

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOG PALMS-PALM BEACH, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING A REPLAT OF TRACTS 45, 46, 47, BLOCK 56 AND A PORTION OF TRACTS 34, 35, 36, AND 48, BLOCK 56, OF THE "PALM BEACH FARMS COMPANY PLAT No. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°24'17" EAST, ALONG THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 1164.71 FEET; THENCE NORTH 89°57'15" WEST, ALONG THE EASTERLY EXTENSION AND THE SOUTHERLY LINE OF SAID TRACT 48, BLOCK 56, A DISTANCE OF 80.00 FEET TO A POINT OF INTERSECTION OF A LINE 80.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 27, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'15" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACTS 45 THROUGH 48, BLOCK 56, A DISTANCE OF 1352.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 45; THENCE NORTH 00°01'32" WEST, ALONG THE WESTERLY LINE OF SAID TRACTS 36 AND 45, BLOCK 56, A DISTANCE OF 1285.12 FEET TO A POINT OF INTERSECTION OF A LINE 35.64 FEET SOUTH OF AND PARALLEL TO THE NORTHERLY LINE OF TRACTS 34 THROUGH 36, BLOCK 56, AS RECORDED IN THE OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°57'51" EAST, ALONG SAID LINE, A DISTANCE OF 989.84 FEET TO THE EASTERLY LINE OF SAID TRACT 34, BLOCK 56; THENCE SOUTH 00°02'31" EAST, A DISTANCE OF 624.82 FEET TO THE NORTHWEST CORNER OF SAID TRACT 48, BLOCK 56; THENCE SOUTH 89°57'33" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 48, BLOCK 56, A DISTANCE OF 367.91 FEET TO A POINT OF INTERSECTION OF A LINE 80.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27, THENCE SOUTH 00°24'17" WEST, ALONG SAID LINE, A DISTANCE OF 660.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.75 ACRES MORE OR LESS.

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

1. STREETS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE JOG ESTATES PROPERTY OWNERS 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.

THE PERMANENT CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.

2. EASEMENTS:

THE UTILITY EASEMENTS 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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS WITH SAID DRAINAGE SYSTEM.

THE LOT SWALE AND DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY RESERVED FOR JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.

A LIFT STATION EASEMENT OVER TRACT "LS-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

A WELL FIELD EASEMENT OVER TRACT "PW-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR A WELL FIELD SITE AND RELATED PURPOSES.

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.

3. TRACTS:

TRACTS "B-1", "B-2" AND "B-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "B-4", "B-5", "B-6" AND "B-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "L-1" AND "L-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN THE OFFICIAL RECORDS BOOK 10169, PAGES 1701-1707, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "P-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE JOG ESTATES PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "P-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE JOG ESTATES PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CIVIC SITE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "D-1", "D-2", "D-3", "D-4", "D-5", "PW-1", AND "LS-1", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "W-1", AS SHOWN HEREON, IS THAT PORTION OF THE 55 FOOT LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5946 AT PAGE 1006 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN THE LIMITS OF THIS PLAT AND IS HEREBY RESERVED FOR JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THE RESTRICTIONS SET FORTH IN THE PREVIOUSLY MENTIONED DOCUMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

JOG ESTATES - P.U.D.

A PORTION OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST BEING A REPLAT OF TRACTS 45, 46, 47 AND A PORTION OF TRACTS 34, 35, 36 AND 48, BLOCK 56 OF THE PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

FEBRUARY, 1998

P.U.D. TABULATION (PETITION No. P.D.D. 94-93)

Table with 2 columns: Description and Acres. Includes TOTAL ACREAGE: 34.7494 ACRES, RECREATION AREAS (P-1 AND P-2): 1.4153 ACRES, ROADS: 6.0119 ACRES, LAKE TRACTS: 6.4550 ACRES, LANDSCAPE TRACTS: 0.3902 ACRES, LANDSCAPE BUFFER TRACTS: 1.5091 ACRES, NUMBER OF LOTS: 104 LOTS, DENSITY (GROSS): 2.99 D.U.'s / ACRE

IN WITNESS WHEREOF, JOG PALMS-PALM BEACH, LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, MS/SEP #2 GP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR PURPOSES EXPRESSED THEREIN.

