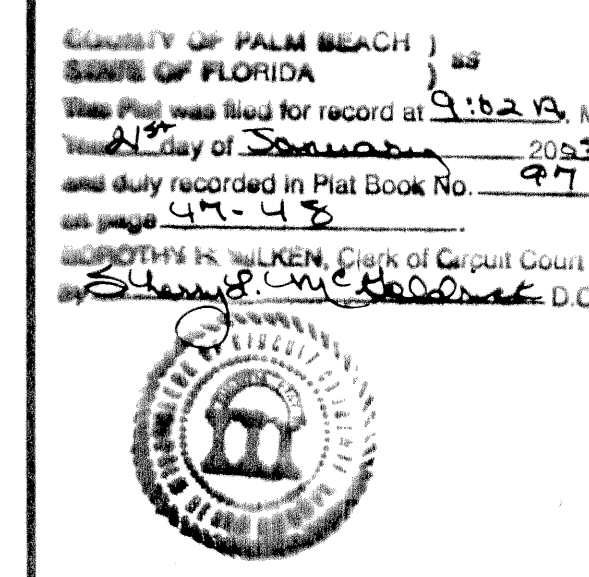


SHOPPES OF SHERBROOKE, MIXED USE PLANNED DEVELOPMENT

SHOPPES OF SHERBROOKE, M.U.P.D.

A REPLAT OF A PORTION OF LOT 4, TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A REPLAT OF A PORTION OF LEXINGTON I OF SHERBROOKE, P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING AND BEING WITHIN HIATUS OF TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 JULY, 2002



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SLABPAGE GROUP L.L., INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, AS SHOPPES OF SHERBROOKE, M.U.P.D., LYING WITHIN THE HIATUS OF TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, BEING A REPLAT OF A PORTION OF LOT 4, TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF A PORTION OF LEXINGTON I OF SHERBROOKE, P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 88°04'06" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 15.71 FEET; THENCE SOUTH 01°55'54" WEST, A DISTANCE OF 72.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 88°04'06" EAST, ALONG A LINE 72.50 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 207.63 FEET; THENCE NORTH 01°55'54" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°04'06" EAST, ALONG A LINE 60.50 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 381.46 FEET; THENCE SOUTH 13°03'03" EAST, ALONG A LINE 568.59 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 667.91 FEET; THENCE NORTH 88°04'06" WEST, A DISTANCE OF 679.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,058.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 64°02'41" EAST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°02'14", A DISTANCE OF 517.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°04'54" EAST, A DISTANCE OF 95.44 FEET; THENCE NORTH 47°00'24" EAST, A DISTANCE OF 56.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.06 ACRES, MORE OR LESS.

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

- 1. 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.
2. 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.

IN WITNESS WHEREOF, SLABPAGE GROUP L.L., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS DAY 18th OF December, 2002.

SLABPAGE GROUP L.L., INC.
A FLORIDA CORPORATION

By: Roger D. Birt II, President

Witness: M. Timothy Hanlon

Print Name: M. Timothy Hanlon

Witness: Arvin J. Jaffe

Print Name: ARVIN J. JAFFE

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROGER D. BIRT II, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, SLABPAGE GROUP L.L., INC., 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 IS 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 18th DAY OF December, 2002.

NOTARY PUBLIC: M. Timothy Hanlon

PRINT NAME: M. Timothy Hanlon

MY COMMISSION EXPIRES: August 29, 2003

COMMISSION NO. CC 864450

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 14272, AT PAGE 1826, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF December, 2002.

WACHOVIA BANK, NATIONAL ASSOCIATION

By: Joseph Magli, Vice President

Witness: M. Timothy Hanlon

Print Name: M. Timothy Hanlon

Witness: Arvin J. Jaffe

Print Name: ARVIN J. JAFFE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Joseph Magli, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, 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 18th DAY OF December, 2002.

NOTARY PUBLIC: M. Timothy Hanlon

PRINT NAME: M. Timothy Hanlon

MY COMMISSION EXPIRES: August 29, 2003

COMMISSION NO. CC 864450

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LEO L. BENTZ, 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 SLABPAGE GROUP L.L., INC., A FLORIDA CORPORATION, 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.

