

**PERIMETER**  
**SURVEYING & MAPPING**  
 Certificate of Authorization No. LB7264  
 Prepared by: Jeff S. Hodapp, P.S.M.  
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# PALOMA, P.U.D.

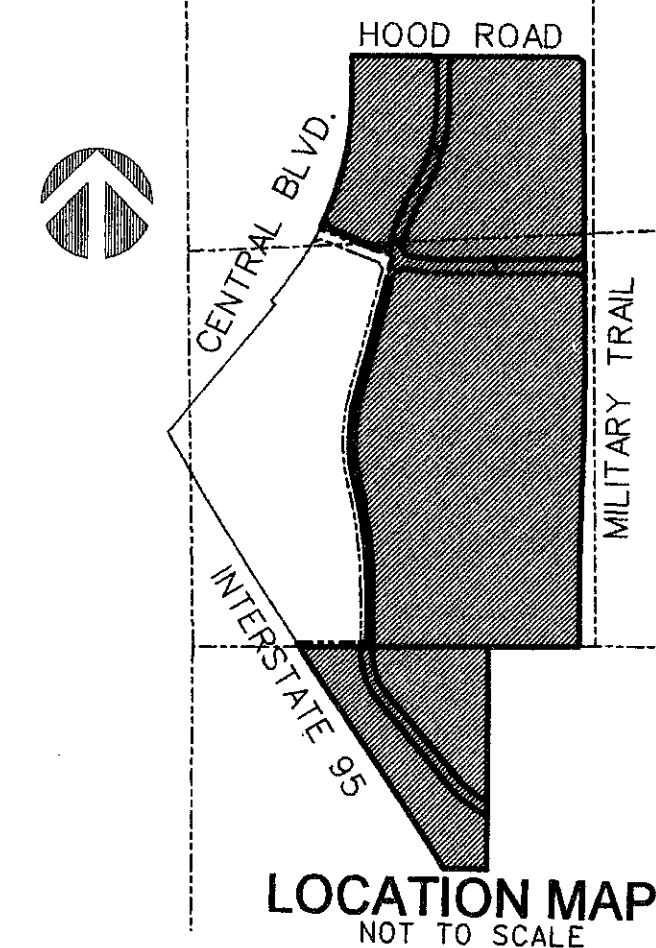
A PORTION OF THE WEST ONE-HALF OF SECTION 36, TOWNSHIP 41 SOUTH,  
 RANGE 42 EAST, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF  
 SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH GARDENS,  
 PALM BEACH COUNTY, FLORIDA.

JULY, 2006

00052-127

20060620826

144



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 2:53 PM  
 THIS 3 DAY OF NOVEMBER  
 2006, AND DULY RECORDED  
 IN PLAT BOOK 108 ON PAGES  
 144 THROUGH 159.  
 SHARON R. BOCK, CLERK  
 AND COMPTROLLER

BY: [Signature]

