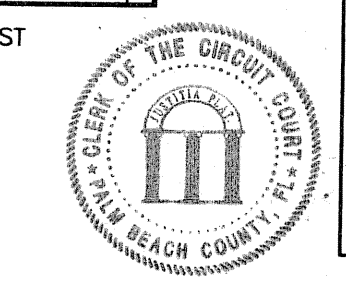
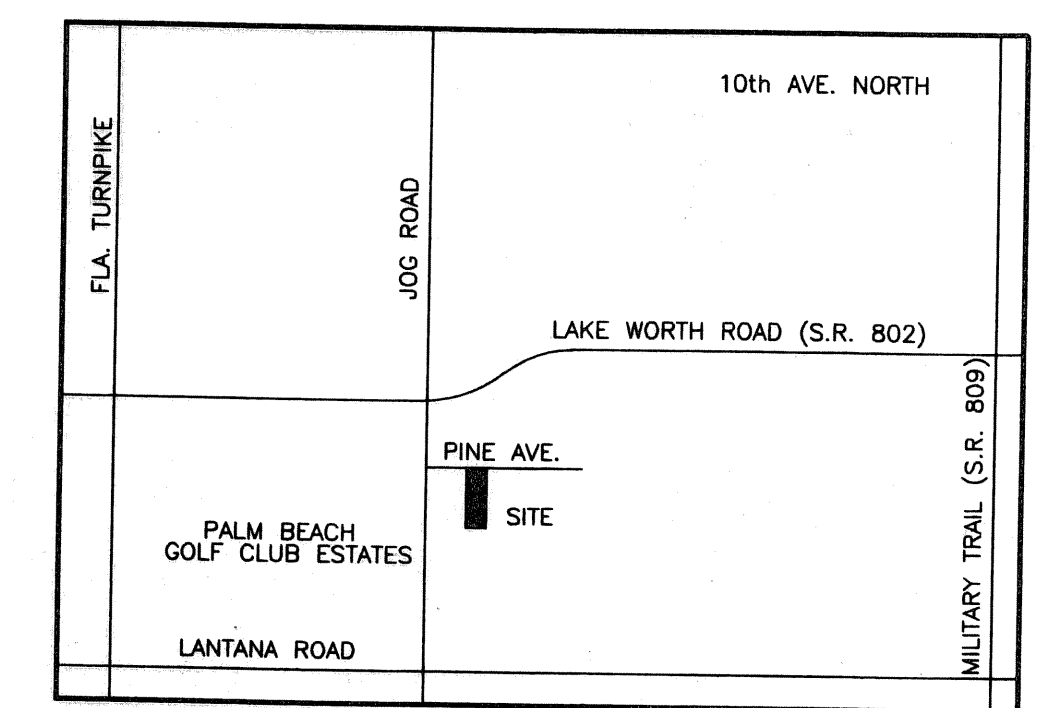


TIFAMA ESTATES

CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST SHEET 1 OF 1 NOVEMBER, 2005



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 4:43 P.M. This 10 day of February 2006 and duly recorded in Plat Book No. 107 on page 22
Sharon Bock, Clerk of the Circuit Court
By *[Signature]* D.C.

SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST
VICINITY MAP

CITY APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "TIFAMA ESTATES" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF GREENACRES, FLORIDA THIS 21 DAY OF FEBRUARY, 2005
BY: *[Signature]* SAMUEL FERRERI, MAYOR
BY: *[Signature]* WADIE ATALLAH, P.E., CITY MANAGER
BY: *[Signature]* SONDR A. HILL, CITY CLERK
BY: *[Signature]* TERENCE N. BAILEY, P.E., CITY ENGINEER

CHELSEA COMMONS
(PLAT BOOK 82
PAGES 30-33)

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN.
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED AS RADIAL (DENOTED THUS: RL)
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- BUILDING SETBACK LINES SHALL BE AS APPROVED BY THE CITY OF GREENACRES, FLORIDA.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO TREES OR SHRUBS PLACED ON THE EASEMENTS WITHOUT PERMISSION OF THE OCCUPYING UTILITIES. NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO STRUCTURES PERMITTED WITHIN ONE FOOT OF L.B.E. L.B.E. TO BE MAINTAINED BY EACH UNDERLYING FEE PROPERTY OWNER. L.A.E. TO BE MAINTAINED BY H.O.A.
- 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.

