KNOW ALL MEN BY THESE PRESENTS THAT EMERALD LAKE APARTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF PORTIONS OF BLOCKS 28, 29, 30, 34, 58, 67-72, 91 AND 92, AND ALL OF BLOCKS 35-39, 59 AND 60, AND PORTIONS OF THE 30 FOOT ROADS BETWEEN SAID BLOCKS, PALM BEACH FARMS CO. PLAT NO. 7, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 5. PAGE 72. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS EMERALD LAKE, BEING MORE PARTICULARLY

PARCELS OF LAND AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 7, AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT E, BLOCK 28; LOTS C, D AND E, BLOCK 29; LOTS B, C, D, AND E, BLOCK 30; LOTS A, B. AND C. BLOCK 34; LOTS A, B, C, D, AND E, BLOCK 35; LOTS A, B, C, D, AND E, BLOCK 36; LOTS A, B, C, D, AND E, BLOCK 37; LOTS A, B, C, D, AND E, BLOCK 38; LOTS A, B, C, D, AND E, BLOCK 39; LOTS A, B, C, D, AND E, BLOCK 58; (LESS THE WEST 25 FEET OF LOTS B, C, D AND E); LOTS A, B, C, D, AND E, BLOCK 59; LOTS A, B, C, D, AND E, BLOCK 60; LOTS A AND B, BLOCK 67; LOTS A, B, C, AND D, BLOCK 68; LOTS A, B, C, D, AND E, BLOCK 69; LOTS A, B, C, D, AND E, BLOCK 70 (SUBJECT TO RIGHTS-OF-WAY FOR SMALL LATERAL DITCHES IN FAVOR OF OTHER TRACTS); LOTS A, B, C, D, AND E, BLOCK 71; (SUBJECT TO RIGHTS-OF-WAY FOR SMALL LATERAL DITCHES IN FAVOR OF OTHER TRACTS); LOT A. BLOCK 72; LOTS A, B, C, AND D, BLOCK 91; LOTS A, AND B, BLOCK 92; TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS AS DESCRIBED IN RESOLUTION NO R-83-1592, AS RECORDED IN O.R.B. 4134, PAGE 1182, OF SAID PUBLIC RECORDS: BEING PORTIONS OF THE 30 FOOT ROADWAYS AS SHOWN ON THE PALM BEACH FARMS CO. PLAT NO. 7, PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A 30 FOOT ROADWAY BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 58. ON THE EAST BY THE WEST LINE OF BLOCK 59, ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 58, ON THE WEST BY THE EAST LINE OF BLOCK 58; AND, BEING A 30 FOOT ROADWAY BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT E. BLOCK 28, ON THE EAST BY THE WEST LINE OF TRACT E, BLOCK 29. ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT E, BLOCK 28, ON THE WEST BY THE EAST LINE OF TRACT E, BLOCK 28; AND, BEING A 30 FOOT ROADWAY BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 37, ON THE EAST BY THE WEST LINE OF BLOCK 36, ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 37, ON THE WEST BY THE EAST LINE OF BLOCK 37; AND, BEING A 30 FOOT ROADWAY BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT A, BLOCK 35, ON THE EAST BY THE WEST LINE OF TRACTS A THROUGH C, BLOCK 34. ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT C, BLOCK 35, ON THE WEST BY THE EAST LINE OF TRACTS A THROUGH C. BLOCK 35; AND BEING A 30 FOOT ROADWAY BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 75 FEET OF TRACT A, BLOCK 71, ON THE EAST BY THE WEST LINE OF BLOCK 70, ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 71, ON THE WEST BY THE EAST LINE OF BLOCK 71; AND BEING A 30 FOOT ROADWAY BOUNDED ON THE NORTH BY THE THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 75 FEET OF TRACT A. BLOCK 69. ON THE EAST BY THE WEST LINE OF BLOCK 68. ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT B. BLOCK 69. ON THE WEST BY THE EAST LINE OF BLOCK 69; TOGETHER WITH PORTIONS OF 30 FOOT PLATTED ROADWAYS ACQUIRED BY ABANDONMENT DESCRIBED AS FOLLOWS: AND, BEING A 30 FOOT ROADWAY BOUNDED ON THE SOUTH BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTH AS SHOWN ON ROAD PLAT BOOK 4, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, ON THE EAST BY THE WEST LINE OF BLOCK 68, ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT C, BLOCK 69, ON THE WEST BY THE EAST LINE OF BLOCK 69; AND, BEING A 30 FOOT ROADWAY BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 39, ON THE EAST BY THE WEST LINE OF BLOCK 38, ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT E, BLOCK 39, ON THE WEST BY THE EAST LINE OF BLOCK 39; ALL IN PALM BEACH FARMS COMPANY PLAT NO. 7, A SUBDIVISION OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 72. IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PARCELS OF LAND: BEING THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL RIGHT OF WAY, AS DESCRIBED IN O.R.B. 2340, P. 624, PUBLIC RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS: A PARCEL OF LAND SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 7, AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 72, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 7; THENCE RUN EASTERLY TO THE NORTHEAST CORNER OF BLOCK 67; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 67. FOR A DISTANCE OF 75.00 FEET: THENCE RUN WESTERLY PARALLEL WITH THE FIRST COURSE OF THE HEREIN DESCRIBED PARCEL TO A POINT IN THE WEST LINE OF SAID BLOCK 72, WHICH POINT IS LOCATED 75.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID BLOCK 72: THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID BLOCK 72 FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; AND LESS: THAT PORTION LYING IN AND SOUTHEASTERLY OF THE RIGHT-OF-WAY OF THE WESTERLY EXTENSION OF SIXTH AVENUE SOUTH AS SHOWN ON THE RIGHT-OF-WAY MAP RECORDED IN ROAD BOOK 4, PAGES 61 THROUGH 64, PUBLIC RECORDS OF SAID COUNTY.

