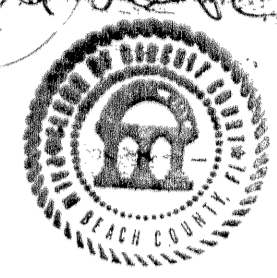


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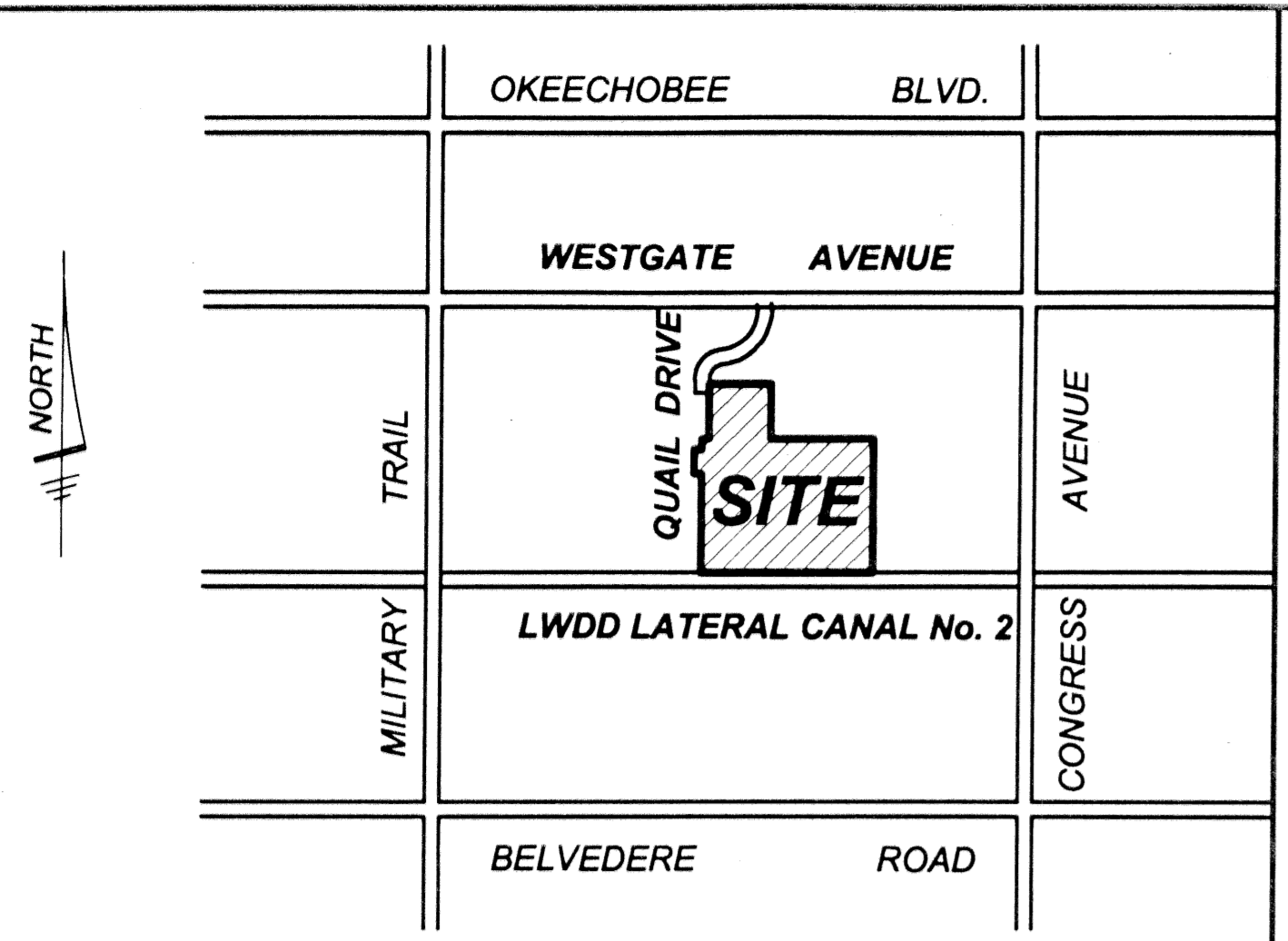
COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 9:03 A.M.  
This 20 day of MAY 2003  
and duly recorded in Plat Book No. 96  
on pages 191 thru 193.  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by \_\_\_\_\_



# MALLARDS LANDING P.U.D.

BEING A REPLAT OF PARCEL A, INDIAN WOODS P.U.D. ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 49, PAGE 1, AND A PORTION OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
JANUARY, 2003

SHEET 1 OF 3



VICINITY SKETCH  
(NOT TO SCALE)

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its managing member, Mallards Landing, Inc., a Florida corporation, licensed to do business in Florida, this 3rd day of January, 2003.

