DEDICATIONS AND RESERVATIONS: KNOW ALL MEN BY THESE PRESENTS THAT STANDARD PACIFIC OF FLORIDA. A FLORIDA GENERAL PARTNERSHIP AND GPRA THOROUGHBRED TRAINING CENTER, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PALM MEADOWS ESTATES, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF PARCEL A, PARCEL B, TRACTS A, B, C, D, L-1, L-2 AND L-3, PALM BEACH THOROUGHBRED TRAINING FARM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171 OF THE PUBLIC

ALL OF PARCEL A, PARCEL B, TRACTS A, B, C, D, L-1, L-2 AND L-3, PALM BEACH THOROUGHBRED TRAINING FARM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,

CONTAINING 20,119,701 SQUARE FEET OR 461.885 ACRES, MORE OR LESS.

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

TRACT R, AS SHOWN HEREON IS RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS 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 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. RECREATIONAL AREAS

TRACTS REC-1 THROUGH REC-4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS 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.

3. WATER MANAGEMENT TRACTS

TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR GPRA THOROUGHBRED TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT L-1, L-2 AND L-3 ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT. AS RECORDED IN OFFICIAL RECORDS BOOK 14207, PAGE 1232 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS L-4, L-5 AND L-6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS L-4, L-5 AND L-6 ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 27070, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON. ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENTS IN TRACTS L1, L2 AND L3 AS SHOWN HEREON, ARE HEREBY RESERVED FOR GPRA THOROUGHBRED TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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 LAKE MAINTENANCE ACCESS EASEMENTS IN TRACTS LA, L5 AND L6 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.

PALM BEACH COUNTY 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 EASE 'ENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. UTILITY EASEMENTS (UE)

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE 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 LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES. WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY I'TILITY EASEMENT (PBCUE) 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 THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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 ASSIGNS. OPEN SPACE TRACTS

TRACTS OS-1 THROUGH OS-10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS 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. THE SOUTH 45.00 FEET AND EAST 35.00 OF TRACT OS-1 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 8109, PAGE 1487, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

7. LIMITED ACCESS EASEMENTS (LAE)

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. ADDITIONAL RIGHT—OF—WAY

TRACT RW. AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES. 9. LIFT STATION EASEMENT (LSE)

THE LIFT STATION 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 A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH FOR ACCESS CONTROL PURPOSES. THE MAINTENANC: OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

10. OVERHANG/MAINTENANCE EASEMENTS MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE HOA FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES. DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. MASS TRANSIT EASEMENT 1

THE MASS TRANSIT EASEMENT 1, AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY GPRA THOROUGHBRED TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COULTY"), 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. GPRA THOROUGHBRED TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"). SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE

12. MASS TRANSIT EASEMENT 2

THE MASS TRANSIT EASEMENT 2, AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), 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. STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS

13. PARCEL A

PARCEL A. AS SHOWN HEREON IS HEREBY RESERVED FOR GPRA THOROUGHBRED TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLICATION OF SAID GPRA THOROUGHB'ED TRAINING CENTER, INC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE NORTH 75.00 FEET AND EAST 35.00 OF PARCEL A IS SUBJECT TO EXISTING LAKE WORTH DRAINAGE DISTRICT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 8100, PAGE 1487 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PALM MEADOWS ESTATES

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF PARCEL A, PARCEL B, TRACTS A, B, C, D, L-1, L-2 AND L-3 PALM BEACH THOROUGHBRED TRAINING FARM, ACCORDING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

DEDICATIONS AND RESERVATIONS CONTINUED

THE PRESERVE AREA FOR PALM MEADOWS ESTATES PETITION NO. 2006-099.

WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PRINT NAME SOUNCESGON

PRINT NAME SNANShachar

ACKNOWLEDGMENT:

COUNTY OF Dalm Beach

MY COMMISSION EXPIRES:

4-10-17

COMMISSION NUMBER:

WITNESS AS TO BOTH:

ACKNOWLEDGMENT:

TO ME OR HAVE PRODUCED

MY COMMISSION EXPIRES: 7/29/17

COMMISSION NUMBER: NA

STATE OF Maryland

COUNTY OF BALTIMORE

PRINT NAME

PRINT NAME

FF007026

STATE OF

201.5

TRACTS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED FOR GPRA THOROUGHBRED

TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA,

ITS SUCCESSORS AND ASSIGNS. FOR SAFE SIGHT PURPOSES AND ARE THE PERPETUAL

MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT

PARCEL A AND TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON, PURSUANT TO ARTICLE

PARCEL A AND TRACTS L-1, L-2 AND L-3 ARE SUBJECT TO THE CONSERVATION EASEMENT

RECORDED IN OFFICIAL RECORD BOOK 23239, PAGES 900 THROUGH 947 OF THE PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY. SAID PARCEL

A AND TRACTS L-1, L-2 AND L-3 ARE RESERVED BY GPRA THOROUGHBRED TRAINING CENTER,

INC. A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST,

FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT,

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE

PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS _____ DAY OF ______, 201\$

BEFORE ME PERSONALLY APPEARED DAN PROSSWALD WHO IS PERSONALLY KNOWN TO ME OR HAS

INSTRUMENT AS DIVISION PRESIDENT OF STANDARD PACIFIC OF FLORIDA GP, INC., A DELAWARE

CORPORATION, MANAGING PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AND

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

NOTARY PUBLIC

PRINT NAME

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE CORPORATION: HAS CAUSED THESE

PRESENTS TO BE SIGNED BY ITS PRESIDENT AND COMPTROLLER, AND ITS CORPORATE SEAL TO BE

BEFORE ME PERSONALLY APPEARED TIM RITVO AND ANGIE COLEMAN, WHO ARE PERSONALLY KNOWN

THE FOREGOING INSTRUMENT AS PRESIDENT AND CONTROLLER, RESPECTIVELY OF GPRA

THOROUGHBRED TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO

BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED

SUCH INSTRUMENT AS SUCH OFFICERS 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

25th DAY OF February

AFFIXED HERETO THIS 2514 DAY OF PEBRUARY, 2015.