CONTAINING 72.28 ACRES, MORE OR LESS.

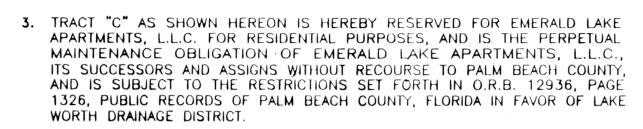
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS "A-1" AND "A-2" AS SHOWN HEREON ARE HEREBY RESERVED FOR EMERALD LAKE APARTMENTS, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A-2" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 12936, PAGE 1326, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- 2. TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

# EMERALD LAKE

## A PLANNED UNIT DEVELOPMENT

CONGRESS LAKES P.U.D. BEING A REPLAT OF PORTIONS OF BLOCKS 28,29,30,34, 58,67-72,91 AND 92, AND ALL OF BLOCKS 35-39,59 AND 60, AND PORTIONS OF THE 30' ROADS BETWEEN SAID BLOCKS PALM BEACH FARMS COMPANY PLAT NO. 7 SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 5, PAGE 72. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



- 4. 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 EMERALD LAKE APARTMENTS, L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. 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.
- 6. 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.
- 7. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE APARTMENTS, L.L.C. ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8. HOUSING TRACTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE APARTMENTS, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9. WATER MANAGEMENT TRACTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE APARTMENTS L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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 EMERALD LAKE APARTMENTS, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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 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.

- 10. THE CONSERVATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE EMERALD LAKE APARTMENTS. L.L.C., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT, OR TRIM, PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- 11. THE RECREATION TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE APARTMENTS, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 12. 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.

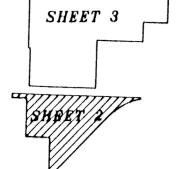
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 26TH DAY OF NOVEMBER , 2001.

COUNTY ENGINEER

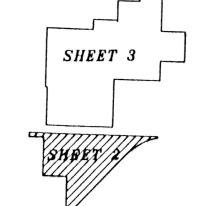
APARTMENTS, L.L.C. A FLORIDA LIMITED LIABILITY CORPORATION

LAWRENCE & HAWKINS,

GRAYHAWK DEVALOPMENT CORPORATION.



DRAWING INDEX





MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN 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 RECORD BOOK 12298 AT PAGE 877 W OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. - AND IN ORB. 12237, 89 896

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_\_\_ DAY OF 7eb \_\_\_\_\_\_\_, 2001.

