

LOCATION MAP

(NOT TO SCALE)

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT DURHAM-FLORIDA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A BEPLAT OF A PORTION OF BRIEGE TRACT PLAT NO. I, AS RECORDED IN PLAT BOOK 54, PAGE 35, AND A REPLAT OF A PORTION OF TRACT "F", WINDSOR AT PALM BEACH LAKES, AS RECORDED IN PLAT BOOK 54, PAGE 35, AND A REPLAT OF A PORTION OF TRACT "F", WINDSOR AT PALM BEACH LAKES, AS RECORDED IN PLAT BOOK 59, PAGES IIT THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BRIEGER PARCELS B, E, AND F, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDED IN PLAT BOOK 54, PAGE 35. AND A REPLAT OF A YOH HOW OF JINACI TYPE AND THE ADDRESS OF T

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 81.94 ACRES (3,569,320.56 SQUARE FEET) MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:









BRIGER PARCELS B, E AND

BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. I. AS RECORDED IN PLAT BOOK 54, PAGE 35, AND A REPLAT OF A PORTION OF TRACT "F". WINDSOR AT PALM BEACH LAKES, AS RECORDED IN PLAT BOOK 89, PAGES IIT THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12. TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET I OF 7

STATE OF OHIO COUNTY OF CUYAHOGA

- THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACTS "S-I" AND "S-2" ARE HEREBY DEDICATED TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESSEGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREET MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.
- 2.) THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED TO THE CITY OF WEST PALM BEACH FOR LIFT STATION PURPOSES.
- 3.) LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DETICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4.) UTILITY 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.
- 5) DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSIGNS AND ARE THE RECOURSE TO THE CITY OF WEST PALM BEACH.
- 6.) LAKE MAINTENANCE EASEMENTS THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 7.) LAKE MAINTENANCE ACCESS EASEMENT THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., IS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

- MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

 8) LANDSCAPE BUFFER THE LANDSCAPE BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND BUFFER PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSIGNS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSIGNS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANC BELIGATION OF SAID ASSOCIATION, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANC BELIGATION OF SAID ASSOCIATION, SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST 10.) TRACT'S "O"! THROUGH "O" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPE AND BUFFER PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "O-IO". AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND ACCESS PURPOSES TO LAGUNA MASTER ASSOCIATION, INC.. ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, SUBJECT TO AN F.P. B. L. EASEMENT LYING WITHIN SAID TRACT.
- 12.) WATER MANAGEMENT TRACTS "W-I", "W-2", "W-3" AND "W-4", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, DURHAM-FLORIDA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HERETO SET ITS HAND AND SEAL THIS 1212 DAY OF HERE 2001.

WITNESS: Chair Soto

BY: Chair D. Robbini

CHARLES D. ROBBINS

SOLE MEMBER AND MANAGEP

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MIAMI - DADE

BEFORE ME PERSONALLY APPEARED CHARLES D. ROBBINS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SOLE MEMBER AND MANAGER OF DUPHAMM-FLORIDA PROPERTIES, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PUPPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MARCH

MY COMMISSION EXPIRES: MARCH 29, 2012

Lar-NOTARY PUBLIC

TITLE CERTIFICATION

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; ITAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DURHAM-FLORIDA PROPERTIES, LLC, A FLORIDA 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 NO OTHER ENCUMBRANCES OF RECORD.

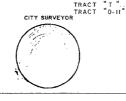
DATE: MARCH 15, 2001 Challe D. Robbins

CHARLES D. ROBBINS

ATTORNEY-AT-LAW LICENSED IN FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

NORTHERN PALM BEACH COUNTY IMPROVEMENT, DISTRICT MORTGAGEE HOTARY





MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED ON OFFICIAL RECORD SO OF PALM SEACH TOUNTY, FLORIDA, SHALL BE SUBGROBANTED 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 17 DAY OF THE 2001.

