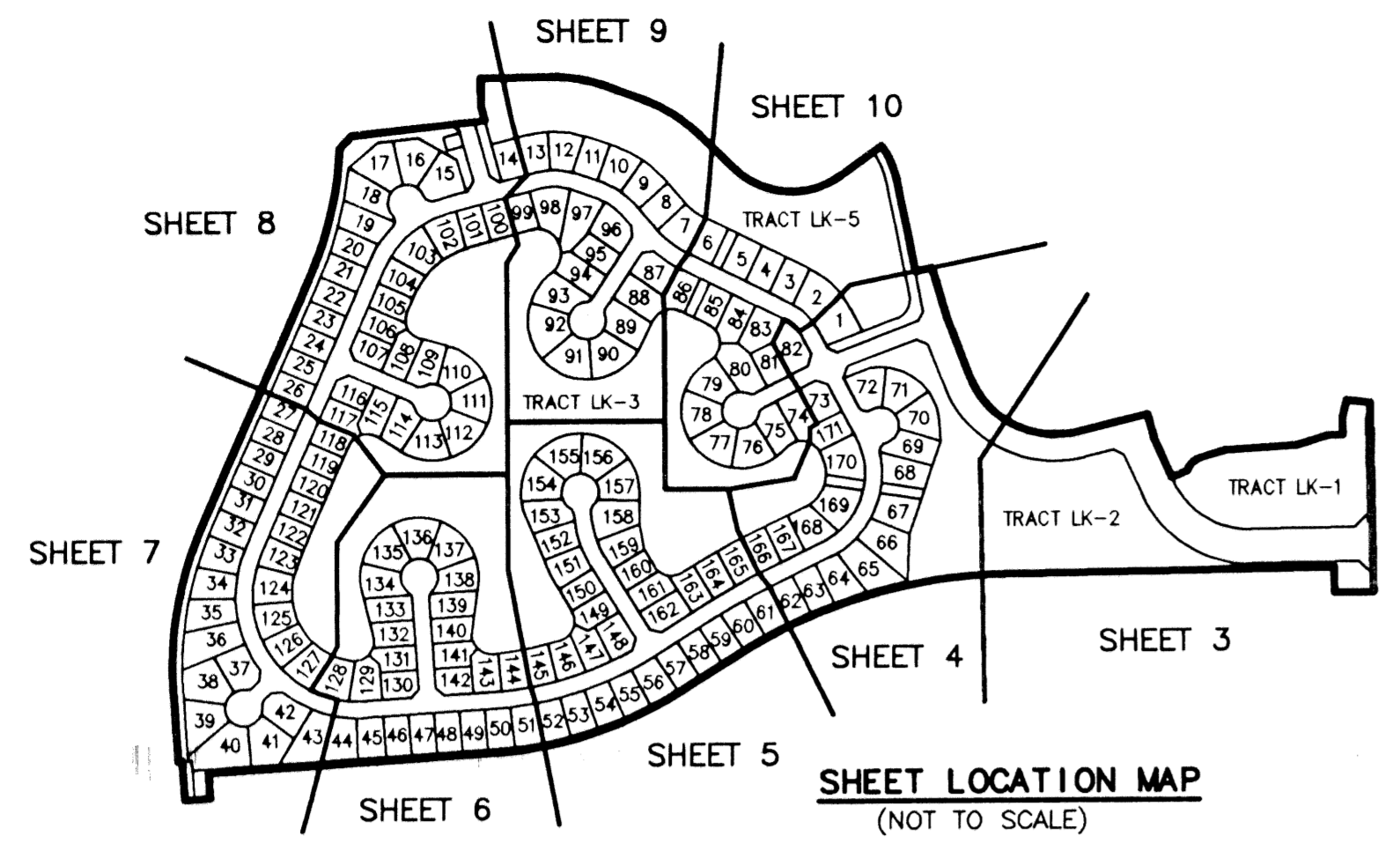


JOURNEY'S END PLAT ONE

PART OF SMITH DAIRY EAST P.U.D.
 BEING A PORTION OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
 TOGETHER WITH A REPLAT OF A PORTION OF BLOCKS 38 AND 39,
 PALM BEACH FARMS COMPANY, PLAT NO. 3,
 PLAT BOOK 2, PAGES 45 THROUGH 54
 SITUATE IN SECTIONS 3 & 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA
 JANUARY, 1999 SHEET 2 OF 10



STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____ DAY OF _____ AD, 1999 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

DOROTHY H. WILKEN, CLERK
 BY: _____, D.C.