MORTGAGEE'S CONSENT FOR FANNIE MAE

MORTGAGEE'S CONSENT  
State of Pennsylvania  
County of Philadelphia

The undersigned hereby certifies that it is the holder of certain mortgages, 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 the following mortgages shall be subordinate to the dedication shown hereon, said mortgages being more particularly described as follows:  
(1) that certain Multifamily Mortgage, Assignment of Rents and Security Agreement from MALLARDS LANDING, LLC, a Florida limited liability company, to the HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, dated February 1, 2001 and recorded March 6, 2001 in Official Records Book 12353, Page 338, which was assigned by the HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY to U.S. BANK NATIONAL ASSOCIATION, as Trustee, 1/4 U.S. BANK TRUST NATIONAL ASSOCIATION, by Assignment and Intercreditor Agreement dated February 1, 2001 and recorded March 6, 2001 in Official Records Book 12353, Page 376, all in the Public Records of Palm Beach County, Florida; and  
(2) that certain Multifamily Mortgage, Assignment of Rents and Security Agreement (Forward Commitment Deposit Fee) from MALLARDS LANDING, LLC, a Florida limited liability company, to AMERICAN PROPERTY FINANCING, INC., a Delaware corporation, its successors and/or assigns, as their interest may appear, dated February 1, 2001 and recorded March 6, 2001 in Official Records Book 12353, Page 456, which was assigned by AMERICAN PROPERTY FINANCING, INC., a Delaware corporation, to FANNIE MAE, their respective successors and/or assigns, as their interest may appear, by Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement (Forward Commitment Deposit Fee) dated February 1, 2001 and recorded March 6, 2001 in Official Records Book 12353, Page 486, all in the Public Records of Palm Beach County, Florida.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Mallards Landing, LLC, a Florida limited liability company, owner of the land shown hereon being in Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as MALLARDS LANDING P.U.D., being more particularly described as follows:

DESCRIPTION:

A parcel of land lying in the Southeast Quarter of the Northeast Quarter of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of aforementioned Section 25; thence South 01° 33' 41" West along the East line of the Northeast Quarter of Section 25 (the East line of the Northeast Quarter of Section 25 is assumed to bear South 01° 33' 41" West and all other bearings are relative thereto) a distance of 2032.11 feet to a point on the North line of the Southeast Quarter of the Northeast Quarter of said Section 25, said point also being the Northeast corner of the Plat of Indian Woods P.U.D., as recorded in Plat Book 49, Page 1, Public Records of Palm Beach County, Florida, and the Point of Beginning of the hereinafter described parcel; thence continuing along said East line of the Northeast Quarter of Section 25 and the East line of said Plat of Indian Woods P.U.D. South 01° 33' 41" West a distance of 677.40 feet to a point on the South line of the Northeast Quarter of Section 25 and the Southeast corner of said plat; thence North 88° 50' 49" West along the South line of the Northeast Quarter of Section 25 and the South line of said plat a distance of 672.90 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 25 and the Southwest corner of said plat; thence North 01° 31' 38" East along the West line of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 25 and the West line of said plat a distance of 575.86 feet to a point; thence North 88° 58' 41" West a distance of 15.00 feet to a point; thence North 01° 31' 38" East along a line 15.00 feet West of and parallel with the West line of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 25, a distance of 62.00 feet to a point; thence South 88° 28' 22" East a distance of 15.00 feet to a point on said West line of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 25; thence North 01° 31' 38" East, along said East line, a distance of 38.13 feet to the Northwest corner of said Plat of Indian Woods P.U.D.; thence South 88° 58' 41" East, along the North line of said plat, a distance of 15.00 feet to a point on the East line of that parcel conveyed to Palm Beach County in Official Record Book 2356, Page 1287, Public Records of Palm Beach County, Florida; thence North 01° 31' 38" East, along said East line, a distance of 208.75 feet to a point; thence South 88° 58' 41" East, a distance of 193.75 feet to a point; thence South 01° 31' 38" West a distance of 208.75 feet to a point on the North line of said plat; thence South 88° 58' 41" East, along the North line of said plat and the North line of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 25, a distance of 464.57 feet to the Point of Beginning.

