

THIS INSTRUMENT WAS PREPARED BY:

JEFF S. HODAPP OF
CARMAN-PROCTOR AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063

MARCH 1996 861219 JSH

FLAVOR PICT P.U.D.

0665-001

39

HAMPTON LAKES

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 4 SHEETS

P.U.D. STATISTICS

PETITION NO. PDD95-54
 ACREAGE 31.914
 UNITS 156
 DENSITY 4.89 D.U./AC.
 TYPE OF UNITS SINGLE FAMILY (ZERO LOT LINE)
 LAKE TRACT @ 3.104 ACRES
 LAKE TRACT C 2.955 ACRES
 RECREATION TRACT H 1.119 ACRES

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.011(2), F.S., THIS 23 DAY OF MAR, 1998

BY: George M. Webb
 GEORGE M. WEBB, P.E.
 COUNTY ENGINEER

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF)

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 70137 AT PAGE 1701 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 3rd DAY OF February, 1998.

WITNESS: Diane Escalada SUNTRUST BANK, SOUTH FLORIDA N.A.
 PRINT NAME: Diane Escalada A FEDERAL SAVINGS BANK

BY: Joseph C. Erwin
 NAME: Joseph C. Erwin
 VICE-PRESIDENT

ACKNOWLEDGEMENT

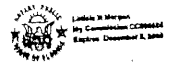
STATE OF FLORIDA)
 COUNTY OF) SS

BEFORE ME PERSONALLY APPEARED Joseph C. Erwin, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF SUNTRUST BANK, SOUTH FLORIDA N.A., A FEDERAL SAVINGS BANK, 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 3rd DAY OF February, 1998.

MY COMMISSION EXPIRES: 12/9/2000

Victoria J. Morgan
 NOTARY PUBLIC - STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF (SHOWARD) SS

WE, GOLDBERG, YOUNG & GRAVENHORST, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN P.M. CONCEPTS III, INC., A FLORIDA CORPORATION, THAT 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.

DATE: 24/98

GOLDBERG, YOUNG & GRAVENHORST, P.A.
 BY: Jonathan Marcus
 JONATHAN MARCUS, ESQ.
 FOR THE FIRM

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 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.

Jeff S. Hodapp 1-6-98
 JEFF S. HODAPP, DATE
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2 HAVING A BEARING OF SOUTH 89°13'55" WEST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- 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.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.0000348. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

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| SUNTRUST BANK | SURVEYOR | COUNTY ENGINEER |
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DATE: 86-10-28 15:18