- DENOTES PERMANENT CONTROL POINT SET L.B. NO. 5840
■ DENOTES EXISTING PERMANENT REFERENCE MONUMENT NO. 4213
□ DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 5840
- O.A. DENOTES OVERALL
C/L DENOTES CENTERLINE
O.R.B. DENOTES OFFICIAL RECORD BOOK
TYP. DENOTES TYPICAL
R/L DENOTES RADIAL LINE
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
N.T.S. DENOTES NOT TO SCALE
Δ DENOTES CENTRAL ANGLE
R/W DENOTES RIGHT-OF-WAY LINE
L DENOTES ARC LENGTH
R DENOTES RADIUS
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LANDSCAPE ACCESS EASEMENT
L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
P.B.C.U.E. DENOTES PALM BEACH COUNTY UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

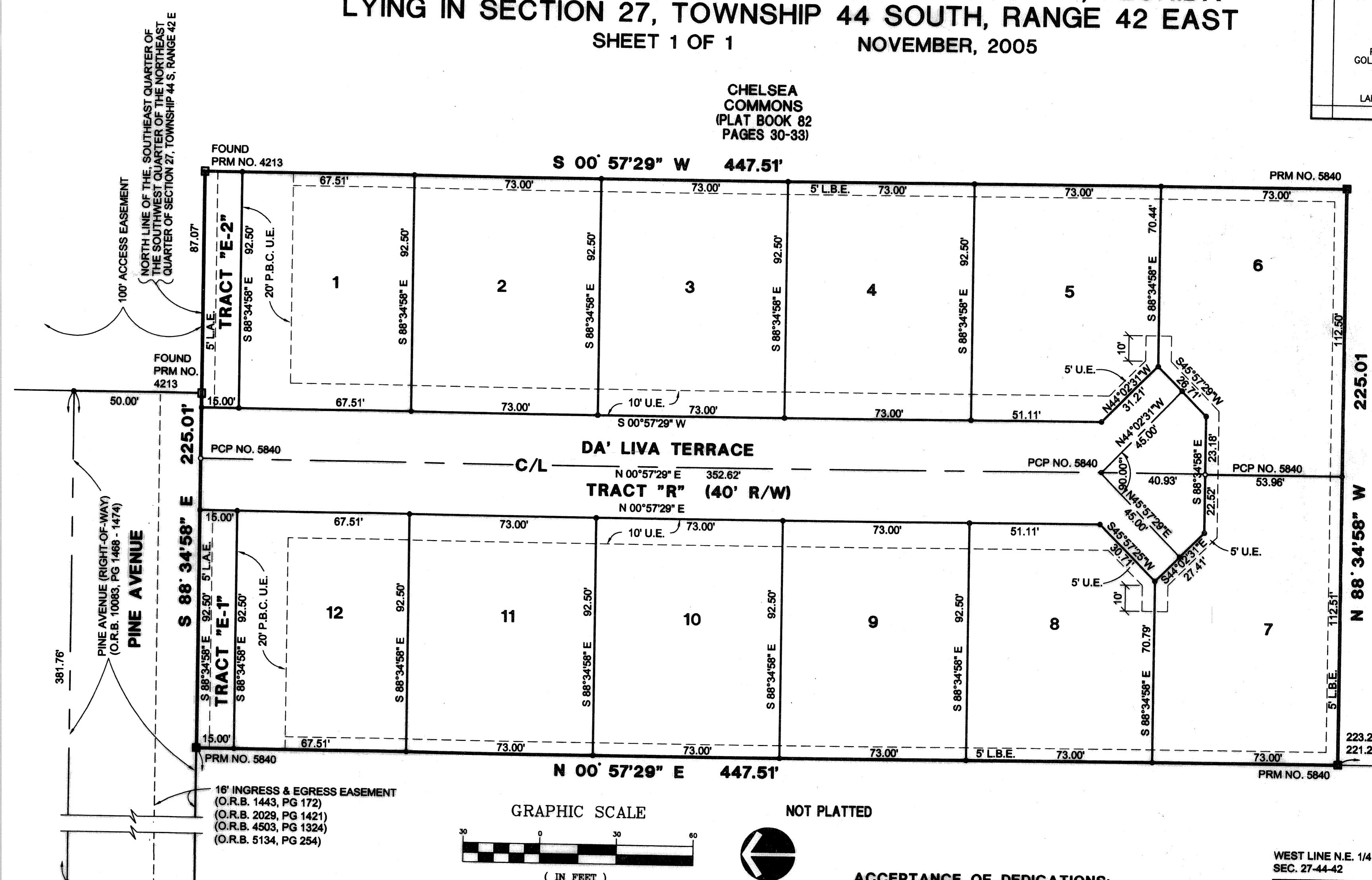
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S. WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF GREENACRES 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 THE CITY OF GREENACRES.