GENERAL PARTNER, THIS 24 DAY OF March, 1998. JOG PALMS-PALM BEACH LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP

MS/SEP #2 GP, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY GENERAL PARTNER BY: JAMES K. GRIFFIN, JR. - SENIOR VICE-PRESIDENT HEARTHSTON ADVISORS, INC. - A CALIFORNIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES K. GRIFFIN, JR., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF March, 1998

MY COMMISSION EXPIRES: JANET R. WARDEN Notary Public - State of Florida My Commission Expires Aug 4, 2001 Commission # CC060600

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF March, 1998.

JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Michael D. Smith, President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL D. SMITH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., A CORPORATION, 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

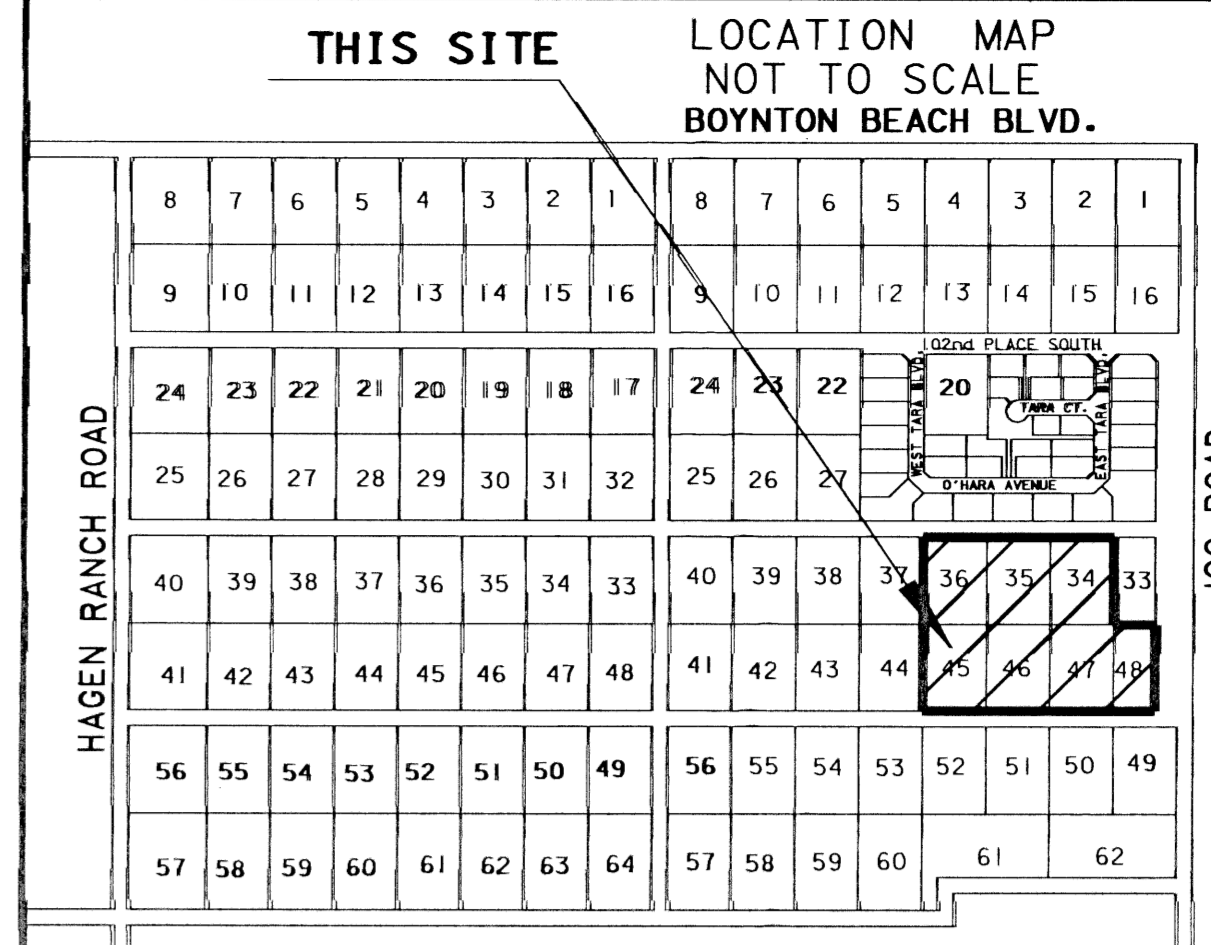
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF March, 1998