CIRCUIT COURT SEAL

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF SEMIWOLE

BANK UNITED, A FEDERAL SAVINGS BANK, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10569 AT PAGE 1114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK UNITED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF FEB., 1999.

WITNESS: [Signature] BY: [Signature]
 PAUL GARLAND
 VICE PRESIDENT

WITNESS: [Signature]

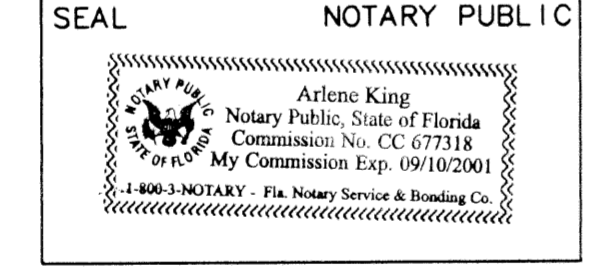
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF SEMIWOLE

BEFORE ME PERSONALLY APPEARED PAUL GARLAND WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. OF BANK UNITED, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 23 DAY OF FEB., 1999.

MY COMMISSION EXPIRES: 9/10/2001 [Signature]
 DATE NOTARY PUBLIC



SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO A GRID BEARING OF SOUTH 00°47'13" EAST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION (SEE NOTE ON SHEETS 3 AND 8 OF 10).
- 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 IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTE: 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.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- MOCK, ROOS AND ASSOCIATES, INC. LICENSED AUTHORIZATION NO. LB-048.

SURVEYOR'S CERTIFICATION

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 SECTION 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, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

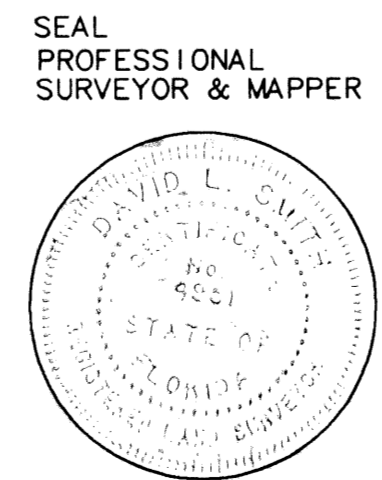
THIS 19th DAY OF MARCH, 1999 [Signature]
 DAVID L. SMITH
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 4951

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, CHARLES D. ROBBINS, 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 THE WESTBROOKE COMPANIES, INC.; 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.

DATE: March 15, 1999 BY: [Signature]
 CHARLES D. ROBBINS



THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE:	N/A
P.A. NO.:	98082.32
DATE:	NOVEMBER 1998
DRAWING NO.:	45-42-03-63

MOCK • ROOS
 ENGINEERS • SURVEYORS • PLANNERS
 5720 Corporate Way, West Palm Beach, Florida 33407
 (561) 683-3113, fax 478-7248

JOURNEY'S END PLAT ONE
 PART OF SMITH DAIRY EAST P.U.D. BEING A PORTION OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, TOGETHER WITH A REPLAT OF A PORTION OF BLOCKS 38 & 39, PALM BEACH FARMS COMPANY, PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 SECTIONS 3 & 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SUBDIVISION: Journey's End Plat 1
 BLOCK: 80
 FLOOD ZONE: B
 QUAD # 34-149
 SE 86-1101
 TAZ: 945
 PUD NAME: Smith Dairy East
 PAGE 33
 FLOOD MAP # 170A
 ZONING PUD/SE
 ZIP CODE 33443

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