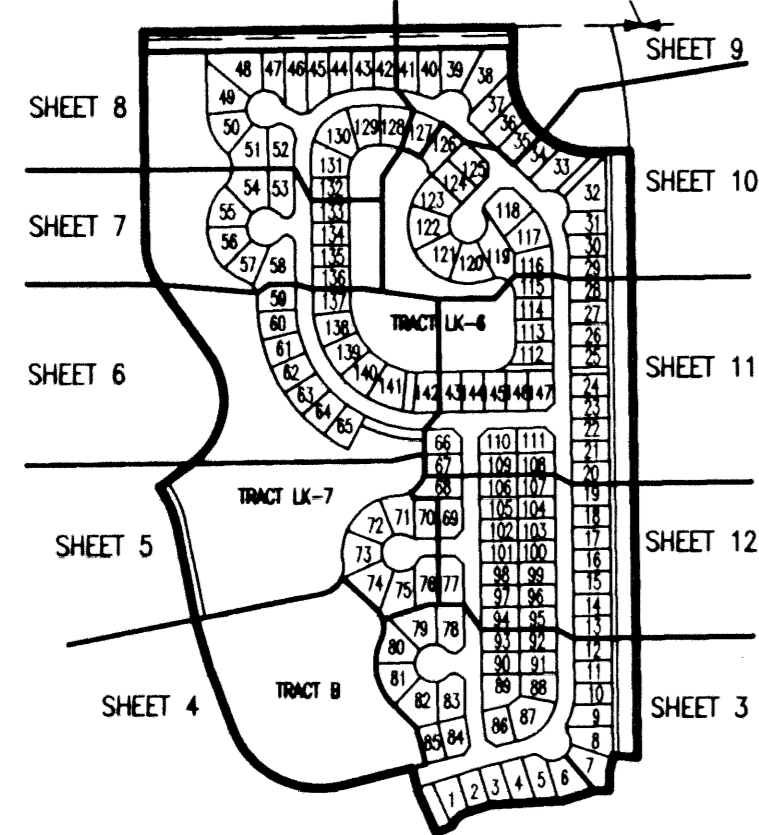
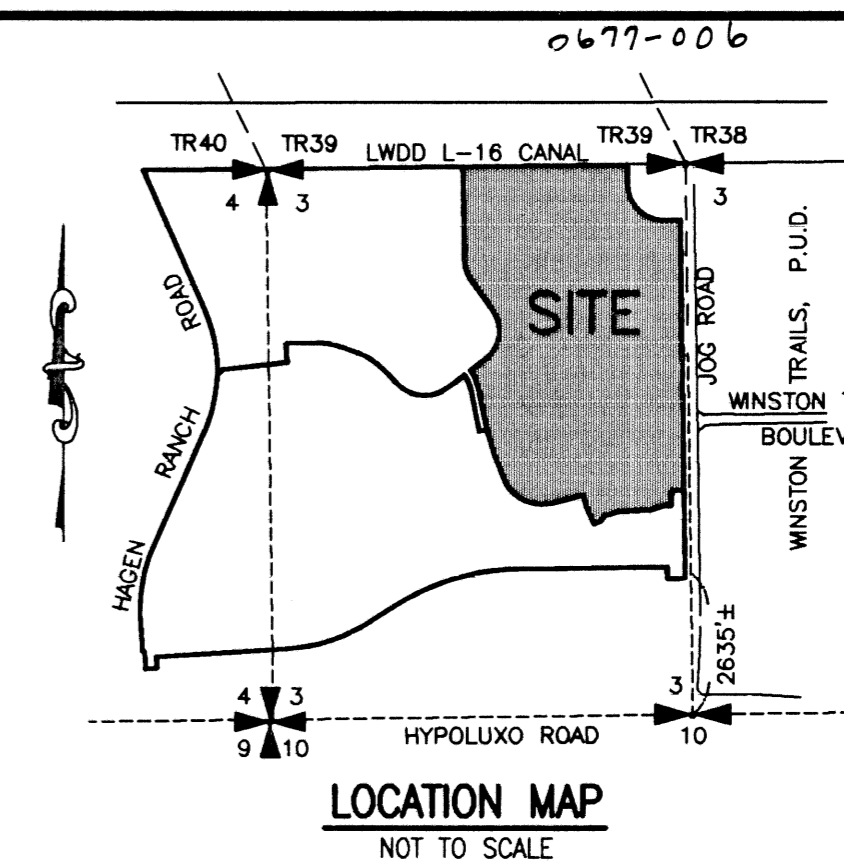


JOURNEY'S END PLAT TWO

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 BLOCK 39,
 PALM BEACH FARMS COMPANY, PLAT NO. 3,
 PLAT BOOK 2, PAGES 45 THROUGH 54
 SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA
 FEBRUARY, 1999 SHEET 1 OF 12



SHEET LOCATION MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

52

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 30th DAY OF June AD, 1999 AND DULY RECORDED IN PLAT BOOK 85 ON PAGES 52 AND 53