PALM BEACH NATIONAL BANK & TRUST COMPANY AS TRUSTEE A NATIONAL BANKING ASSOCIATION BY STUIL PASS

THOMAS C. FERGUSON

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

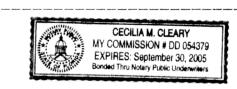
SS

- C. tersuson BEFORE ME PERSONALLY APPEARED Thomas C. WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE TRESIDENT

OF PALM BEACH NATIONAL BANK & TRUST COMPANY, AS TRUSTEE, A NATIONAL BANKING ASSOCIATION. AND 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 \_\_\_\_\_\_ DAY OF

MY COMMISSION EXPIRES:



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

SS

BEFORE ME PERSONALLY APPEARED LAWRENCE & HAWKINS WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF EMERALD LAKE APARTMENTS.LLC. A FLORIDA LIMITED LIABILITY CORPORATION. AND 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 26th DAY OF November

MY COMMISSION EXPIRES: 12-19-03



DENNIS PAINTER, R.L.S.

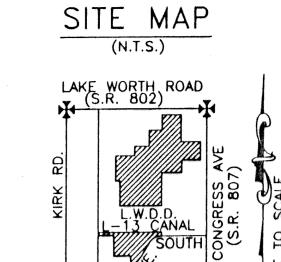
1958 SOUTH CONGRESS AVE.

WEST PALM BEACH, FL 33406

ADAIR & BRADY INC.

(561) 964-1221

THIS INSTRUMENT WAS PREPARED BY:



L.W.D.D. L-14 CANAL

STATE OF FLORIDA COUNTY OF PALM BEACH : SS

This Plat was filed for record at 9234 m, this 2 day of recorded in Plat Book No.

on Pages 80 through 82.

DOROIHY H. WILKEN, Clerk

#### COUNTY APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), DAY OF \_\_\_\_\_\_\_, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

20020153544

GEORGE T. WEBB, P.E., COUNTY ENGINEER

#### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

SS

I, JAY A. TAPLIN, 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 IN EMERALD LAKE APARTMENTS, L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

ATTORNEY AT LAW LICENSED IN FLORIDA TAY A TAPLIN ENG.

#### LAND 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 POINTS ("P.C.P.'s") AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDÉR THE GUARANTEES POSTED WITH 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

ADAIR & BRADY, INC. ) emis / anter DENNIS PAINTER REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NO. 3542

### LAND SURVEYOR'S NOTES:

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID DATUM: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30. BEING NORTH 01'23'52" EAST.

NO BUILDING 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 OF PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

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.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

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

ALL DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS, AND LINES THAT ARE DRAWN AS RADIAL LINES ARE RADIAL LINES UNLESS NOTED OTHERWISE.

- ☐ INDICATES PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. ADAIR & BRADY
- O INDICATES PERMANENT CONTROL POINT STAMPED "P.C.P. ADAIR & BRADY 3542"

PETITION NO. PDD 97-90

TOTAL SITE AREA

TOTAL UNITS

AREA TABULATIONS TRACTS A1 AND A2(ROAD R/W) 1.46 AC HOUSINGS TRACTS 16.60 AC 19.67 AC RESERVED TRACT C 0.12 AC TRACT B WATER MANAGEMENT TRACTS **29.18** AC RECREATION TRACTS

5.25 AC

72.28 AC

284 UNITS

ADAIR & BRADY, INC. EMERALD LAKE 1958 South Congress Avenue West Palm Beach, Florida 33406 (561) 964-1221 r. B.P. SHEET FP1530A Ck. D.P. Date: DEC., 2001 1 OF 3 Job. No. 01021

# 0 K

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EMERALD LAKE APARTMENTS, L.L.C.

SEAL

1005

NOTARY EMERALD LAKE APARTMENTS, L.L.C.

COMM. Nº CC 88+29+ EXPIRES DEC. 19, 2003

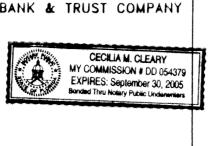


PALM BEACH NATIONAL

BANK & TRUST COMPANY







NOTARY

PALM BEACH NATIONAL



LAND SURVEYOR