

LOCATION MAP

FOREST HILL BOULEVARD

NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PIPER'S CAY, LLC A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PIPER'S CAY WYNDAM II A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF MODEL LAND COMPANY SUBDIVISION OF SECTION 2 TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

THE WEST 135 FEET OF THE EAST 269 FEET OF THE NORTH 153 FEET OF THE SOUTH 208 FEET OF TRACT 23, MODEL LAND COMPANY SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY,

THE EAST 330 FEET OF TRACT 23, LESS THE WEST 135 FEET OF THE EAST 269 FEET OF THE NORTH 153 FEET OF THE SOUTH 208 FEET AND THE SOUTH 55 FEET FOR SUMMIT BOULEVARD RIGHT-OF-WAY OF TRACT 23 AND THE EAST 330 FEET OF TRACT 24, MODEL LAND COMPANY SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF TRACTS 21 AND 22, MODEL LAND COMPANY SUBDIVISON OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE FINAL JUDGMENT QUIETING TITLE, RECORDED IN OFFICIAL RECORD BOOK 2449, PAGE 1442, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 55 FEET OF SAID TRACT 22 FOR RIGHT-OF-WAY FOR SUMMIT BOULEVARD.

TOGETHER WITH:

THAT PORTION OF THE PLATTED ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF MODEL LAND COMPANY SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION OF THE RIGHT-OF-WAY BEING 20 FEET IN WIDTH, BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF TRACT "C" SOCIETY HILL PLAT NO. 5 CANNONGATE (P.U.D.), AS RECORDED IN PLAT BOOK 47 PAGE 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE EAST BY THE WEST LINE OF TRACT "F" OF SAID SOCIETY HILL PLAT NO. 5 CANNONGATE (P.U.D.); BOUNDED ON THE SOUTH BY THE NORTH LINE OF TRACTS 21 AND 24 OF SAID MODEL LAND COMPANY SUBDIVISION; AND BOUNDED ON THE WEST BY THE EAST LINE OF THE PLAT OF SOUTHWOODS, AS RECORDED IN PLAT BOOK 33, PAGE 158, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 88°01'34" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2, A DISTANCE OF 324.50 FEET; THENCE NORTH 01°23'22" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD AND THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 88°01'34" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD, A DISTANCE OF 665.05 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF SOUTHWOODS, AS RECORDED IN PLAT BOOK 33, PAGE 158, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°23'22" EAST ALONG THE EAST LINE OF SAID PLAT OF SOUTHWOODS. A DISTANCE OF 1240 IS FEET TO THE NORTHEAST CORNER OF SOUTHWOODS, A DISTANCE OF 1240.16 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF SOUTHWOODS; THENCE SOUTH 87°56'13" EAST ALONG THE SOUTH LINE OF TRACT "C", SOCIETY HILL PLAT NO. 5 CANNONGATE (P.U.D.), AS RECORDED IN PLAT BOOK 47, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 665.07 FEET; THENCE SOUTH 01°23'22" WEST ALONG THE WEST LINE OF TRACT "F", SAID SOCIETY HILL PLAT NO. 5 CANNONGATE (P.U.D.) AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 1239.12 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 18.93 ACRES, MORE OR LESS.

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

EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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

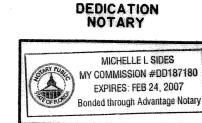
THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

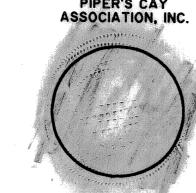
THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

PIPER'S CAY LLC SEAL

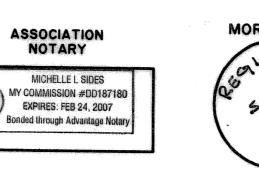
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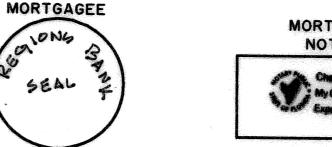












PIPER'S CAY

ACCEPTANCE OF DEDICATION

THE PIPER'S CAY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION

TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY

BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A653-546-59-363-D AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PIPER'S CAY

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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT

MORTGAGEE'S CONSENT

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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17809 PAGE 1356, OF THE PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE

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 2157 DAY OF DCTOBER 2005.

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED JEFFREY H. CANNON, WHO IS PERSONALLY

KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REGIONS BANK, A FLORIDA STATE BANKING

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF OCTOBER 2005.

TITLE CERTIFICATION

I, DAVID B. NORRIS, 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 PIPER'S CAY, LLC, 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

DAY OF ____

PRINTED NAME OF NOTARY

A FLORIDA STATE BANKING CORPORATION

JEPFREY H CANNON, SENIOR VICE PRESIDENT

PRINTED NAME OF NOTARY

DAVID B. NORRIS

ATTORNEY AT LAW

IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: Q.QY.01

COMMISSION NUMBER DD187180

STATE OF FLORIDA

COUNTY OF PALM BEACH

DEDICATION SHOWN HEREON.

WITNESS: Kim C. Oliver BY:

WITNESS: Coqueline Williams

PRINTED NAME Jacqueline williams

THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: 1/28/08

COMMISSION NUMBER DD261472

Nov 1, 2005

STATE OF FLORIDA

COUNTY OF PALM BEACH

PRINTED NAME CHERYL COOPERHAD

STATE OF FLORIDA

COUNTY OF PALM BEACH

PIPER'S CAY ASSOCIATION, INC.

