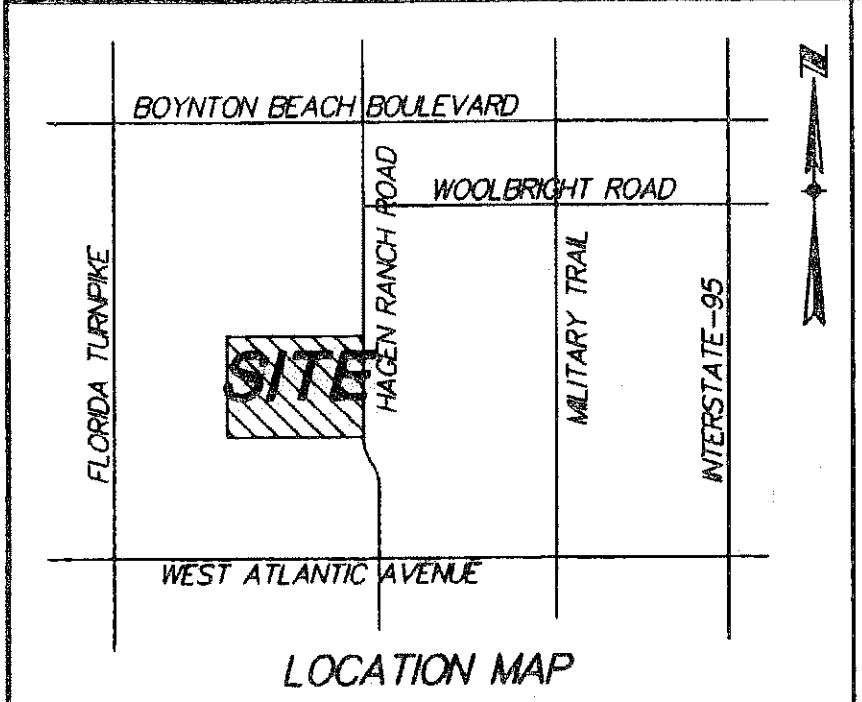


STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plan was filed for record at 12:22 PM,
the 2 day of September, 2008,
and duly recorded in
on Page(s) 132-133
Starron B. Black, Clerk & Comptroller
By: [Signature] D.C.



1000-863

IN THE PINES

(PROJECT NAME: IN THE PINES NORTH P.U.D., CONTROL NO. 1000-863)
BEING A REPLAT OF A PORTION OF TRACTS 116 AND 117,
BLOCK 64 AND A PORTION OF THE 30 FOOT ROAD RIGHT OF WAY LYING
BETWEEN SAID TRACTS 116 AND 117, PALM BEACH FARMS COMPANY PLAT
NO. 3 (PLAT BOOK 2, PAGES 45 THROUGH 54), BEING IN SECTION 4,
TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

OCTOBER 2007
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT IN THE PINES, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS IN THE PINES, BEING A REPLAT OF A PORTION OF TRACTS 116 AND 117, BLOCK 64 AND A PORTION OF THE 30 FOOT ROAD RIGHT OF WAY LYING BETWEEN SAID TRACTS 116 AND 117, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45 THROUGH 54), BEING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 116, BLOCK 64, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, LESS AND EXCEPT THE SOUTH 75 FEET THEREOF CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORDS BOOK 2178, PAGE 1376.

TOGETHER WITH:

THAT PART OF TRACT 117, BLOCK 64, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 686, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE SOUTH 64.54 FEET THEREOF.

TOGETHER WITH:

THAT PORTION OF THE 30 FOOT ROAD RIGHT OF WAY LYING EAST OF AND ADJACENT TO SAID TRACT 116 AND BOUNDED AS FOLLOWS: ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 116, ON THE SOUTH BY THE EASTERLY PROJECTION OF A LINE 75 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 116, ON THE EAST BY THE WEST RIGHT OF WAY LINE OF HAGEN RANCH ROAD AND BY THE WEST LINE OF SAID TRACT 117 AND ON THE WEST BY THE EAST LINE OF SAID TRACT 116.

CONTAINING 180,223 SQUARE FEET OR 4.1374 ACRES MORE OR LESS.

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

TRACT "A" IS HEREBY RESERVED FOR IN THE PINES, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB. 22684, PAGE 1714 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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

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 LIGHTING AREA, SUCH USE INCLUDING BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH IN THE PINES, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND OR 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 IN THE PINES, INC., A NOT-FOR-PROFIT CORPORATION, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF THE USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 28 DAY OF August, 2008.

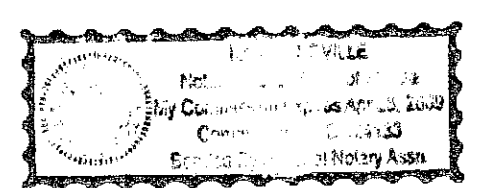
IN THE PINES, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature] Rachel A. Ramos
WITNESS: [Signature] Lillian M. Jure
BY: [Signature] Gerald A. Goray
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD A. GORAY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IN THE PINES, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT 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 28 DAY OF August, 2008.

MY COMMISSION EXPIRES: April 28, 2009 BY: [Signature] Kari Newille
FRONT NAME: Kari Newille
NOTARY PUBLIC DD #424133

MORTGAGEES 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 11641 AT PAGE 1953 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF August, 2008.

SUNTRUST BANK, SOUTH FLORIDA, NA

WITNESS: [Signature] Rachel A. Ramos
WITNESS: [Signature] Lillian M. Jure
BY: [Signature] Dorcen M. Tustin
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] Dorcen M. Tustin, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF SUNTRUST BANK, SOUTH FLORIDA, NA, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF August, 2008.

MY COMMISSION EXPIRES: April 28, 2009 BY: [Signature] Kari Newille
NOTARY PUBLIC DD #424133

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY, 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 TO IN THE PINES, INC., A FLORIDA NOT-FOR-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, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: Aug 15, 2008 BY: [Signature] Alan C. McQuady
UNIVERSAL LAND TITLE, INC.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 98-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS 2 DAY OF September, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

[Signature] George W. Webb, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature] Paul D. Engle 8/24/08
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA
O'BRIEN, SUITER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION #LB 353

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT 116, BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF N.89°36'06"E.

COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD83, 1980 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U. S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

ALL DISTANCES ARE GROUND: SCALE FACTOR 1.0000259

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N.89°36'06"E. (PLAT BEARING)
N.89°36'06"E. (GRID BEARING)

0°00'00" = BEARING ROTATION (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1980 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.

COORDINATES SHOWN ON THE CONTROL P.R.M.'S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

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 PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561-276-4501), #LB 353. E-MAIL: pengle@osobrien.com

PERMANENT REFERENCE MONUMENTS (#LB 353) ARE SHOWN THUS: ○

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

ZONING INFORMATION:

PETITION NUMBER: DRO--2006-503
PROJECT NUMBER: 01000-0863
FUTURE LAND USE DESIGNATION: LR-3
EXISTING ZONING DISTRICT: PUD

SITE AREA BREAKDOWN

POD A MULTI-FAMILY	0.66A
POD B MULTI-FAMILY	0.34A
POD C MULTI-FAMILY	0.18A
POD D CIVIC POD	0.10A
POD E MULTI-FAMILY (PHASE 2)	0.29A
POD F MULTI-FAMILY (PHASE 2)	0.18A
POD G RECREATION AREA	0.36A
PARKING TRACT	0.78A
BUFFERS & OPEN SPACE	0.86A
DETENTION AREA	0.37A
TOTAL AREA	4.14A