SHEET 1 OF 16

### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT M/I HOMES OF WEST PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREIN, BEING A PORTION OF THE WEST ONE-HALF OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST; AND A PORTION OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST; AND SHOWN HEREON AS "PALOMA P.U.D.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF; THENCE NORTH 88°34'50" WEST, ALONG THE SOUTH LINE OF SAID WEST ONE-HALF, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°34'50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 593.92 FEET; THENCE SOUTH 01°43'42" WEST, A DISTANCE OF 1466.97 FEET; THENCE NORTH 88°32'16" WEST, A DISTANCE OF 280.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93220-2474, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 57°13'42" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3180.04 FEET AND A CENTRAL ANGLE OF 01°05'46"; A DISTANCE OF 80.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°40'32" WEST, A DISTANCE OF 1199.30 FEET; THENCE NORTH 30°31'47" WEST, A DISTANCE OF 515.09 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH SAID EAST LINE OF INTERSTATE 1-95); THENCE SOUTH 88°34'50" EAST, A DISTANCE OF 456.20; THENCE NORTH 01°25'10" EAST, A DISTANCE OF 341.92 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 111.00 FEET AND A CENTRAL ANGLE OF 28°21'19"; A DISTANCE OF 587.15 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°20'58" EAST, A DISTANCE OF 957.79 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 15°07'32" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 141.42 FEET AND A CENTRAL ANGLE OF 09°27'21"; A DISTANCE OF 189.70 FEET; THENCE NORTH 66°38'32" WEST, ALONG A NON-TANGENT LINE, A DISTANCE OF 316.96 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 62°01'28" WEST (THE LAST SEVEN DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14630 AT PAGE 579 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS SHOWN IN ROAD PLAT BOOK 6, PAGE 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED IN OFFICIAL RECORDS BOOK 5104 AT PAGE 945 AND OFFICIAL RECORDS BOOK 5805, PAGE 181 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 27°11'17"; A DISTANCE OF 934.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°43'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 159.83 FEET; THENCE NORTH 45°14'51" EAST, ALONG THE SOUTHEAST LINE OF THE RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 15713 AT PAGE 630 OF SAID PUBLIC RECORDS, A DISTANCE OF 79.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOOD ROAD AS DESCRIBED IN DEED BOOK 1083, PAGE 141 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°08'02" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1081.00 FEET; THENCE SOUTH 01°52'03" WEST, ALONG THE SOUTH LINE OF HOOD ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15713, AT PAGE 630 OF SAID PUBLIC RECORDS; A DISTANCE OF 5.50 FEET; THENCE SOUTH 88°08'02" EAST, ALONG SAID SOUTH LINE OF HOOD ROAD, A DISTANCE OF 340.19 FEET; THENCE SOUTH 43°26'57" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 56.34 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS DESCRIBED IN DEED BOOK 815, PAGE 581, OFFICIAL RECORD BOOK 2353, PAGE 1542, AND OFFICIAL RECORD BOOK 483, PAGE 740 OF SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 01°13'52" WEST, A DISTANCE OF 55 FEET; THENCE SOUTH 00°18'52" WEST A DISTANCE OF 250.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORD BOOK 2353, PAGE 1542; THENCE SOUTH 01°13'52" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1252.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 22,858.31 FEET AND A CENTRAL ANGLE OF 02°34'14"; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 1025.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 22,858.31 FEET AND A CENTRAL ANGLE OF 02°04'26"; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 831.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°43'40" WEST, A DISTANCE OF 200.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 156.399 ACRES, MORE OR LESS.

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

- TRACTS WM-1, WM-2, WM-3, AND WM-4, THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS C-1, C-2, C-3, C-4, AND C-5, THE CONSERVATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PERMITTED WITHIN THE CONSERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL. ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- TRACTS B-1, B-2, B-3, B-4, B-5, B-6, AND B-7, THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER, DRAINAGE, WATER SEWER, AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, AND S-12, THE OPEN SPACE TRACTS, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- TRACTS R-1, R-2, AND R-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS AS PRIVATE ROADWAY TRACTS FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER RELATED PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS A-1 AND A-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS AS RECREATION TRACTS, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT Z, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ROADWAY PURPOSES.
- TRACTS Z-1, Z-2, AND Z-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR RIGHT-OF-WAY PURPOSES, AND ARE THE MAINTENANCE OBLIGATION OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS N-1 AND N-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID TRACTS ARE SUBJECT TO EASEMENTS IN FAVOR OF NPBCID AS RECORDED IN O.R.B. 2914, PAGE 666 AND O.R.B. 2914, PAGE 670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS N-3 AND N-4, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID), FOR WATER MANAGEMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NPBCID, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WATER MANAGEMENT MAINTENANCE EASEMENTS (WME'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES. SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID.
- THE WATER MANAGEMENT ACCESS EASEMENTS (WMAE), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS TO AND FROM SAID NPBCID'S WATER MANAGEMENT FACILITIES. LANDS AND EASEMENTS, THE AND LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WATER LINE EASEMENTS (WLE'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEWER LINE EASEMENTS (SLE'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LIFT STATION EASEMENT (LSE) AS SHOWN HEREON, IS HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACTS R-1, R-2, AND R-3, AS SHOWN HEREON, IS HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO FACILITIES AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACTS.
- THE DRAINAGE EASEMENTS (DE'S) AS SHOWN HEREON, ARE HEREBY GRANTED TO THE PALOMA HOMEOWNERS' ASSOCIATIONS INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE ARE HEREBY GRANTED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC AND PRIVATE UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREBY DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.
- THE WATER MANAGEMENT EASEMENTS (WME'S) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION, AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE PUBLIC DRAINAGE EASEMENTS (PDE'S) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, OPERATION, INSPECTION, AND MAINTENANCE OF DRAINAGE FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS WM-1, WM-2, WM-3, AND WM-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACTS R-1, R-2, AND R-3, AS SHOWN HEREON, IS HEREBY GRANTED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID), ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.
- THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS PURPOSES. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WETLAND EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR WETLAND CONSERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THESE WETLAND EASEMENTS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE WETLAND EASEMENTS INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL. ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. ANY ALTERATIONS TO THE WETLAND EASEMENTS, AS SHOWN HEREON, MUST BE APPROVED IN WRITING BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT COMPLIANCE STAFF.

