

DEDICATION OF WE HELP COMMUNITY DEVELOPMENT CORPORATION AND ACCEPTANCE OF MAINTENANCE OBLIGATIONS ABIDJAN ESTATES PHASE ONE AND PHASE TWO

KNOW ALL MEN BY THESE PRESENTS THAT WE HELP COMMUNITY DEVELOPMENT CORPORATION, A FLORIDA NON-PROFIT CORPORATION, THE OWNER OF THE FOLLOWING DESCRIBED LAND, WHICH IS DESIGNATED AS THE PARENT TRACT:

A parcel of land lying in the Northeast Quarter of Section 6, Township 44 South, Range 37 East, Palm Beach County, Florida, described as follows: Commencing at the Northeast corner of Section 6, Township 44 South, Range 37 East, thence South 89°45'16" West 822.45 feet along the North line of said Section 6, to the point of beginning of the hereinafter described parcel;

Containing: GROSS AREA: 73.149 Acres (3186382.05 square feet) LESS AND NOT INCLUDING: The North 37 feet thereof measured at right angles to the North line of Section 6, Township 44 South, Range 37 East, containing: 1.54 Acres.

PHASE 1 DESCRIPTION

Commencing at the point of beginning of the Parent Tract, said point being on the North line of Section 6, Township 44 South, Range 37 East, South 89°45'16" West 822.45 feet West from the Northeast corner of said Section 6;

PHASE 2 DESCRIPTION

Commencing at the point of beginning of the parent tract, said point being on the North line of Section 6, Township 44 South, Range 37 East, South 89°45'16" West 822.45 feet West from the Northeast corner of said Section 6;

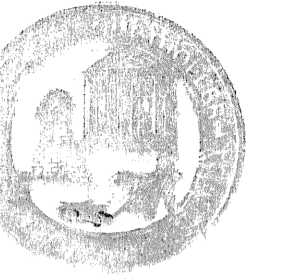
00004-005

ABIDJAN ESTATES, A PLANNED UNIT DEVELOPMENT, REVISED FINAL PLAT FOR PHASES 1, & 2 CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST

20050334803

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COUNTY OF PALM BEACH) ss STATE OF FLORIDA) This Plat was filed for record at P. M. on this 12th day of JUNE, 2005, and duly recorded in Plat Book No. 105 on page 33-37. SHARON R. BUCK, Clerk & Comptroller by Alois J. Johnson D.C.



HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE DEDICATIONS, RESERVATIONS AND ACCEPTANCE AS FOLLOWS:

THE OBLIGATION TO MAINTAIN THE WATER QUALITY AND WATER LEVEL OF TRACTS 3 AND TRACT 7 ARE HEREBY DEDICATED IN FAVOR OF ABIDJAN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. THERE SHALL BE NO CONSTRUCTION, INCLUDING LANDSCAPING, WITHIN THE STORM WATER AND DRAINAGE AREAS.

THE STREETS, DABOU LOOP, NAJIEH AVENUE AND GRAND BASSAM STREET, ARE HEREBY DEDICATED TO THE CITY OF BELLE GLADE, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING WITHOUT LIMITATION, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

A 58 FOOT RIGHT OF WAY (AVENUE G), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BELLE GLADE, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, SUBJECT TO A 23 FOOT EASEMENT IN FAVOR OF THE SOUTH FLORIDA CONSERVANCY DISTRICT AS DESCRIBED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 14117 PAGE 1167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING, WITHOUT LIMITATION, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

A BUFFER AND LANDSCAPING EASEMENT, AS SHOWN HEREON, ALONG LOTS 1 THROUGH 29, BLOCK 14 IS HEREBY DEDICATED AND RESERVED UNTO ABIDJAN ESTATES HOMEOWNERS ASSOCIATION, INC. THIS EASEMENT SHALL BE THE MAINTENANCE OBLIGATION OF THE HOMEOWNERS ASSOCIATION, NO IMPROVEMENTS, CONSTRUCTION OR TREES SHALL BE PLACED WITHIN THIS EASEMENT AREA.

FOR THE SINGLE FAMILY RESIDENTIAL LOTS THE FRONT, SIDE AND REAR SETBACKS ARE AS FOLLOWS: FRONT 25 FEET (20 FEET WITH OPEN PORCHES); SIDE 7.5 FEET; AND REAR 15 FEET, WHICH SETBACKS WILL DEFINE THE "BUILDABLE AREA". FRONT PORCHES ON BUILDINGS WITH A 20 FOOT FRONT SETBACK MAY NOT BE ENCLOSED EXCEPT FOR TRADITIONAL SCREEN MATERIALS WITH A MINIMAL SUPPORTING STRUCTURE. CHAIN-LINK FENCING SHALL NOT BE ALLOWED IN FRONT YARD SETBACKS.

IN WITNESS WHEREOF, FIDELITY FEDERAL BANK AND TRUST has caused this Plat to be executed and delivered on its behalf by its duly authorized representative.

