

DEDICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS OLD GATE SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, ACCORDING TO THE PLAT OF HOPE ACRES, AS RECORDED IN PLAT BOOK 26, PAGE 208, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S88°02'57"E ALONG THE NORTH LINE OF SAID PLAT OF HOPE ACRES AND ITS EASTERLY EXTENSION (BEARING BASIS), 985.63 FEET TO THE INTERSECTION WITH A LINE 75.99 FEET EAST OF AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF THE INTRACASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17, PAGE 7, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N16°15'53"W ALONG SAID PARALLEL LINE 390.30 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE PLAT OF CASAS DE MARBELLA, AS RECORDED IN PLAT BOOK 65, PAGES 28 AND 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°02'57"W ALONG SAID SOUTH LINE, 867.17 FEET TO THE EAST RIGHT OF WAY LINE OF PROSPERITY FARMS ROAD, AS ESTABLISHED AND IN USE, THENCE S01°28'03"W ALONG SAID EAST RIGHT OF WAY LINE, 370.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.886 ACRES, MORE OR LESS.

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

- 1) 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) TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, DRAINAGE AND UTILITY 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.
3) TRACT "C" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4) TRACT "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT, DRAINAGE, UTILITIES, MANGROVE PRESERVATION 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.

5) THE DRAINAGE EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON HEREBY RESERVED FOR THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR 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.

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.

- 6) 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.
7) 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, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, DAVID WILSON, THIS 21st DAY OF January, 2005

WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: Julie C. Lonie, PRINT NAME: Julie C. Lonie, BY: David Wilson, MANAGER

WITNESS: Mike Kerkachian, PRINT NAME: MIKE KERKACHIAN

OLD GATE SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

DECEMBER 2004

ACKNOWLEDGEMENT

STATE OF FLORIDA

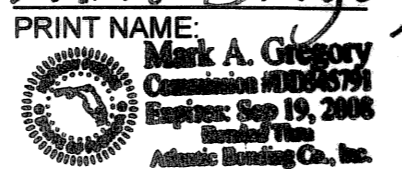
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID WILSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF January, 2005

MY COMMISSION EXPIRES: 9/19/2008, Mark Gregory, NOTARY PUBLIC

FLORIDA COMMISSION No. 00345791, Mark Gregory



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 21st DAY OF January, 2005

OLD GATE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Julie C. Lonie, PRINT NAME: Julie C. Lonie, BY: David Wilson, VICE PRESIDENT