MY COMMISSION EXPIRES: SHARON GINE My Commission # CC-41680 Expires: October 20, 1998 Bonded Through Notary Public Underwriters

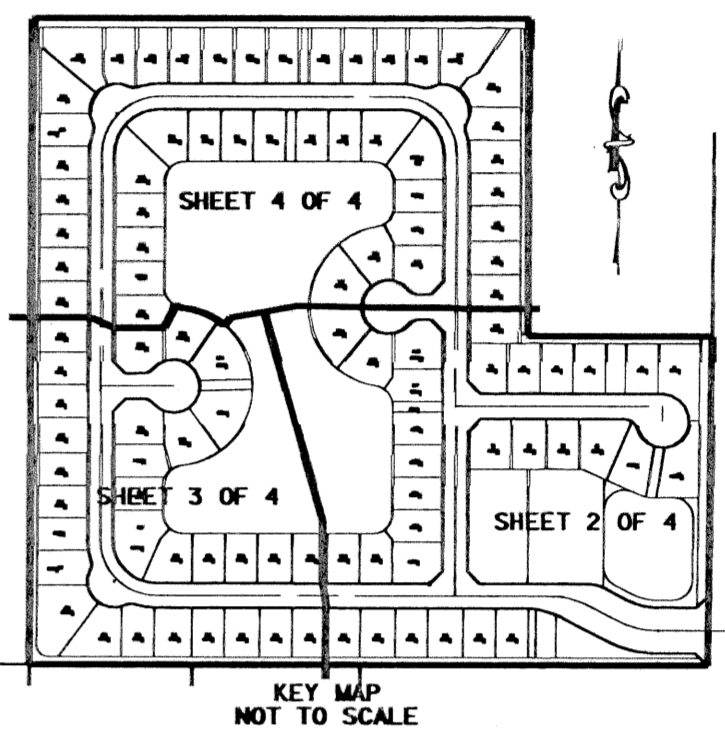
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Notary Seal, Homeowner's Association, Notary Seal, County Engineer, Surveyor and Mapper

0670-001



STATE OF FLORIDA SS COUNTY OF PALM BEACH This plat was filed for recorded at 11:25 A.M. this 16th day of December, 1998, and duly recorded in Plat Book No. 98-491554 84 on Page 24-27 Dorothy H. Wilken, Clerk of the Circuit Court By [Signature]



COUNTY APPROVAL

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 15 DAY OF Dec, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (3) F.S.

George P. Webb, P.E. - COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, VICTOR DEYURRE, 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 JOG PALMS-PALM BEACH, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 8/7/90 BY: [Signatures] 11/25/98 NOTES, COORDINATES, BEARINGS AND DISTANCES

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

ALL DISTANCES ARE GRID SCALE FACTOR - 1.00003028

GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE

N00°24'17"E (PLAT BEARING) - 00°32'21" - COUNTERCLOCKWISE BEARING ROTATION (PLAT TO GRID)

THE WEST LINE OF THE EAST ONE-HALF OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST

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 POINT ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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, PART I, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

CONSUL-TECH ENGINEERING, INC. BY: Dennis J. Gabriele, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER LICENSE No. LS 5709 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY: DENNIS J. GABRIELE, P.S.M. OF CONSUL-TECH ENGINEERING, INC. L.B. 3527

CONSUL-TECH ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS FOURTH FLOOR 50 EAST SAMPLE ROAD POMPANO BEACH, FLORIDA 33064

STURDIVANT JOG Estates PAGE 24 FLOOD MAP # 8074 ZONING PUD QUAD # 35 SE 94-9-3 TAZ 987 PUD NAME JOG Estates