

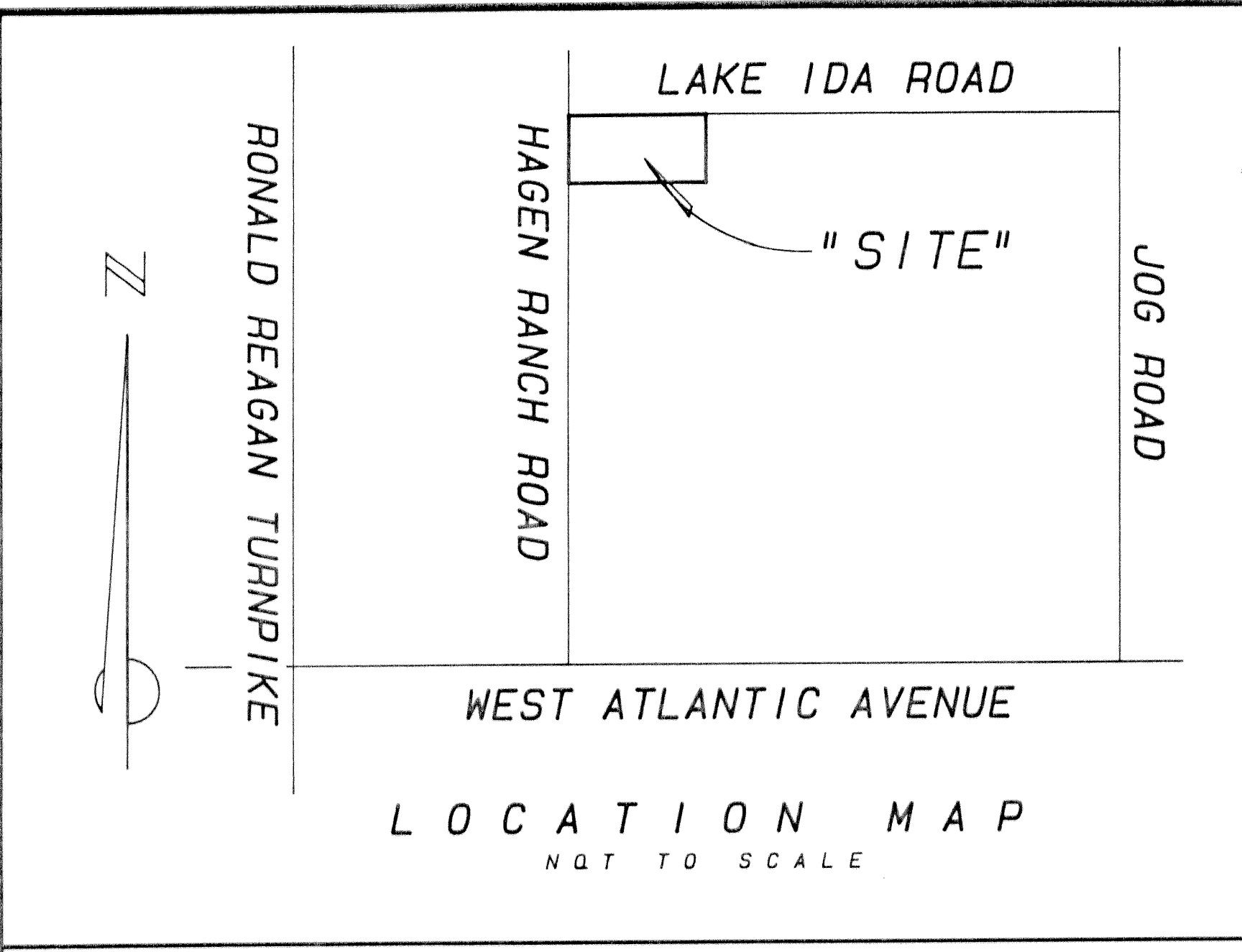
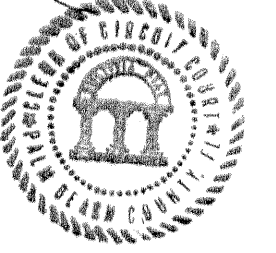
BETHESDA, A P. U. D.