BEFORE ME PERSONALLY APPEARED RALPH C. KIRK WHO IS PERSONALLY

BEFORE ME PERSONALLY APPEARED HALPH C. KIRK WHO IS PENSONALLY APPEARED HALPH C. KIRK WHO IS DESCRIPTION, AND WHO EXECUTED THE FOREGOING INST RUMENT AS VICE PRESIDENT OF OHIO SVINGS BINK, A FEDERAL SAVINGS BANK AS VICE PRESIDENT OF OHIO SVINGS BINK, A FEDERAL SAVINGS BANK AS VICE PRESIDENT OF OHIO SVINGS BINK, A FEDERAL SAVINGS BANK AS VICE 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 BY DUE FREE ACT AND DEED OF SAID CORPORATION.

WITHESS MY HAND AND OFFICIAL SEAL THIS NINGTONH DAY OF MY COMMISSION EXPIRES: 9505 PITTUL 2 DELLE LY ARE TITLE

DATE: MARCH 28, 2001 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST:

ATTEST:

PETER L. PIMENT AL

SCENETARY, BOARD OF
SUPERVISORS

ATTEST:

ATTEST:

BY:

JESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER: THAT SAID SURVEYOR AND MAPPER: THAT SAID SURVEYOR AND MAPPER: THAT SAID PLAT 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 PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS ACCORDING TO SECTION 177.0919.), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 17.7 FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AS AMENDED. AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA STATUTES. AND FURTHER THAT THE PROFESSIONAL SURVEYING AND MAPPER STATE OF FLORIDA CERTIFICATE NO.5019

LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST FALL BLV/J. SUITE 100

WEST FALM BEACH, FLORIDA 33406

CERTIFICATE OF AUTHORIZATION LB. # 4396

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.

TABULATION DATA

-81.94 ACRES 6.69 ACRES O.OB ACRES

0.59 ACRES 0.22 ACRES

0.16 ACRES 0.17 ACRES 0.03 ACRES

O.05 ACRES O.06 ACRES II.96 ACRES 4.69 ACRES 2.54 ACRES

5.79 ACRES 5.79 ACRES 1.93 ACRES 3.91 ACRES 2.03 ACRES . 2.03 ACRES

. 0.42 ACRES

WEST PALM BEACH

TOTAL AREA TRACT "O-1". TRACT "O-2".

TRACT "0-6"

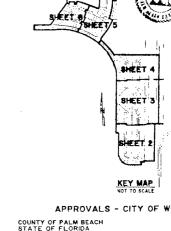
TRACT "0-9"
TRACT "0-10"
TRACT "S-1"
TRACT "W-1"
TRACT "W-2"
TRACT "W-2"
TRACT "W-4"
LOTS 1-258
TRACT "R ".
TRACT "R ".

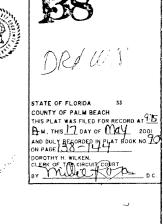
TRACT

ACKNOWLEDGMENT THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

WITNESS: Barbara A. Nader BY: 1 Barbara A. Mader Sear F. J. Donney A. ACKNOWLEDGMENT

OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK BY: RALPHE, KIRK, VICE PRESIDENT





APPROVALS - CITY OF WEST PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 2000.

BY: JOEL DAVES, MAYOR CALL PLANNING BOARD CHAIRMAN, DAVID SCHULTZ

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: VINCENT J. NGEL. P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, REG. 44169

SURVEYOR'S NOTES

I. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

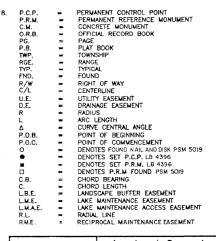
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL. (RL).

7. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 02°21'42" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.





Landmark Surveying & Mapping Inc. 1850 Forest Hill Boulevard Ph. (56I) 433-5405 Suite 100 W.P.B. Florida LB # 4396

BRIGER PARCELS B, E, AND F

15867