A FLORIDA CORPORATION NOT FOR PROFIT

MICHAGL P. ARANDA . PRESIDENT

STATE OF FLORIDA

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY OF PALM BEACH

WYNDAM II A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF MODEL LAND COMPANY SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET I OF 4 SEPTEMBER, 2005

PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, 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.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. COMMENCES CONSTRUCTION OF INSTALL ATION OF FACILITIES ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE PIPER'S CAY ASSOCIATION, INC. LIPON THE COUNTY'S TEMPORARY OF REPORTS. INC., UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

TRACTS

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL THE TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OTHER APPURTENANCES THERETO, INCLUDING INCRESS (FORESS DECREATION BARKING AND PROPER BURBOSES WITH INGRESS/EGRESS, RECREATION, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "B", "C", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

TRACTS "R-I", "R-2 AND "R-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, O.R.B. 18981, PAGE 1213, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE CIVIC PURPOSES AS IS DEFINED IN THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

TRACTS "O-I", "O-2", "O-3", "O-4" AND "O-5" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PIPER'S CAY ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

_____ 2005.

> PIPER'S CAY, LLC A FLORIDA LIMITED LIABILITY COMPANY MICHAEL F. ARANDA MANAGER

ACKNOWLEDGMENT

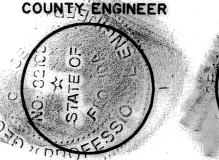
STATE OF FLORIDA COUNTY OF PALM BEACH

PRINTED NAME <u>Sandra</u> Herndon

BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A1053-540-59-363-0 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS ONLY MY COMMISSION EXPIRES: 2-24-07 COMMISSION NUMBER DD187180 PRINTED NAME OF NOTARY

> MORTGAGEE NOTARY





PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

20050774218 AREA TABULATION PETITION NO. 04-008 TRACT "A"______ II.64 ACRES TRACT "B"______ 1.19 ACRES 0.20 ACRES

TRACT "D"_____ 0.38 ACRES TRACT "E" _____ 0.51 ACRES TRACT "F"_____ 0.18 ACRES TRACT "G"_____ 0.03 ACRES TRACT "H"_____ 0.04 ACRES TRACT "I" _____ 0.04 ACRES
TRACT "J"____ 0.04 ACRES TRACT "K"_____ 0.03 ACRES TRACT "L"_____ 0.03 ACRES TRACT "M" _____ 0.25 ACRES TRACT "W"______ 2.55 ACRES TRACT "R-I"_____ 0.42 ACRES TRACT "R-2"_____ 0,24 ACRES TRACT "R-3"______ O.60 ACRES TRACT "0-1" ______ 0.17 ACRES TRACT "0-2" _____ 0.15 ACRES TRACT "0-3"_____ O.II ACRES TRACT "0-4"_____ O.II ACRES

TRACT "0-5" _____ 0.02 ACRES

TOTAL _____ 18.93 ACRES

STATE OF FLORIDA

COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT AM, THIS 21 DAY OF DEC. 2005 AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGE 108-171 SHARON R. BOCK CLERK AND COMPTROLLER

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 DAY OF DECEMBER 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) F.S.

GEORGE T. WEBB. P.E.

SURVEYOR'S NOTES:

I. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY. AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

BEARINGS. AS SHOWN HEREON. ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°01'34" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4.	P.C.P.	4000	PERMANENT CONTROL POINT
	P.R.M.		PERMANENT REFERENCE MONUMENT
	O.R.B.	33	OFFICIAL RECORD BOOK
	P.B.	5000	PLAT BOOK
	PGS.	===	PAGES
	P.B.C.	=	PALM BEACH COUNTY
	Ę	=	CENTERLINE
	Ū.E.		UTILITY EASEMENT .
	D.E.	22	DRAINAGE EASEMENT
	R	-	RADIUS
	L	===	ARC LENGTH
	Δ	S1213	CURVE CENTRAL ANGLE
	P.O.B.	-	POINT OF BEGINNING
	P.O.C.		POINT OF COMMENCEMENT
			DENOTES FOUND PALM BEACH COUNTY DISC IN CONCRETE
		=	DENOTES SET P.R.M. L.B. 4396
		200	DENOTES FOUND P.R.M. NO. ILLEGIBLE
	L.M.E.	=	LAKE MAINTENANCE EASEMENT
	LC.		CHORD LENGTH
	C.B.		CHORD BEARING
	N	=	NORTHING
			to development with the control of t

EASTING

5. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).

LANDSCAPE BUFFER EASEMENT

LIMITED ACCESS EASEMENT

SURVEYOR'S CERTIFICATION

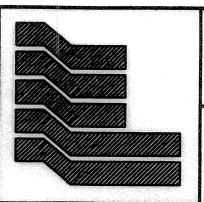
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES. AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

CRAIG S. PUSEY PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE No. LS 5019 LANDMARK SURVEYING AND MAPPING, INC. 1850 FOREST HILL BLVD. SUITE 100 WEST PALM BEACH, FLORIDA 33406 CERTIFICATE OF AUTHORIZATION L.B. # 4396

L.A.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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc. 1850 Forest Hill Boulevard Ph. (561) 433-5405 Suite 100 W.P.B. Florida LB # 4396

PIPER'S CAY