LYING IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

JULY 2002 SHEET 1 OF 3

EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 3752
6295 LAKE WORTH ROAD • SUITE 13
LAKE WORTH • FLORIDA • 33463
TELE: (561)968-0421 • FAX: (561)968-0478

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 1:28 P.M.
This 4th day of April 2003
and duly recorded in Plat Book No. 98
on page 62-64
DOROTHY H. WILKEN, Clerk of Circuit Court
[Signature] D.C.



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MI SCHOTTENSTEIN HOMES, INC. AN OHIO CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF LAND SHOWN HEREON LYING IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BETHESDA, A P. U. D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE, BEAR NORTH 88°-56'-26" EAST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 83.02 FEET;

THENCE, SOUTH 01°-03'-34" EAST, A DISTANCE OF 53.46 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 14335, PAGE 904 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT RIGHT OF WAY FOR THE L-32 CANAL AS CALLED FOR IN CHANCERY CASE 407 RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING;

THENCE, BEAR NORTH 88°-56'-26" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 16 AND THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT RIGHT OF WAY FOR THE L-32 CANAL, A DISTANCE OF 1569.22 FEET;

THENCE, SOUTH 00°-00'-04" EAST, A DISTANCE OF 637.66 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SKYLINE DRIVE AS SHOWN ON THE UNRECORDED PLAT OF ANTIQUERS AERODROME AS RECORDED IN OFFICIAL RECORD BOOK 1657, PAGE 895 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, SOUTH 88°-57'-17" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF SKYLINE DRIVE AND THE NORTH LINE OF SAID UNRECORDED PLAT OF ANTIQUERS AERODROME, A DISTANCE OF 1600.69 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 14335, PAGE 928 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 02°-14'-54" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 219.20 FEET;

THENCE, NORTH 14°-21'-20" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 51.82 FEET;

THENCE, NORTH 02°-14'-54" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD AND ITS NORTHERLY CONTINUATION, AS RECORDED IN OFFICIAL RECORD BOOK 14335, AT PAGES 904 AND 907, RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 129.68 FEET;

THENCE, NORTH 01°-11'-33" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 239.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 23.152 ACRES, MORE OR LESS
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS
TRACT "S", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS 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, FLORIDA. TRACT "S" IS SUBJECT TO THE RESTRICTIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT, SET FORTH IN OFFICIAL RECORD BOOK 14648, PAGE 745 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "A", 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.

2. EASEMENTS
ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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 TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACT FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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.

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 MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., 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, SWALE, DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LAKE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR THE 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.

THE LANDSCAPE EASEMENT AND LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND LANDSCAPE BUFFER PURPOSES, RESPECTIVELY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS
TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS 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, AND ARE SUBJECT TO THE RESTRICTIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT, SET FORTH IN OFFICIAL RECORD BOOK 14648, PAGE 745 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS "L-1" AND "L-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 14115, PAGE 1659 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE CIVIC PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "O-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-2" AND "O-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS 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.

TRACTS "O-4" AND "O-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF OPERATING OFFICER AND ATTESTED BY ITS DIVISION PRESIDENT SAID ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF March, 2003.

WITNESS: *[Signature]*
MARK E. WELCH
WITNESS: *[Signature]*
MARILOU GONZALEZ
BY: *[Signature]*
IRVING E. SCHOTTENSTEIN
CHIEF EXECUTIVE OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED IRVING E. SCHOTTENSTEIN WHO (IS) (ARE NOT) PERSONALLY KNOWN TO ME AND WHO (HAVE) (HAVE NOT) PRODUCED AND RESPECTIVELY, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF MI SCHOTTENSTEIN HOMES, INC., AN OHIO 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 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 24 DAY OF March, 2003
MY COMMISSION EXPIRES: *[Signature]*
CYNTHIA KNUSELY
NOTARY PUBLIC
CC 970385

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE MONTEREY ESTATES HOMEOWNERS 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 12th DAY OF February, 2003.