WE HELP COMMUNITY DEVELOPMENT CORPORATION BY: Dr. D.M. Walker, Executive Director, Witness Clifford Downing

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared DR. D.M. WALKER who is personally known to me, or has produced to me as identification, and who executed the foregoing instrument as Executive Director of WE HELP COMMUNITY DEVELOPMENT CORPORATION, a Florida non-profit corporation, and severally acknowledged to and before me that 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.

My commission expires: 7/24/05 Notary Public (Seal)

My commission expires: 8/24/05 Notary Public (Seal)

My commission expires: 8/24/05 Notary Public (Seal)

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My commission expires: 8/24/05 Notary Public (Seal)

My commission expires: 8/24/05 Notary Public (Seal)

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 15184 at page 0401 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication show hereon.

IN WITNESS WHEREOF, the said City of Belle Glade, Florida, has caused these presents to be signed by Steve B. Wilson, as Mayor and its corporate seal to be affixed hereon by and with the authority of its City Commission this 25th day of May, 2005.

ACKNOWLEDGEMENTS STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME personally appeared Steve Wilson, who is personally known to me, or has produced to me as identification, and who executed the foregoing instrument as Mayor of City of Belle Glade, and severally acknowledged to and before me that [he] [she] executed such instrument as such officer of said City, and that the seal affixed to the foregoing instrument is the corporate seal of said City 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 municipality.

My commission expires: 7/24/05 Notary Public (Seal)

MORTGAGEE'S CONSENT STATE OF FLORIDA) COUNTY OF HENRY) 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 _____ Page _____ and in of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication show hereon.

IN WITNESS WHEREOF, FIDELITY FEDERAL BANK AND TRUST has caused this Plat to be executed and delivered on its behalf by its duly authorized representative.

FIDELITY FEDERAL BANK AND TRUST BY: [Signature] PRINT NAME: John M. Auerholz, First Vice President

ACKNOWLEDGEMENTS STATE OF FLORIDA) COUNTY OF HENRY) BEFORE ME personally appeared John M. Auerholz, who is personally known to me, or has produced to me as identification, and who executed the foregoing instrument as First Vice President of FIDELITY FEDERAL BANK AND TRUST, and severally acknowledged to and 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.

My commission expires: 8/24/05 Notary Public (Seal)

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TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Lynn Solomon, Esq., 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 WE HELP COMMUNITY DEVELOPMENT CORPORATION, a Florida non-profit 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.

Dated: May 17, 2005.

BEFORE ME personally appeared LYNN SOLOMON who is personally known to me and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purpose expressed therein.

WITNESS my hand and official seal this 17th day of May, 2005.

CITY APPROVALS AND ACCEPTANCE CITY OF BELLE GLADE THE CITY OF BELLE GLADE, FLORIDA, A MUNICIPAL CORPORATION, OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, HEREBY APPROVES THE PLAT OF ABIDJAN ESTATES AND APPROVES AND ACCEPTS THE DEDICATIONS IN ITS FAVOR SET FORTH HEREIN AND ACCEPTS THE MAINTENANCE OBLIGATIONS DESCRIBED HEREIN AS OF May 25, 2005.

IN WITNESS WHEREOF, the said City of Belle Glade, Florida, has caused these presents to be signed by Steve B. Wilson, as Mayor and its corporate seal to be affixed hereon by and with the authority of its City Commission this 25th day of May, 2005.

City of Belle Glade, Florida, a municipal corporation under the State of Florida BY: Steve B. Wilson, Mayor

ACKNOWLEDGEMENTS STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME personally appeared Steve Wilson, who is personally known to me, or has produced to me as identification, and who executed the foregoing instrument as Mayor of City of Belle Glade, and severally acknowledged to and before me that [he] [she] executed such instrument as such officer of said City, and that the seal affixed to the foregoing instrument is the corporate seal of said City 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 municipality.

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REVIEWING SURVEYOR'S APPROVAL This Plat has been reviewed in accordance with Chapter 177.081(1) F.S. to determine that all data required by Chapter 177 F.S. is shown. While random checks of geometric data reflect its adequacy, no representation of the full verification of said data is made.

Reviewing Surveyor: Franklin A. Shuts Date: 5-13-05 Print name: Franklin A. Shuts Florida License Number: 2780

INDEX 1 COVER SHEET 1 2 COVER SHEET 2 3 KEY MAP PHASES 4 PHASES 1 AND 1A 5 PHASE 2

NOTICE: 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.

ABIDJAN ESTATES SEAL

NOTARY PUBLIC SEAL

CITY OF BELLE GLADE SEAL

NOTARY PUBLIC SEAL

FIDELITY FEDERAL BANK SEAL

NOTARY PUBLIC SEAL

LYNN SOLOMON SEAL

CITY OF BELLE GLADE SEAL

SURVEYOR SEAL

REVIEWING SURVEYOR SEAL