 (407) 433-5405 Suite 100 West Palm Beach, Florida

**THE ENCLAVE AT THE FOUNTAINS PLAT 2**