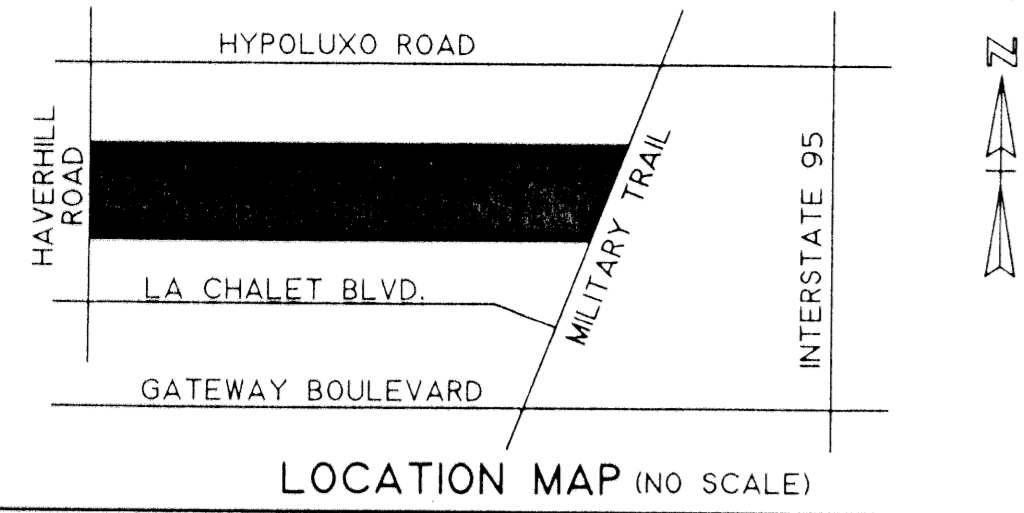


GATEWAY GARDENS, P.U.D.

BEING A PORTION OF THE NORTHWEST QUARTER (N.W.1/4)
OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 4



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) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS. AND, FURTHER, THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Paul D. Engle
PAUL D. ENGLE, P.S.M.
LICENSE NO. 5708
STATE OF FLORIDA

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH FOR THE EAST ZONE OF FLORIDA AND ARE BASED ON A LINE BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT MONUMENTS FOR THE NORTH LINE OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND HAVING A BEARING OF S.89°33'59"W.

COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT ZONE - FLORIDA EAST LINEAR UNIT - US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND SCALE FACTOR 1.0000363

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

S.89°33'59"W. (PLAT BEARING)

S.89°33'59"W. (GRID BEARING)

0°00'00" = BEARING ROTATION (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.

COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIRMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

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 PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561/276-4501).

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: (STAMPED PRM 5708)

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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 BEING DETERMINED BY USE RIGHTS GRANTED.

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10222 AT PAGE 205 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 16TH DAY OF OCTOBER, 1998.

WACHOVIA BANK, N.A., SUCCESSOR BY MERGER TO
1ST UNITED BANK OF FLORIDA BANKING CORPORATION
WITNESS NAME: *Linda K. Syck* NAME: *DEAN FENNEL*
WITNESS NAME: *RAY Weeks* VICE-PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEAN FENNEL
WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED
THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, N.A.,
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT
(HE) (SHE) 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.

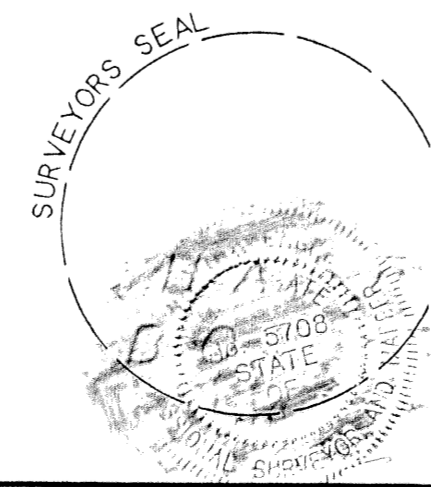
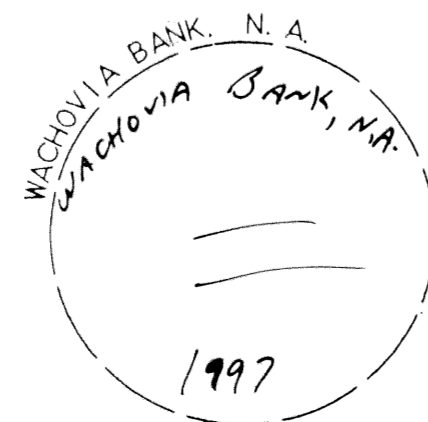
WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF
OCTOBER, 1998.
MY COMMISSION EXPIRES: _____
NOTARY SEAL: NAME: *Linda K. Syck*

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES J. WHEELER, 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 MEADOWLAND DEVELOPMENT CORP. AND JUPITER INVESTMENTS L.C., AN IOWA 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: October 5, 1998
James J. Wheeler
JAMES J. WHEELER, P.A.
ATTORNEY AT LAW
STATE OF FLORIDA



SUBDIVISION: Gateway Gardens
PAGE: 21
FLOOD MAP: 1906
FLOOD ZONE: B
QUAD: 34
SE: 97-85
TAX: 44-1
PUD NAME: Gateway Gardens

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUITER
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483
(561) 276-4501 732-3279 FAX 276-2390

DATE: MAY 1998	SCALE:
FIELD BOOK PAGE NO.	SHEET 2 OF 4
ORDER NO.:	95-250db*PL*