

A PART OF FOUNTAINS SOUTH,
A PLANNED UNIT DEVELOPMENT (P. U. D.)

ENCLAVE AT THE FOUNTAINS PLAT NO. 3

A REPLAT OF A PORTION OF TRACTS 49 AND 53 THRU 59, BLOCK 31, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT: ENCLAVE AT THE FOUNTAINS/RBG XXVII L.P., an Illinois Limited Partnership, qualified to transact business in Florida under the name ENCLAVE AT THE FOUNTAINS/RBG XXVII, Ltd., owner of the land shown hereon, being in Section 34, Township 44 South, Range 42 East, Palm Beach County, Florida, being a replat of a portion of Tracts 49 and 53 thru 59, Block 31, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54, Public Records of Palm Beach County, Florida, shown hereon as ENCLAVE AT THE FOUNTAINS PLAT NO. 3, being more particularly described as follows:

A parcel of land being a portion of Tract 49 and 53 thru 59, Block 31, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54, Public Records of Palm Beach County, Florida, also lying in Section 34, Township 44 South, Range 42 East, Palm Beach County, Florida, said parcel being more particularly described as follows: Commencing at the South quarter corner of said Section 34, Township 44 South, Range 42 East; thence North 87°23'13" West along the South line of said Section 34, a distance of 840.07 feet; thence North 02°36'47" East, a distance of 60.00 feet to a point on a line 60 feet North of and parallel with the South line of said Section 34, said point being the POINT OF BEGINNING of the Parcel to be herein described; thence North 87°23'13" West, along said line, a distance of 131.78 feet; thence North 52°18'24" East, a distance of 32.35 feet; thence North 12°00'00" East, a distance of 184.59 feet; thence North 75°00'00" West, a distance of 225.57 feet; thence South 73°00'00" West, a distance of 486.84 feet; thence North 30°00'00" West, a distance of 135.00 feet; thence North 09°00'00" East, a distance of 290.00 feet; thence North 19°00'00" West, a distance of 270.01 feet; thence North 51°00'00" East, a distance of 180.00 feet; thence North 36°00'00" East, a distance of 130.00 feet; thence North 90°00'00" East, a distance of 295.00 feet; thence South 56°00'00" East, a distance of 140.00 feet; thence South 18°00'00" East, a distance of 479.51 feet; thence South 51°59'58" East, a distance of 128.95 feet to a point of curvature of a curve having a radius of 440.00 feet and a central angle of 22°00'00" and a chord bearing of North 49°00'00" East; thence North easterly along the arc of said curve, a distance of 168.95 feet to a point of tangency; thence North 60°00'00" East, a distance of 50.00 feet; thence South 08°00'00" East, a distance of 173.14 feet; thence South 82°00'00" West, a distance of 10.10 feet; thence South 08°00'00" East, a distance of 85.00 feet; thence North 82°00'00" East, a distance of 15.70 feet; thence South 08°00'00" East, a distance of 35.00 feet; thence North 82°00'00" East, a distance of 10.10 feet; thence South 08°00'00" East, a distance of 95.00 feet; thence South 82°00'00" West, a distance of 266.30 feet; thence South 12°00'00" West, a distance of 73.10 feet; thence South 37°41'37" East, a distance of 38.14 feet to the aforementioned POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida, containing 14.226 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- STREETS:**
Tract "A-1" as shown hereon, is hereby reserved for ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., a not for profit corporation, its successors and assigns, for Private Street purposes and 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. Tract "A-1" shall also be a non-exclusive utility easement for public utilities.
Tract "A-2" as shown hereon, is hereby reserved for ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., a not for profit corporation, its successors and assigns, as a residential access street 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. Tract "A-2" shall also be a non-exclusive utility easement for public utilities.
- EASEMENTS:**
The Drainage Easements (D.E.) and the Lake Maintenance Easements (L.M.E.) and the Lake Slope Easements (L.S.E.) 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 ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., a not for profit Corporation, 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 streets associated with said drainage system.

The Utility Easements (U.E.) 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 Roof Overhang and Maintenance Easements (R.O. and M.E.) as shown hereon, are hereby reserved for the lot owner whose building unit abuts said easement or such lot owners successors, for roof overhang and building maintenance purposes, without recourse to Palm Beach County.