DOROTHY H. WILKEN, CLERK
 BY: Dawn A. Naylor, D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE WESTBROOKE COMPANIES, INC., OWNER OF THE LAND SHOWN HEREON AS "JOURNEY'S END PLAT TWO", 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 39, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 39, AS SHOWN ON PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, THENCE SOUTH 89°15'59" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 3, A DISTANCE OF 376.69 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, DEPARTING SAID NORTH LINE, SOUTH 00°44'01" EAST, A DISTANCE OF 134.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 231.70 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'12", A DISTANCE OF 364.17 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°12'47" EAST, A DISTANCE OF 104.79 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1577.02 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 88°01'38" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°11'09", A DISTANCE OF 32.64 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°47'13" EAST, A DISTANCE OF 1755.05 FEET; THENCE NORTH 84°02'21" WEST, A DISTANCE OF 70.49 FEET; THENCE SOUTH 12°42'31" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°47'13" EAST, A DISTANCE OF 54.38 FEET; THENCE SOUTH 89°12'47" WEST, A DISTANCE OF 45.42 FEET; THENCE SOUTH 72°20'01" WEST, A DISTANCE OF 95.66 FEET; THENCE SOUTH 86°31'53" WEST, A DISTANCE OF 210.94 FEET; THENCE SOUTH 72°20'01" WEST, A DISTANCE OF 77.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°18'38", A DISTANCE OF 55.83 FEET; THENCE SOUTH 65°48'33" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 24°11'27" WEST, A DISTANCE OF 125.49 FEET; THENCE NORTH 14°11'27" WEST, A DISTANCE OF 79.34 FEET; THENCE SOUTH 75°48'33" WEST, A DISTANCE OF 211.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°21'07", A DISTANCE OF 392.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°50'20" WEST, A DISTANCE OF 187.15 FEET; THENCE NORTH 16°44'39" WEST, A DISTANCE OF 154.02 FEET; THENCE NORTH 11°22'15" WEST, A DISTANCE OF 275.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°22'25", A DISTANCE OF 132.58 FEET; THENCE NORTH 53°04'55" EAST, A DISTANCE OF 116.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 236.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°46'33", A DISTANCE OF 365.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°41'38" WEST, A DISTANCE OF 247.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 215.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°57'37", A DISTANCE OF 131.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°44'01" WEST, A DISTANCE OF 617.85 FEET TO A POINT ON THE SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 3; THENCE, ALONG SAID NORTH LINE, NORTH 89°15'59" EAST, A DISTANCE OF 1079.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2825525.998 SQUARE FEET OR 64.87 ACRES OF LAND, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH DAIRY MASTER MAINTENANCE 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.
- TRACTS C, D, E, F, G, H, I AND J, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH DAIRY MASTER MAINTENANCE 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 B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH DAIRY MASTER MAINTENANCE 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.
- TRACTS LK-6 AND LK-7, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SMITH DAIRY MASTER MAINTENANCE 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.
- 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 (LAE), 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 BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH DAIRY MASTER MAINTENANCE ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SMITH DAIRY MASTER MAINTENANCE 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.

9. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

10. THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6620, PAGE 1347 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.

11. 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 SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. TRACT K, THE LAKE WORTH DRAINAGE DISTRICT L-16 CANAL EASEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. TRACT IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN OFFICIAL RECORD BOOK 5415 AT PAGE 1844 AND OFFICIAL RECORD BOOK 5702, AT PAGE 0091 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF June, 1999.

THE WESTBROOKE COMPANIES, INC.,
 A FLORIDA CORPORATION
 BY: *[Signature]*
 JAMES CARR
 PRESIDENT

WITNESS: *[Signature]*
 WITNESS: *[Signature]*

BEFORE ME PERSONALLY APPEARED JAMES CARR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF June, 1999.
 MY COMMISSION EXPIRES: Aug. 25, 2002

ELIZABETH R. BURDETTE
 NOTARY PUBLIC
 SEAL

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE SMITH DAIRY MASTER MAINTENANCE 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 9 DAY OF June, 1999.

SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
 WITNESS: *[Signature]* BY: *[Signature]*
 JAMES CARR
 PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED JAMES CARR WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 9 DAY OF June, 1999.
 MY COMMISSION EXPIRES: Aug. 25, 2002

ELIZABETH R. BURDETTE
 NOTARY PUBLIC
 SEAL

APPROVALS

COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 9 DAY OF June, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.
 BY: *[Signature]*
 GEORGE T. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

SMITH DAIRY EAST P.U.D. PHASE ONE (PARCEL A) PETITION NO. 95-87 PDD

TOTAL AREA	64.865 ACRES
ROADS	7.994 ACRES
RECREATION	6.073 ACRES
OPEN SPACE	4.157 ACRES
WATER MANAGEMENT TRACTS	15.967 ACRES
LWDD L-16 CANAL	1.363 ACRES
DENSITY	2.27 ACRES
NUMBER OF UNITS	147

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.: 98082.53
 DATE: FEBRUARY 1999
 DRAWING NO.: 45-42-03-68
 5720 Corporate Way, West Palm Beach, Florida 33407
 (561) 683-3113; fax 478-7248

JOURNEY'S END PLAT TWO
 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 BLOCK 39, PALM BEACH FARMS COMPANY, PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SEAL THE WESTBROOKE COMPANIES, INC.

SEAL COUNTY ENGINEER

SUBDIVISION: Journey's End Plat 2
 BLOCK: 39
 FLOOD ZONE: B
 QUARTER: 34
 SE: 86-106 I
 TAZ: 01/3
 PUD NAME: Smith Dairy East
 REV: 03-26-99
 CAD FILE: WESTSM_A/SM_ARP01

REV: 03-26-99
 CAD FILE: WESTSM_A/SM_ARP01