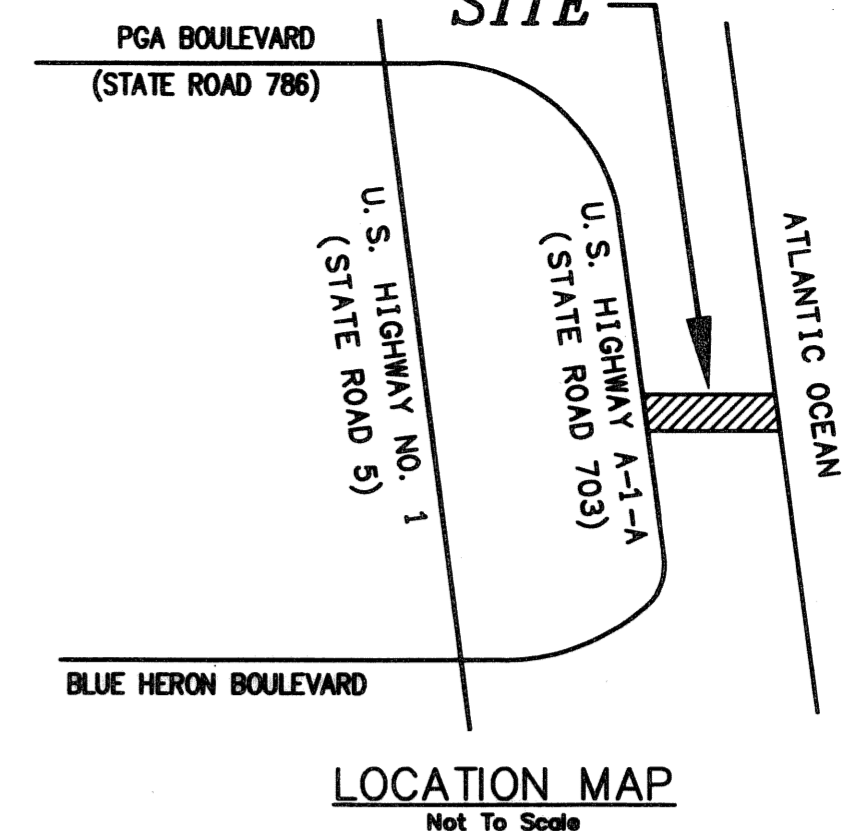


00056-026

RESORT AT SINGER ISLAND

LYING IN SECTIONS 22 AND 23, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA
AND BEING A REPLAT OF PALM BEACH RACQUET CLUB SITE
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 88
SHEET NO. 1 OF 2

MARCH - 2005



191

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:22 PM this 22 day of August, 2005, and duly recorded in Plat Book No. 185 on Pages 147 thru 149.

SHARON R. ROCK
Clerk, Circuit Court
By: *[Signature]*

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that Resort at Singer Island Properties, Inc., a Florida corporation, the owner of the land shown hereon as RESORT AT SINGER ISLAND and lying in Sections 22 and 23, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida, being more particularly described as follows:

Parcel A:

All that portion of Sections 22 and 23, Township 42 South, Range 43 East, Riviera Beach, Palm Beach County, Florida, bounded as follows:

On the south by a line that is 205 feet north of and that is measured at right angles to and that is parallel to the south line of said Sections 22 and 23, Township 42 South, Range 43 East, Riviera Beach, Palm Beach County, Florida;

On the east by the waters of the Atlantic Ocean;

On the north by a line that is 305 feet north of and that is measured at right angles to and that is parallel to the south line of Sections 22 and 23, Township 42 South, Range 43 East, Riviera Beach, Palm Beach County, Florida;

On the west by the center line of State Road 703 (U.S. Highway A-1-A).

Less and except the right of way of said State Road 703 (U.S. Highway A-1-A), title to which is vested in the State of Florida Department of Transportation, as evidenced by the Maintenance Map recorded in Road Plat Book 6, Page 11, Public Records of Palm Beach County, Florida.

Parcel B:

Situate, lying and being in the City of Riviera Beach, Palm Beach County, Florida, to-wit:

PALM BEACH RACQUET CLUB SITE, also known as THE RACQUET CLUB, being all of a parcel of land in Riviera Beach, Florida, as recorded by plat in the office of the Clerk of the Circuit Court of Palm Beach County, Florida, in Plat Book 27, Page 88.

Less and except the right of way of said State Road 703 (U.S. Highway A-1-A), title to which is vested in the State of Florida Department of Transportation, as evidenced by the Maintenance Map recorded in Road Plat Book 6, Page 11, Public Records of Palm Beach County, Florida.

The total site contains 6.17 acres more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate the previously described real property as follows:

1. Tract 1, as shown hereon, is hereby reserved by Resort at Singer Island Properties, Inc., a Florida corporation.
2. Tract 2, as shown hereon, is hereby dedicated for the perpetual use of the public for public street purposes.

IN WITNESS WHEREOF, Resort at Singer Island Properties, Inc., a Florida corporation, has caused these presents to be signed by its vice president and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 1st day of JUNE, 2005.