The Cart Path Easement, as shown hereon, is hereby reserved for FOUNTAINS COUNTRY CLUB, INC., a Florida Non Profit Corporation, its successors and assigns, for cart path purposes and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.

3. Tracts "A", "B", "C", "D", "E", "F", as shown hereon, are hereby reserved for ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., a not for profit corporation, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

Tract "G", as shown hereon, is hereby reserved for ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, a not for profit corporation, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract 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 streets associated with said drainage system.

IN WITNESS WHEREOF, the above named Limited Partnership, has caused these presents to be signed in its name by its duly authorized Attorney-in-Fact this 22nd day of March, 2001.

Witness:
Mikie L. Hill
Mikie L. Hill

Witness:
Jeffrey S. Hill
Jeffrey S. Hill

ENCLAVE AT THE FOUNTAINS/RBG XXVII, L.P., an Illinois Limited Partnership, qualified to transact business in Florida under the name ENCLAVE AT THE FOUNTAINS/RBG XXVII, LTD.

By: TKO Construction Corp., a Florida Corporation, its Attorney-in-Fact

By: Jordan Klemow
JORDAN KLEWOW, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared JORDAN KLEWOW, who is personally known to me and who executed the foregoing instrument as President and Secretary of TKO CONSTRUCTION CORP., a Florida Corporation, Attorney-in-Fact for ENCLAVE AT THE FOUNTAINS/RBG XXVII, L.P., an Illinois Limited Partnership, qualified to transact business in Florida, and he 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 22nd day of March, 2001.

My commission expires: March 21, 2004
Notary Public

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

FOUNTAINS COUNTRY CLUB, INC., a Florida Non Profit Corporation, hereby accepts the dedications or reservations to said Country Club as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24th day of March, 2001.

Witness: Bert Rothschild
Bert Rothschild
Print name: BERT ROTHSCHILD

Witness: Joseph L. Fero
JOSEPH L. FERO
Print name: FOUNTAINS COUNTRY CLUB, INC. NOTARY

| | | | |
|------------|-------------------|-----------|-----------------|
| DEDICATION | DEDICATION NOTARY | MORTGAGEE | MORTGAGE NOTARY |
| | | | |

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Don Freeman, who is personally known to me and who executed the foregoing instrument as President of FOUNTAINS COUNTRY CLUB, INC., a Florida Non Profit 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 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 22nd day of March, 2001.

My commission expires: February 21, 2004
Notary Public

MORTGAGEE'S CONSENT:

State of Florida
County of Broward

The undersigned hereby certifies that it is the mortgage holder 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 in Official Records Book 8884, at Page 262, 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 Senior Vice President and its corporate seal affixed hereon by and with the authority of its Board of Directors this 22nd day of March, 2001.

Witness: Don Smiley
Don Smiley, Senior Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared Don Smiley, who is personally known to me, and who executed the foregoing instrument as Senior Vice President of UNION PLANTERS BANK, N.A. and severally acknowledged to and before me 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 22nd day of March, 2001.

My commission expires: July 28, 2004
Notary Public

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF BROWARD

ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., a not for profit Florida Corporation, 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 22nd day of March, 2001.

Witness: Joyce Groshart
Joyce Groshart
Print name: Joyce Groshart

Witness: Harold Klemow
Harold Klemow
Print name: Harold Klemow

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared JORDAN KLEWOW, who is personally known to me and who executed the foregoing instrument as President of ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., a not for profit Corporation, 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 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 22nd day of March, 2001.

My commission expires: February 21, 2004
Notary Public

| | | | |
|----------|-----------------|---|--------|
| SURVEYOR | COUNTY ENGINEER | ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC. | NOTARY |
| | | | |

SITE DATA

Section 34, Township 44S, Range 42 East
Type of Project: Single family
Ownership: fee simple
100%
Land Use Designation: LR 3
Existing Zoning: RS-SE
Gross size of this project: 14.226 acres
Number of dwelling units: 61 units
Gross Density: 4.29 units/acre
Maximum building height: 35 feet