Containing in all 11.405 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and reserve as follows:

PARCEL "A"

Parcel "A" is hereby reserved by Mallards Landing, LLC, a Florida limited liability company, for residential development and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Mallards Landing, LLC, a Florida limited liability company, their successors and assigns, without recourse to Palm Beach County. Subject to restrictions set forth in Official Record Book 5831, Page 941, in favor of Lake Worth Drainage District.

LANDSCAPE BUFFER EASEMENTS

The Landscape Buffer Easements as shown hereon, are hereby reserved for the owners of Parcel "A", their successors and assigns, for landscape buffer purposes and is the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to Palm Beach County.

LIFT STATION ACCESS EASEMENT

The Lift Station Access Easement as shown hereon is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for ingress and egress to wastewater lift stations and related appurtenances.

LIFT STATION EASEMENT

The Lift Station Easement as shown hereon, is an exclusive easement and is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of wastewater lift stations and related appurtenances. These easements may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying these easements shall be the perpetual obligation of the property owner. No buildings, structures, trees, walls or fences shall be installed within these lift station easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

Mallards Landing, LLC  
a Florida limited liability company  
BY: Mallards Landing, Inc.,  
a Florida corporation, as managing member

WITNESS: [Signature]  
Gwen K. Dodge  
Printed Name  
BY: [Signature]  
Kristin M. Miller, President

WITNESS: [Signature]  
Barbara D. Flanagan  
Printed Name

ACKNOWLEDGEMENT

State of Florida - Connecticut  
County of Palm Beach - Fairfield  
BEFORE me personally appeared Kristin M. Miller, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as President of Mallards Landing, Inc., a Florida corporation, licensed to do business in Florida, as managing member of Mallards Landing, LLC, a Florida limited liability company, and severally acknowledged before me that she executed such instrument as such officer of said corporation, and that the seal affixed to said 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 3rd day of January, 2003.  
My Commission Expires: Sept 30, 2006  
[Signature]  
Signature of Notary Public  
MARY K. HOLZER  
Printed Name of Notary Public  
My Commission No.: N/A

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 9th day of January, 2003.

FANNIE MAE  
a corporation duly organized and existing under the Federal National Mortgage Association Charter Act 12 U.S.C. §1716 et seq.  
By: [Signature]  
Print Name: Cornelius R. O'Brien  
Print Title: Vice President  
WITNESS: [Signature]  
Deborah M. Hluchak  
Printed Name  
WITNESS: [Signature]  
MARY KAY ADAIR  
Printed Name

ACKNOWLEDGEMENT

State of Pennsylvania  
County of Philadelphia  
Before me personally appeared Cornelius R. O'Brien, who is personally known to me or has produced as identification and who executed the foregoing instrument as Vice President of FANNIE MAE, a corporation duly organized and existing under the Federal National Mortgage Association Charter Act 12 U.S.C. §1716 et seq., and severally acknowledged before me that he/she 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 9th day of January, 2003.  
[Signature]  
Signature of Notary Public  
KATHLEEN C. McNAESE  
Printed Name of Notary Public  
My Commission Expires: 6-7-06  
My Commission Number: N/A  
NOTARIAL SEAL  
KATHLEEN C. McNAESE, Notary Public  
City of Philadelphia, Philadelphia County  
My Commission Expires June 7, 2006

TABULAR DATA  
Petition No.: 82-022A  
Area: 11.405 Acres

MALLARDS LANDING SEAL: [Signature]  
NOTARY SEAL/STAMP: MARY K. HOLZER, NOTARY PUBLIC, MY COMMISSION EXPIRES SEP. 30, 2006  
FANNIE MAE SEAL: [Signature]  
NOTARY SEAL/STAMP: KATHLEEN C. McNAESE, Notary Public, City of Philadelphia, Philadelphia County, My Commission Expires June 7, 2006

MALLARDS LANDING P.U.D.  
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569  
801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33411 (561) 440-4501  
FIELD: D.W. JOB No.: 88-1552 "K" F.B.: WP71 PG.: 2  
OFFICE: R.C. DATE: MAY, 2002 DWG. No.: 88-1552-3  
C'K'D: REF: 88-1552P.ZAK SHEET 1 OF 3

SUBDIVISION MALLARDS LANDING  
BOOK 96 PAGE 191  
FLOOD ZONE B FLOOD HAZ # 195 B  
QUAD # 31 ZONING RUD 15E  
SE # 02-002  
TAZ 911 ZIP CODE 33406  
PUD NAME