IN WITNESS WHEREOF, M/I HOMES OF WEST PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DANIEL F. CLARK, JR., PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF JULY, 2006.

M/I HOMES OF WEST PALM BEACH, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY  
 ATTEST: [Signature] BY: [Signature]  
 GLEN TROTTER, ASSISTANT SECRETARY MARK E. WELCH, VICE-PRESIDENT

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS DISTRICT'S SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF September, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
 ATTEST: [Signature] BY: [Signature]  
 O'NEAL BARDIN, JR., SECRETARY RONALD M. ASH, PRESIDENT

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )  
 BEFORE ME PERSONALLY APPEARED MARK E. WELCH AND GLEN TROTTER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF M/I HOMES OF WEST PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF September, 2006.  
 MY COMMISSION EXPIRES: October 4, 2006 NOTARY PUBLIC Lynda C. Tobias  
 PRINT NAME: Lynda C. Tobias

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )  
 BEFORE ME PERSONALLY APPEARED RONALD M. ASH AND O'NEAL BARDIN, JR., WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF September, 2006.  
 MY COMMISSION EXPIRES: August 18, 2007 NOTARY PUBLIC Susan P. Schreff  
 PRINT NAME: Susan P. Schreff  
**CITY OF PALM BEACH GARDENS APPROVAL OF PLAT**  
 CITY OF PALM BEACH GARDENS ) SS  
 COUNTY OF PALM BEACH, FLORIDA )  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF August, 2006.  
 BY: [Signature] JOSEPH RUSSO  
 MAYOR  
 ATTEST: [Signature] PATRICIA SNIDER, C.M.C.  
 CITY CLERK  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF August, 2006.

BY: [Signature] DANIEL F. CLARK, P.E.  
 CITY ENGINEER  
**CERTIFICATE OF REVIEW BY CITY'S SURVEYOR**  
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE LOCATION OF THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.  
 THIS 22nd DAY OF September, 2006.  
 DATE: [Signature] O. HOWARD DUKES  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. LS4533

**NOTES:**  
 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 36-41-42, HAVING A BEARING OF NORTH 88°34'50" WEST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. PUBLISHED VALUES FOR THE SOUTHEAST CORNER AND SOUTH ONE-QUARTER CORNER OF SECTION 36-41-42 WERE USED IN DETERMINING STATE PLANE COORDINATES OF THE R-1'S.  
 02. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)  
 03. 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, FLORIDA.  
 04. THERE SHALL BE NO BUILDINGS, STRUCTURES CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS OR ANY WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.  
 05. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER LINE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SEACOAST UTILITY AUTHORITY.  
 06. IN NO CASE SHALL SCREEN ENCLOSURES, DECKS, OR WALLS ENCLOSE INTO DRAINAGE EASEMENTS.  
 07. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.  
 08. 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 DETERMINED BY USE OF RIGHTS GRANTED.  
 09. ALL DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS PLAT WAS 1.0000388.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT REVIEWING SURVEYOR PALM BEACH GARDENS M/I HOMES OF WPB