Resort at Singer Island Properties,
a Florida corporation

By: *[Signature]* Vice President
PAUL DEUMONIP (Printed Name) (Title)

ATTEST:
[Signature] SEA
STEWART G. GIBBS (Printed Name) (Title)

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF Palm Beach } SS

BEFORE ME personally appeared Paul Deumonip, who is personally known to me, or has produced a driver's license as identification and who executed the foregoing instrument as Vice President of Resort at Singer Island Properties, Inc., a Florida 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 1st day of June, 2005.

My commission expires: 10/13/06
Commission No. DD157801

[Signature]
Gerald Sketz
Notary Public-State of Florida
Commission No. *[Signature]*

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF } SS

We, First Fidelity Title, Inc. a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Resort at Singer Island Properties, Inc., a Florida 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; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 6/2/05 BY: *[Signature]*
Regional Director (Printed Name) (Title)

REVIEWING SURVEYOR

On behalf of the City of Riviera Beach and in accordance with Chapter 177.081 (1) of the Florida Statutes, the undersigned, a licensed Professional Surveyor and Mapper, has reviewed this plat for conformity with Chapter 177, Part 1 of the Florida Statutes and the ordinances of the City of Riviera Beach.

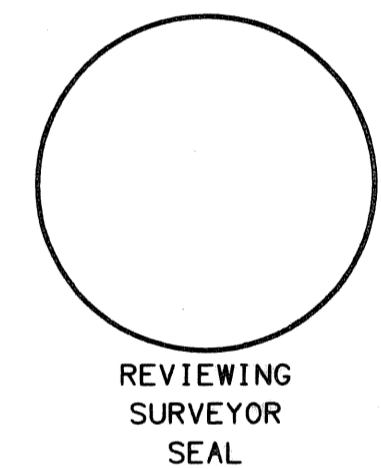
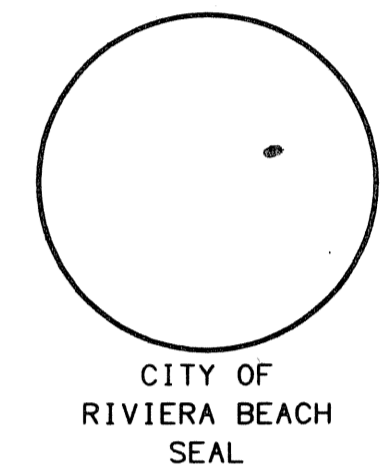
Date: 6/21/2005

[Signature]
Stephen M. Gordon, PSM
Professional Surveyor and Mapper
Florida License Number LS5974

SURVEYOR'S CERTIFICATION

This is to certify that the Plat shown hereon was prepared under my direction and supervision and 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") and Monuments according to Chapter 177.091(9), F.S. have been placed as required by law; and, further, that the plat complies with all the plat and survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Riviera Beach, Florida.

[Signature]
Elizabeth A. Lindsay, P.S.M.
Professional Surveyor and Mapper - Florida License Number LS4724
BETSY LINDSAY, INC.
208 North U.S. 1, # 8
Tequesta, Florida 33469
Certificate of Authorization Number LB6852



APPROVALS

City of Riviera Beach
County of Palm Beach, Florida

It is hereby certified that this plat of RESORT AT SINGER ISLAND has been officially approved for record by the City of Riviera Beach, Florida this 19 day of August, 2005.

By: *[Signature]*
Michael D. Brown, Mayor

By: *[Signature]*
Carrie E. Ward, City Clerk

By: *[Signature]*
Lai John Samadi, P.E., City Engineer

NOTES

Bearings shown hereon are based on an assumed meridian, reference a bearing of North 02°11'32" East along the centerline of State Road No. 703.

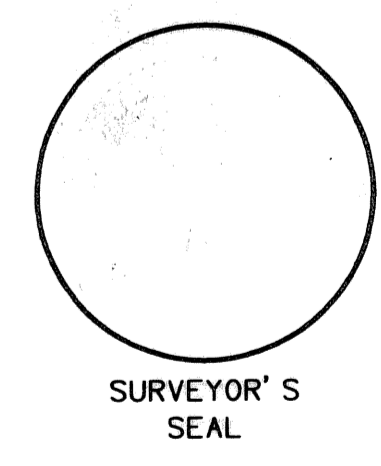
Building Setback Lines shall be no less than required by City of Riviera Beach, Florida Zoning Regulations.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the National Institute of Standards and Technology and and refer to the horizontal plane.

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 THIS COUNTY.



THIS INSTRUMENT PREPARED BY:
Elizabeth A. Lindsay, P.S.M.
Professional Surveyor and Mapper
Florida License Number LS4724
BETSY LINDSAY, INC.
208 North U.S. 1, # 8
Tequesta, Florida 33469
Certificate of Authorization Number LB6852

COMPUTED JAD
DRAWN JAD
CHECKED
APPROVED
JOB NO. 182761

Dolphin \Projects\WatermarkCommunities\182761-RSI\PLAT\ResortCover.Dwg