LEO L. BENTZ, ESQUIRE
BAR NUMBER 096171

By: Leo L. Bentz

LEO L. BENTZ

Attorney at Law

DATE: 12-18-02

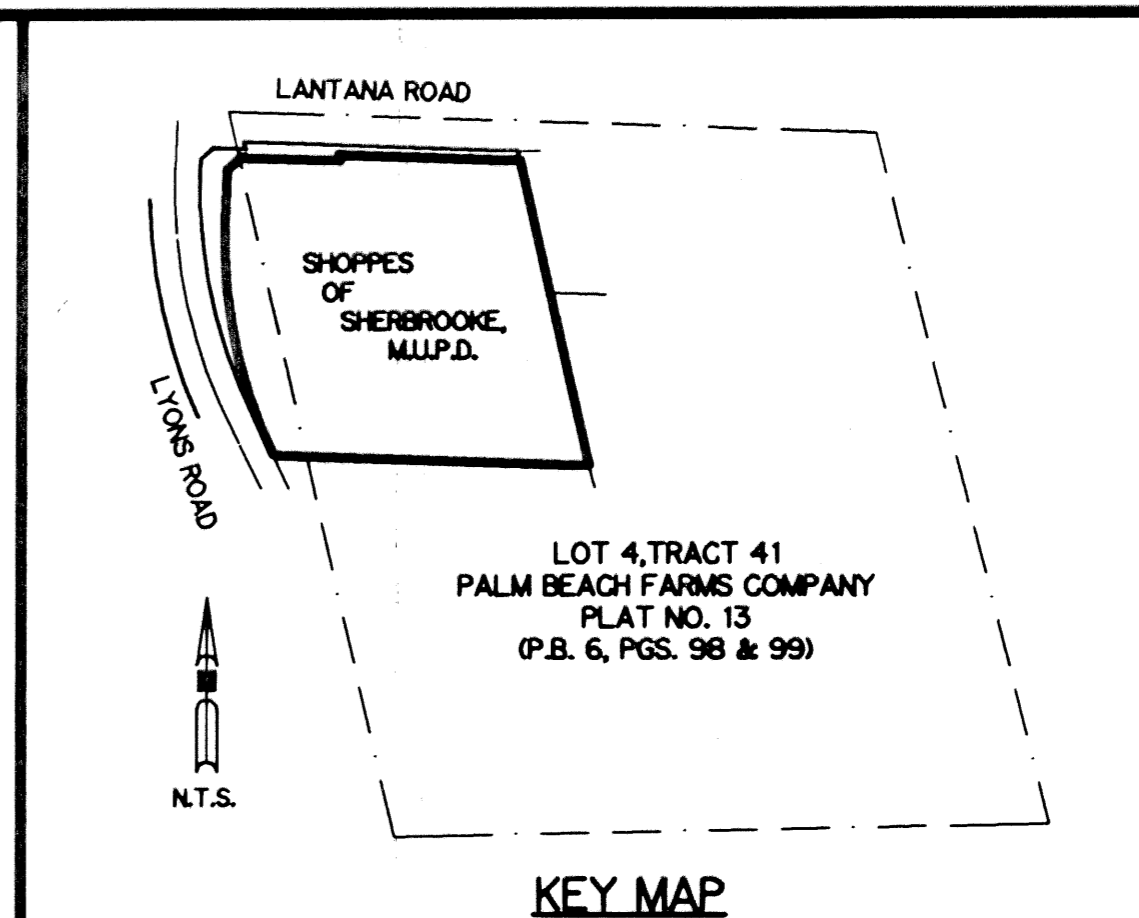
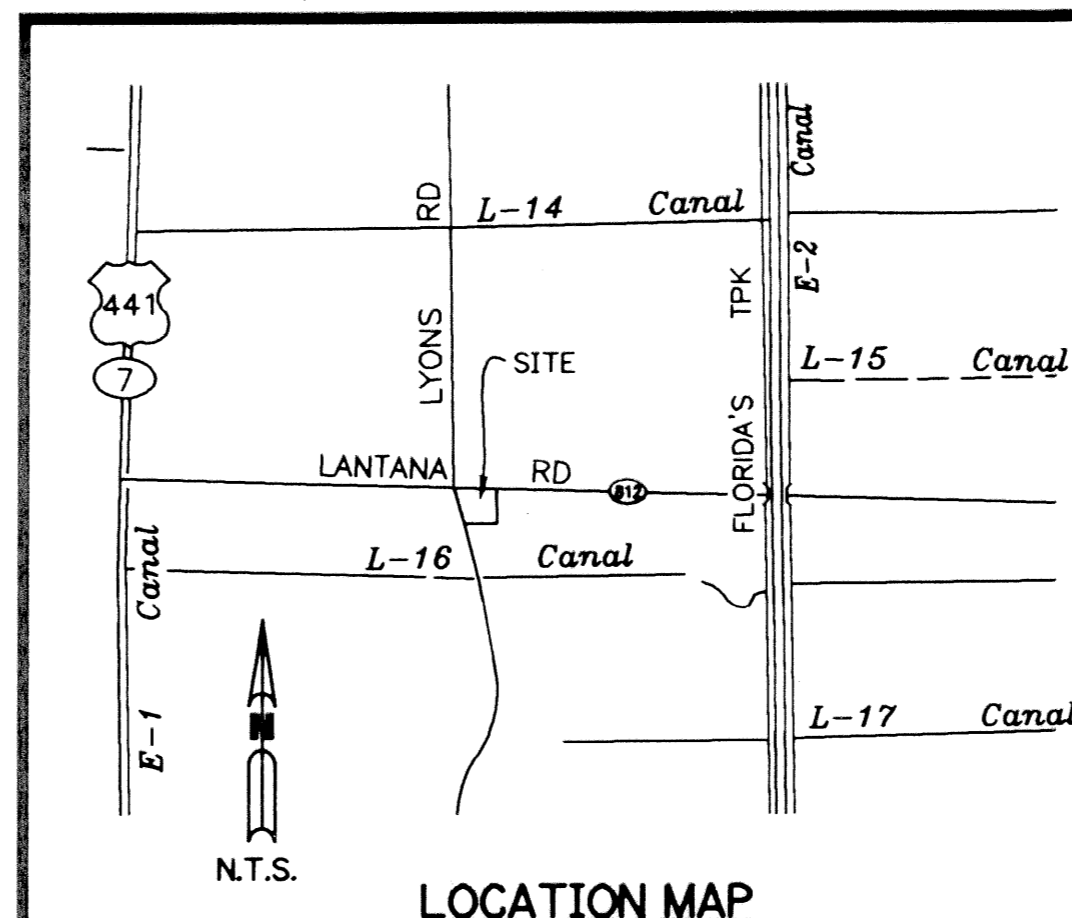
SURVEYOR'S CERTIFICATE