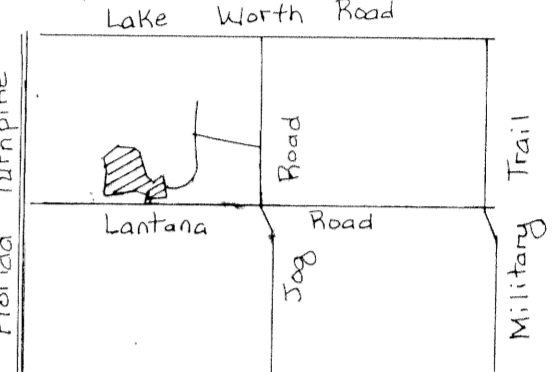
Land Use Calculations Acres Percent
Residential: 11.00 77.3%
Roads & Rights-of-Way: 2.28 16.0%
Common open space buffers: 0.95 6.7%
Total: 14.23 100%

P. U. D. TABULAR DATA:

Tract "A-1" = 0.599 acres +/-
Tract "A-2" = 1.676 acres +/-
Tract "B" = 0.104 acres +/-
Tract "C" = 0.067 acres +/-
Tract "D" = 0.230 acres +/-
Tract "E" = 0.098 acres +/-
Tract "F" = 0.074 acres +/-
Tract "G" = 0.121 acres +/-
Petition contains 61 single family lots
Petition # PDD-81-114A

6

This plat was filed for record at 8:25 AM this 19th day of Sept. 2001, and duly recorded in Plat Book 2, on Pages 4-7.
Dorothy H. Wilkens, Clerk of the Court
By: Michelle Ross, P.C.



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF BROWARD

I, Robert M. Baker, a duly licenced 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 to be vested to ENCLAVE AT THE FOUNTAINS/RBG XXVII, L.P., an Illinois Limited Partnership, qualified to transact business in Florida under the name ENCLAVE AT THE FOUNTAINS/RBG XXVII, LTD.; 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: July 27, 2001
Robert M. Baker, P.A.

COUNTY APPROVAL:

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), Florida Statutes, this 17th day of Sept. 2001, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), Florida Statutes.

Witness: George T. Webb
George T. Webb, P.E.
County Engineer

SURVEYORS CERTIFICATE:

This is to certify that the plat shown hereon is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown hereon conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes, the "Minimum Technical Standards" for Land Surveys in the State of Florida and with the applicable sections of Chapter 61G17-6, Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) were set in accordance with section 177.091 of said Chapter 177. The Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 in conformity with standards adopted by the National Ocean Survey (N.O.S.) for third order control standards.

Dated this 15th day of January, 2001, in Broward County, Florida.

Witness: Jeffrey J. Webb
Jeffrey J. Webb
Professional Surveyor and Mapper
No. 4717
State of Florida

DENI ASSOCIATES
Certificate of Authorization Number 1778

"NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and 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."