ATTEST: *[Signature]*
MARILOU GONZALEZ, VICE PRESIDENT
BY: *[Signature]*
MARK E. WELCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARK E. WELCH AND MARILOU GONZALEZ, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME, AND WHO (HAVE) (HAVE NOT) PRODUCED AND RESPECTIVELY, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MONTEREY ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 12th DAY OF February, 2003
MY COMMISSION EXPIRES: *[Signature]*
CYNTHIA KNUSELY
NOTARY PUBLIC
CC 970385

P.U.D. TABULATION

PETITION NUMBER PDD 2001-059

TOTAL ACREAGE	23.152 ACRES
ROAD TRACT	2.970 ACRES
TRACT "A"	0.007 ACRES
WATER MANAGEMENT TRACTS	4.987 ACRES
TRACT "C" (PRIVATE CIVIC SITE)	0.463 ACRES
RECREATION TRACT	0.293 ACRES
OPEN SPACE	4.220 ACRES
LOTS	10.232 ACRES
NUMBER OF UNITS (SINGLE FAMILY HOMES)	48 UNITS
DENSITY	2.07 UN/ACRE

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 2 DAY OF April, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.061(1), F.S.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD B. MacFARLAND, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AS AGENT FOR ATTORNEYS' TITLE INSURANCE FUND, INC., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MI SCHOTTENSTEIN HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 2/14/03
RICHARD B. MacFARLAND, AS AGENT FOR ATTORNEYS' TITLE INSURANCE FUND, INC.

SURVEYOR'S CERTIFICATE

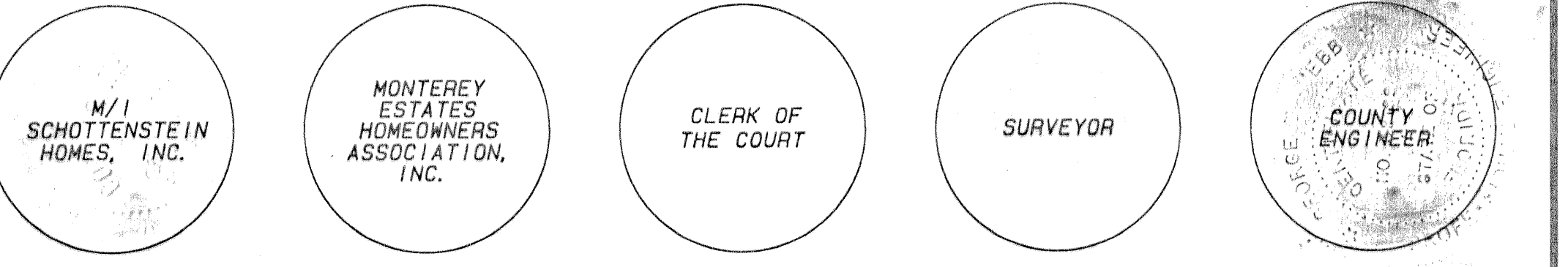
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.061(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.

DATE: FEB. 14, 2003
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

SURVEYOR'S NOTES:

- BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST BEING AN ASSUMED BEARING OF NORTH 00°-14'-55" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: (P.R.M. LB 3752)
- PERMANENT CONTROL POINTS ARE SHOWN THUS: (P.C.P. LB 3752)
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- 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.
- UNLESS INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
- 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, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 6295 LAKE WORTH ROAD, SUITE 13 LAKE WORTH, FLORIDA 33463



SUBDIVISION: Bethesda
PAGE: 62
BOOK: 98
FLOOD ZONE: B
QUAD: 51
SE: 44
TAZ: 44W
PUD NAME: BETHESDA
FLOOD MAP # 200A
ZONING PUD
ZIP CODE 33446