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 MONUMENTS ACCORDING TO SEC. 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.

By: Perry C. White, Professional Surveyor and Mapper
License No. 4213, State of Florida

DATE: 12-23-02

SITE PLAN DATA GOLF CLUB ESTATES
ZONING PETITION NO. 99-0061
TOTAL AREA 10.06 AC.



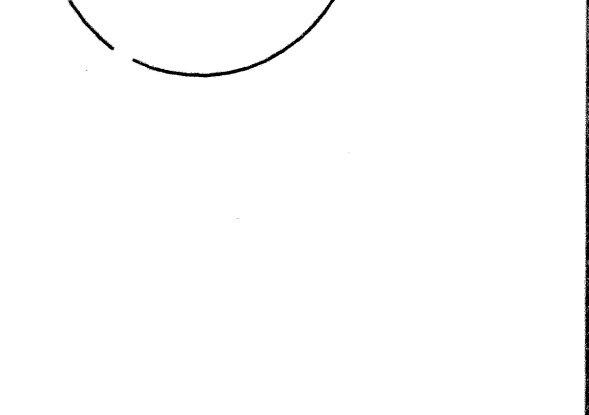
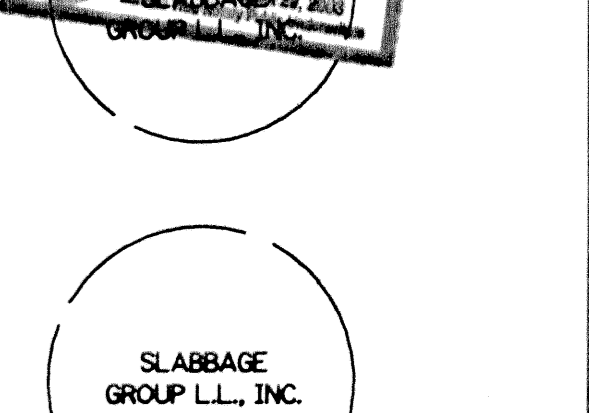
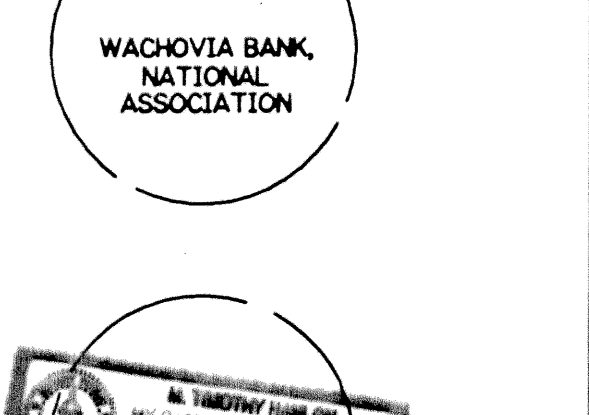
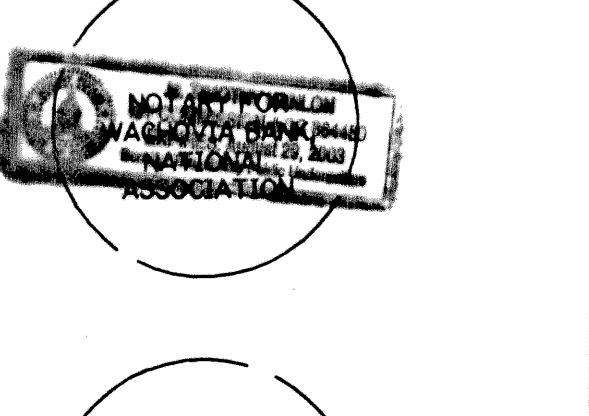
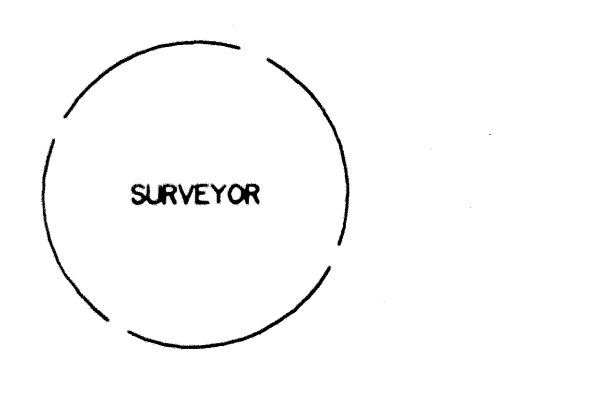
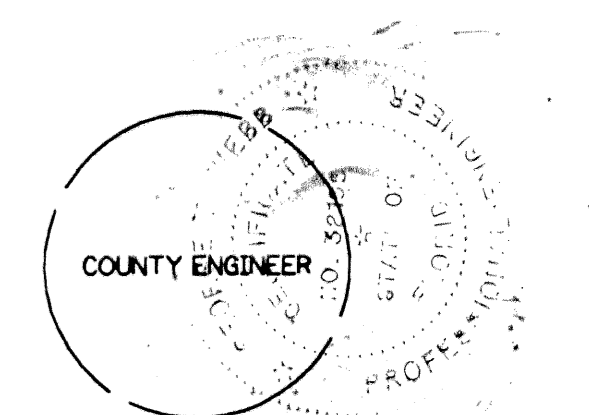
COUNTY ENGINEER

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 14th DAY OF January, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

By: George T. Webb, P.E.
COUNTY ENGINEER
DATE: 01-14-03

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, WHICH BEARS S88°04'06"E.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(OR) = NON-RADIAL
(RF) = RADIAL TO FRONT LOT LINE
(RR) = RADIAL TO REAR LOT LINE
4. 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 PALM BEACH COUNTY.
5. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
6. COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1980 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000222
ROTATION = 00°24'14" CLOCKWISE (GRID BEARING TO PLAT BEARING)
7. THE 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF LEXINGTON I OF SHERBROOKE, P.U.D. WAS ABANDONED PER OFFICIAL RECORD BOOK 11886, PAGE 1132.



SUBDIVISION SHOPPES OF SHERBROOKE, M.U.P.D.
BOOK 97 PAGE 47
FLOOD ZONE 15
QUAD # 49
SB
TAZ 740
FUD NAME