SHEET 1 of 2

Prepared By: **DENI ASSOCIATES**
5701 PINE ISLAND ROAD, #260, TAMARAC, FL, 33321
PHONE (305)-720-1042

Petition #: PDD-81-114A

ENCLOSURE AT FOUNTAINS
PAGE 6
3349
3346
3343
3340
3337
3334
3331
3328
3325
3322
3319
3316
3313
3310
3307
3304
3301
3298
3295
3292
3289
3286
3283
3280
3277
3274
3271
3268
3265
3262
3259
3256
3253
3250
3247
3244
3241
3238
3235
3232
3229
3226
3223
3220
3217
3214
3211
3208
3205
3202
3199
3196
3193
3190
3187
3184
3181
3178
3175
3172
3169
3166
3163
3160
3157
3154
3151
3148
3145
3142
3139
3136
3133
3130
3127
3124
3121
3118
3115
3112
3109
3106
3103
3100
3097
3094
3091
3088
3085
3082
3079
3076
3073
3070
3067
3064
3061
3058
3055
3052
3049
3046
3043
3040
3037
3034
3031
3028
3025
3022
3019
3016
3013
3010
3007
3004
3001
2998
2995
2992
2989
2986
2983
2980
2977
2974
2971
2968
2965
2962
2959
2956
2953
2950
2947
2944
2941
2938
2935
2932
2929
2926
2923
2920
2917
2914
2911
2908
2905
2902
2899
2896
2893
2890
2887
2884
2881
2878
2875
2872
2869
2866
2863
2860
2857
2854
2851
2848
2845
2842
2839
2836
2833
2830
2827
2824
2821
2818
2815
2812
2809
2806
2803
2800
2797
2794
2791
2788
2785
2782
2779
2776
2773
2770
2767
2764
2761
2758
2755
2752
2749
2746
2743
2740
2737
2734
2731
2728
2725
2722
2719
2716
2713
2710
2707
2704
2701
2698
2695
2692
2689
2686
2683
2680
2677
2674
2671
2668
2665
2662
2659
2656
2653
2650
2647
2644
2641
2638
2635
2632
2629
2626
2623
2620
2617
2614
2611
2608
2605
2602
2599
2596
2593
2590
2587
2584
2581
2578
2575
2572
2569
2566
2563
2560
2557
2554
2551
2548
2545
2542
2539
2536
2533
2530
2527
2524
2521
2518
2515
2512
2509
2506
2503
2500
2497
2494
2491
2488
2485
2482
2479
2476
2473
2470
2467
2464
2461
2458
2455
2452
2449
2446
2443
2440
2437
2434
2431
2428
2425
2422
2419
2416
2413
2410
2407
2404
2401
2398
2395
2392
2389
2386
2383
2380
2377
2374
2371
2368
2365
2362
2359
2356
2353
2350
2347
2344
2341
2338
2335
2332
2329
2326
2323
2320
2317
2314
2311
2308
2305
2302
2299
2296
2293
2290
2287
2284
2281
2278
2275
2272
2269
2266
2263
2260
2257
2254
2251
2248
2245
2242
2239
2236
2233
2230
2227
2224
2221
2218
2215
2212
2209
2206
2203
2200
2197
2194
2191
2188
2185
2182
2179
2176
2173
2170
2167
2164
2161
2158
2155
2152
2149
2146
2143
2140
2137
2134
2131
2128
2125
2122
2119
2116
2113
2110
2107
2104
2101
2098
2095
2092
2089
2086
2083
2080
2077
2074
2071
2068
2065
2062
2059
2056
2053
2050
2047
2044
2041
2038
2035
2032
2029
2026
2023
2020
2017
2014
2011
2008
2005
2002
1999
1996
1993
1990
1987
1984
1981
1978
1975
1972
1969
1966
1963
1960
1957
1954
1951
1948
1945
1942
1939
1936
1933
1930
1927
1924
1921
1918
1915
1912
1909
1906
1903
1900
1897
1894
1891
1888
1885
1882
1879
1876
1873
1870
1867
1864
1861
1858
1855
1852
1849
1846
1843
1840
1837
1834
1831
1828
1825
1822
1819
1816
1813
1810
1807
1804
1801
1798
1795
1792
1789
1786
1783
1780
1777
1774
1771
1768
1765
1762
1759
1756
1753
1750
1747
1744
1741
1738
1735
1732
1729
1726
1723
1720
1717
1714
1711
1708
1705
1702
1699
1696
1693
1690
1687
1684
1681
1678
1675
1672
1669
1666
1663
1660
1657
1654
1651
1648
1645
1642
1639
1636
1633
1630
1627
1624
1621
1618
1615
1612
1609
1606
1603
1600
1597
1594
1591
1588
1585
1582
1579
1576
1573
1570
1567
1564
1561
1558
1555
1552
1549
1546
1543
1540
1537
1534
1531
1528
1525
1522
1519
1516
1513
1510
1507
1504
1501
1498
1495
1492
1489
1486
1483
1480
1477
1474
1471
1468
1465
1462
1459
1456
1453
1450
1447
1444
1441
1438
1435
1432
1429
1426
1423
1420
1417
1414
1411
1408
1405
1402
1399
1396
1393
1390
1387
1384
1381
1378
1375
1372
1369
1366
1363
1360
1357
1354
1351
1348
1345
1342
1339
1336
1333
1330
1327
1324
1321
1318
1315
1312
1309
1306
1303
1300
1297
1294
1291
1288
1285
1282
1279
1276
1273
1270
1267
1264
1261
1258
1255
1252
1249
1246
1243
1240
1237
1234
1231
1228
1225
1222
1219
1216
1213
1210
1207
1204
1201
1198
1195
1192
1189
1186
1183
1180
1177
1174
1171
1168
1165
1162
1159
1156
1153
1150
1147
1144
1141
1138
1135
1132
1129
1126
1123
1120
1117
1114
1111
1108
1105
1102
1099
1096
1093
1090
1087