MARK W. TEEPE, P.S.M.
GPS LAND SURVEYING, INC.
LICENSE NO. 4811
STATE OF FLORIDA
DATE: NOV 21 2005

CERTIFICATE OF REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

SFRN, INC.
1201 BELVEDERE ROAD
WEST PALM BEACH, FLORIDA 33405
L.B. 6603
DATE: 11-29-2005
C. ANDRE RAYMAN, PSM 4938



AREA TABULATION

TRACT "E-1"	0.0329 ACRES
TRACT "E-2"	0.0329 ACRES
TRACT "R"	0.3832 ACRES
LOTS 1 & 12 (0.1550 ACRES EACH)	0.3100 ACRES
LOTS 5 & 8 (0.1495 ACRES EACH)	0.2990 ACRES
LOTS 9 & 7 (0.1734 ACRES EACH)	0.3468 ACRES
TOTAL AREA	2.3116 ACRES

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
TIFAMA ESTATES HOMEOWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF NOVEMBER, 2005.
TIFAMA ESTATES HOMEOWNER'S ASSOCIATION, INC.
FLORIDA CORPORATION
WITNESS: *[Signature]* BY: *[Signature]* CARLOS M. GONZALEZ, PRESIDENT
PRINTED NAME: CARLOS M. GONZALEZ
PRINTED NAME: CARLOS OSORIO

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED CARLOS M. GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TIFAMA ESTATES HOMEOWNERS ASSOCIATION 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 21 DAY OF NOVEMBER 2005
09-09-08
MY COMMISSION EXPIRES NOTARY PUBLIC SEAL
COMMISSION NO. DD33399

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JAMES PAINE JR., 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO INVERSIONES JCR, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OR ENCUMBRANCES OF RECORD THAT WILL PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: OCT 31, 2005 BY: *[Signature]* JAMES PAINE JR., ESQ.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT INVERSIONES JCR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN HEREON AS TIFAMA ESTATES, SITUATED IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 225 FEET OF THE WEST 425 FEET OF THE NORTH 447.5 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

CONTAINING 2.31 ACRES MORE OR LESS
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE LANDSCAPE BUFFER EASEMENT SHOWN HEREON, IS HEREBY RESERVED FOR THE INSTALLATION OF LANDSCAPE MATERIAL AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING FEE PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- TRACTS "E-1" AND "E-2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR TIFAMA ESTATES HOMEOWNER'S ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND STORM DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR TIFAMA ESTATES HOMEOWNER'S ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- TRACT "R" AS SHOWN HEREON, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION SERVICES, GAS LINES, AND RELATED APPURTENANCES. NO CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.
- THE FIVE AND TEN FEET UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL WITH TRACT "R", AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, STORM WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION SERVICES, GAS LINES, AND RELATED APPURTENANCE. NO CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTH PUBLIC UTILITY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.
- THE P.B.C. UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF TIFAMA ESTATES HOMEOWNER'S ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.
IN WITNESS WHEREOF, INVERSIONES JCR LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITHIN THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF NOVEMBER, 2005

INVERSIONES JCR LLC
FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]* BY: *[Signature]* CARLOS M. GONZALEZ, ATTORNEY-IN-FACT
PRINTED NAME: CARLOS M. GONZALEZ
PRINTED NAME: CARLOS OSORIO

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED CARLOS M. GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT OF INVERSIONES JCR LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 21 DAY OF NOVEMBER 2005

09-09-08
MY COMMISSION EXPIRES
Notary Public
COMMISSION NO. DD33399

INVERSIONES JCR LLC
TIFAMA ESTATES HOMEOWNERS ASSOCIATION INC.
INVERSIONES JCR LLC
TIFAMA ESTATES HOMEOWNERS ASSOCIATION INC.
CITY OF GREENACRES
CITY ENGINEER
REVIEWING SURVEYOR
SURVEYOR
NOTARY
NOTARY
CARLOS M. GONZALEZ, ATTORNEY-IN-FACT
CARLOS M. GONZALEZ, PRES.
SONDR A. HILL, CLERK
TERRENCE N. BAILEY
C. ANDRE RAYMAN
MARK W. TEEPE
THIS INSTRUMENT WAS PREPARED BY:
MARK W. TEEPE P.S.M. IN THE OFFICES OF
G.P.S. LAND SURVEYING, INC.
12230 FOREST HILL BOULEVARD, SUITE 170
WELLINGTON, FLORIDA 33414
PHONE: (561)434-9865 FAX: (561)965-4913