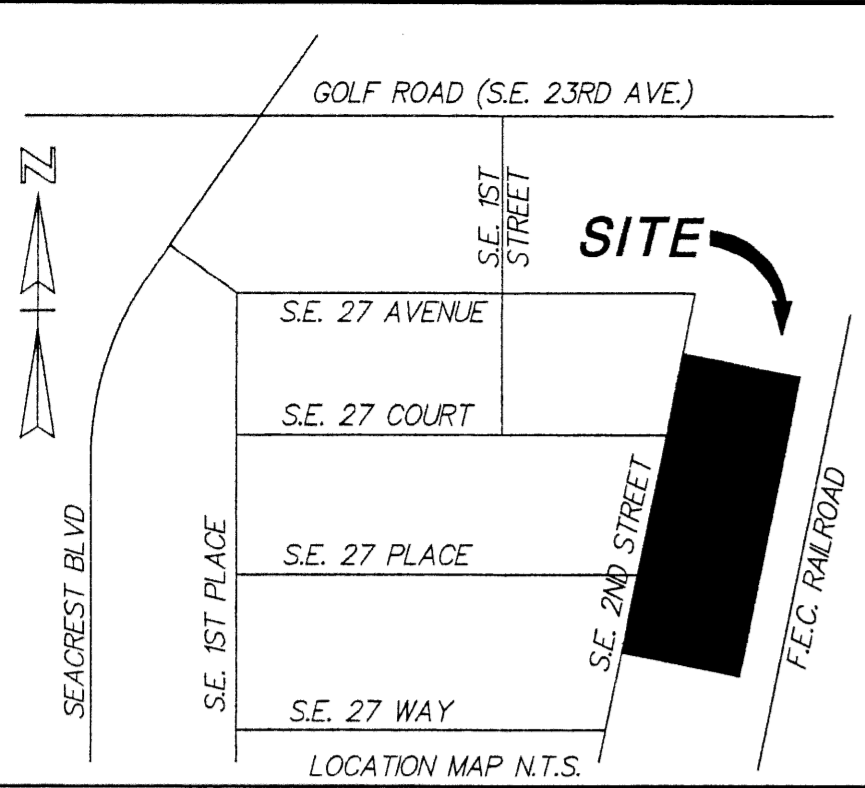


ORCHARD ESTATES

BEING A PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

DECEMBER, 2003



DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH,

KNOW ALL MEN BY THESE PRESENTS THAT WALTER L. ZILL AND VERNA SCHROCK ZILL, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ORCHARD ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST WITH A LINE 50 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF THE RIGHT OF WAY FOR THE FLORIDA EAST COAST RAILWAY; THENCE N8°44'27"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 667.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N8°44'27"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 556.15 FEET; THENCE N8°15'33"W, A DISTANCE OF 150.00 FEET TO A POINT ON A LINE 200.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF THE RIGHT OF WAY FOR THE FLORIDA EAST COAST RAILWAY; THENCE S8°15'33"E, ALONG SAID 200 FOOT PARALLEL LINE, A DISTANCE OF 556.15 FEET; THENCE S8°15'33"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 83,423 SQUARE FEET OR 192 ACRES MORE OR LESS.

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

LOTS 1 THROUGH 7, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH.

THE UTILITY EASEMENT AS SHOWN HEREON IS 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.

IN WITNESS WHEREOF, WE WALTER L. ZILL AND VERNA SCHROCK ZILL DO SET OUR HANDS AND SEALS THIS 7th DAY OF April, 2004.

WITNESS: Anthony M. Puccio BY: Walter L. Zill
 NAME: (AS TO BOTH) WALTER L. ZILL

WITNESS: Kacie Feeley BY: Verna Schrock Zill
 NAME: (AS TO BOTH) VERNA SCHROCK ZILL

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER L. ZILL AND VERNA SCHROCK ZILL, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF April, 2004.

MY COMMISSION EXPIRES: 11/27/2004
Michelle D. Edwards
 NOTARY PUBLIC
 NAME: Michelle D. Edwards
 COMMISSION NO.: CC 957312

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK A. PERRY, 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 TO WALTER L. ZILL AND VERNA SCHROCK ZILL; THAT ALL OF THE CURRENT TAXES HAVE BEEN PAID IN ACCORDANCE WITH F.S. 197.192, AS AMENDED; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 4/8/04
Mark A. Perry
 NAME: MARK A. PERRY
 ATTORNEY STATE OF FLORIDA
 LICENSE # 316806

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 WITHIN .01 FOOT PER CODE; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61 G 17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: 4/6/04 BY: Paul D. Engle
 PAUL D. ENGLE, P.S.M.
 LICENSE NO. 5708
 STATE OF FLORIDA

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF THE RIGHT OF WAY FOR THE FLORIDA EAST COAST RAILWAY HAVING A BEARING OF N8°44'27"E.

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 PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □

NO BUILDING OR STRUCTURE SHALL BE PLACED WITHIN EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH IS PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 21 DAY OF April, 2004, AND HAVE BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

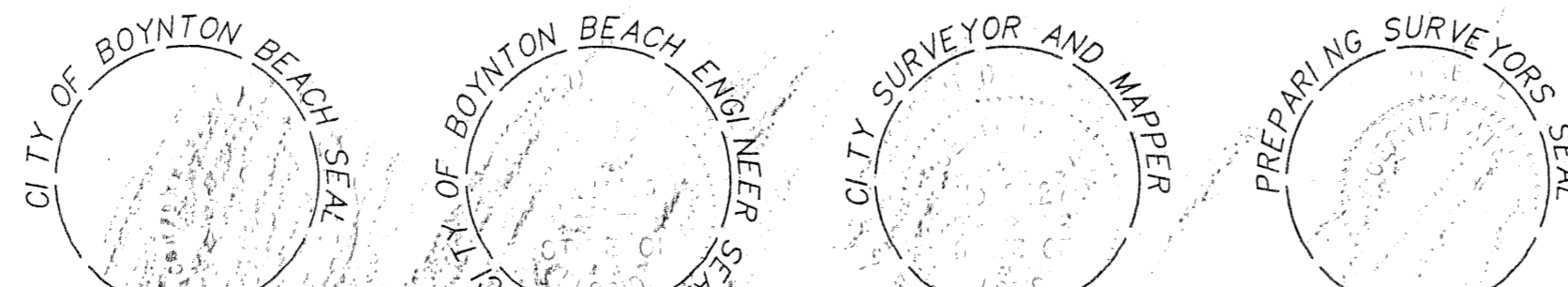
BY: Herbert D. Kelley, Jr.
 HERBERT D. KELLEY, JR. PE/PSM
 CITY SURVEYOR AND MAPPER

ORCHARD ESTATES IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF April, 2004.

BY: Jerry Taylor
 JERRY TAYLOR
 MAYOR

BY: Herbert D. Kelley, Jr.
 HERBERT D. KELLEY, JR. PE/PSM
 CITY ENGINEER

ATTEST (AS TO BOTH): Janet Prainito
 JANET PRAINITO
 CITY CLERK



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COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 2:16 PM
THIS 21 DAY OF April
2004 AND DULY RECORDED IN PLAT BOOK NO.
102 ON PAGE 25

DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY: Janet Prainito D.C.