WITNESS: Mike Kerkachian, PRINT NAME: MIKE KERKACHIAN

ACKNOWLEDGEMENT

STATE OF FLORIDA

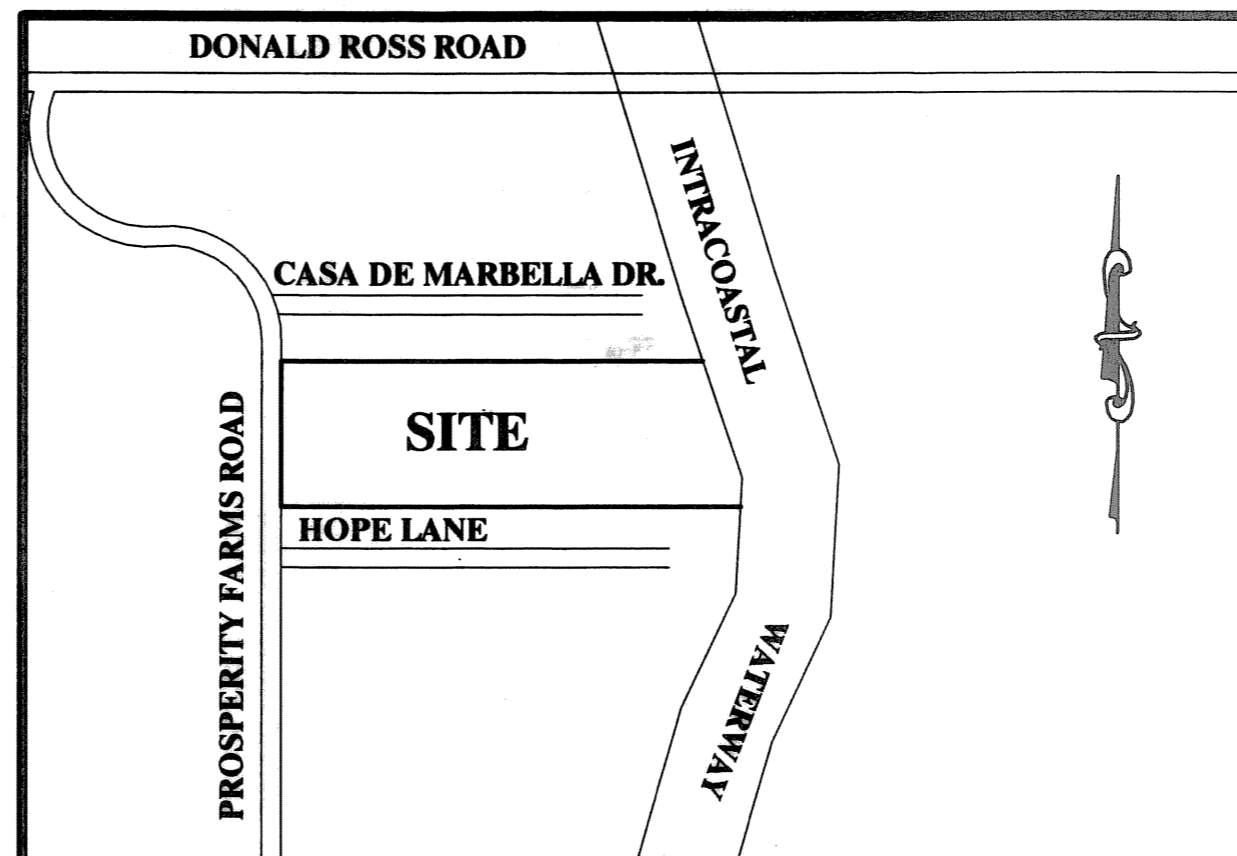
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID WILSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OLD GATE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF January, 2005

MY COMMISSION EXPIRES: 9/19/2008, Mark Gregory, NOTARY PUBLIC

FLORIDA COMMISSION No. 00345791, Mark Gregory



(NOT TO SCALE) VICINITY SKETCH

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 THE OFFICIAL RECORD BOOK 14056, AT PAGE 1843 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF January, 2005

MERCANTILE BANK, N/A, FLORIDA BANK, N.A.

WITNESS: David Wash, PRINT NAME: David Wash, BY: Rene Webster, SA. V. PRESIDENT

WITNESS: Rene Webster, SA. V. PRESIDENT, PRINT NAME AND TITLE: Rene Webster, SA. V. PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Rene Webster WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FLORIDA BANK, N.A., N/A MERCANTILE BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE BANK SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF January, 2005

MY COMMISSION EXPIRES: 4/14/2005, Shirlean Robinson, NOTARY PUBLIC

FLORIDA COMMISSION No. DD 6964, Shirlean Robinson



TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, STEVEN L. ROBBINS, 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 WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: January 20, 2005, April 6, 2005, STEVEN L. ROBBINS, ESQUIRE, FLORIDA BAR NO. 710288

SURVEYOR'S CERTIFICATION

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 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.

DAN W. DAILEY, P.S.M., LICENSE NO. 2439, STATE OF FLORIDA

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE PLAT OF HOPE ACRES, AS RECORDED IN PLAT BOOK 26, PAGE 208, PALM BEACH COUNTY, FLORIDA, BEING S88°02'57"E AND ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, 1990, ADJUSTMENT.
2) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF PALM BEACH COUNTY AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THE PROPERTY REFLECTED BY THIS PLAT.
3) 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 PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
5) ALL LINES ARE NOT RADIAL TO CURVE UNLESS OTHERWISE NOTED.
6) STATE PLANE COORDINATE INFORMATION:
A. COORDINATES SHOWN ARE GRID
B. DATUM = NAD 83, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT
F. ALL DISTANCES ARE GROUND
G. SCALE FACTOR = 1.000046263
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
7) 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 THIS COUNTY.

PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 26th DAY OF April, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

170 COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record of this 26th day of April, 2005 and duly recorded in Plat Book No. 104 on page 170-171

SURVEYOR'S SEAL, OLD GATE PROPERTY OWNERS ASSOCIATION, INC., MERCANTILE BANK, N/A, FLORIDA BANK, N.A.

Handwritten notes: 170, 104, AE, 119B, RS, 32410, 049, 2005-04-26