DOUGDAS EDWYG

SUSAN

INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION

Jusan Allosher

STO PSKY

AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

STANDARD PACIFIC OF FLORIDA

A FLORIDA GENERAL PARTNERSHIP

A DELAWARE CORPORATION,

ITS/MANAGING PARTNER

DAN GROSSWALD

DIVISION FLESIDENT

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

Shachar

BY: GPRA THOROUGHBRED TRAINING CENTER, INC.,

AUTHORIZED TO DO BUSINESS IN FLORIDA

PRESIDENT

ANGIE COLEMAN

AS IDENTIFICATION, AND WHO EXECUTED

__, 201*5*.

CONTROLLER

dis lat

A DELAWARE CORPORATION

BY: STANDARD PACIFIC OF FLORIDA GP, INC,

AUTHORIZED TO DO BUSINESS IN FLORIDA

化键型流性 医乳腺性皮肤炎

1 42 00 NO. 50 - FECOTOSO)

1年第200 - 三世解2月1日,1007 -

27. 358.015 Frequency Service ...

3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ARE DEDICATED AS

14. TRACTS A AND B

15. PRESERVE AREAS

RECOURSE TO PALM BEACH COUNTY.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 JULY - 2014

"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

TABULAR DATA

TOTAL AREA OF THIS PLAT	461.885 ACRES
AREA OF TRACT R (ROADWAY)	15.640 ACRES
AREA OF PARCEL A	245.678 ACRES
AREA OF OPEN SPACE (TRACTS A, B, OS-1 THROUGH OS-4)	18.49 ACRES
AREA OF RECREATION (TRACTS REC-1 THROUGH REC-4)	6.623 ACRES
AREA OF RESIDENTIAL (LOT 1 THROUGH 288)	60.742 ACRES
AREA OF LAKES (TRACTS L-1 THROUGH L-6)	114. 583A CRES
AREA OF ADDITIONAL RIGHT-OF-WAY (TRACT RW)	0.129 ACRES
PETITION NO. 2006-099	

ACCEPTANCE OF RESERVATIONS: STATE OF FIORIDA

COUNTY OF PALM BEACH

THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS STATED HEREON, 2015

PALM MEADOWS ESTATES

'PRESIDENT

SWAN Shach

Michaelmetzkes



ACKNOWLEDGMENT: STATE OF Florida COUNTY OF Palm Beach)

WITNESS:

BEFORF ME PERSONALLY APPEARED KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 MY COMMISSION EXPIRES:

4-10-12 COMMISSION NUMBER:

RF007026

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 201 S AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

GEØRGE T. WEBB, P.E. COUNTY ENGINEER

NOTARY PUBLIC

TITLE CERTIFICATION: STATE OF FLORIDA

COUNTY OF PALM BEACH

1. Stores J. Vainde 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 IN STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND GPRA THOROUGHBRED TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED: AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY

ATTORNEY AT LAW LICENSED IN FLORIDA NORTH SITE

SECTIONS 17, 18, 19 AND 20 TOWNSHIP 45 SOUTH, RANGE 42 EAST

CLERK AND COMPTROLLER DÉPUTY CLERK

SHEET INDEX

NOT TO SCALE COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.0000240
ROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON BASED UPON RECORD PLAT SEE SURVEY NOTE 5 BELOW

S89'22'25"W (PLAT BEARING) 00'21'03" = BEARING ROTATION (PLAT TO GRID) \S89'01'22"W (GRID BEARING) COUNTERCLOCKWISE -SOUTH LINE THIS PLAT

SURVEY NOTES:

1. 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 S'IBORDINATE TO THESE WITH THEIR PRIORITIES BEING

DETERMINED BY USE RIGHTS GRANTED.

TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS

BEARINGS ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°22'25"W. ALONG THE SOUTH LINE OF PARCEL B. PALM BEACH THOROUGHBRED TRAINING FARM. AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

P.R.M. — INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED.

7. ●- DENOTES PERMANENT CONTROL POINT, NAIL AND DISK STAMPED "PCP LB 3591"

10. O.R.B. - DENOTES OFFICIAL RECORDS BOOK

12. ▶ - DENOTES "ZERO" SIDE OF LOT LINE 13. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS

15. CB - INDICATES CHORD BEARING

18. Δ - DENOTES CENTRAL ANGLE 19. R - DENOTES RADIUS

21. N - DENOTES NORTHING 22. E - DENOTES EASTING 23. LAE - INDICATES LIMITED ACCESS EASEMENT

25. (P) - INDICATES PALM BEACH THOROUGHBRED TRAINING FARM. AS RECORDED IN BOOK 96, PAGES 164 THROUGH 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A DENOTES PERMANENT FEFERENCE MONUMENT SET NAIL AND DISC STAMPED "PRM" LB 3591

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

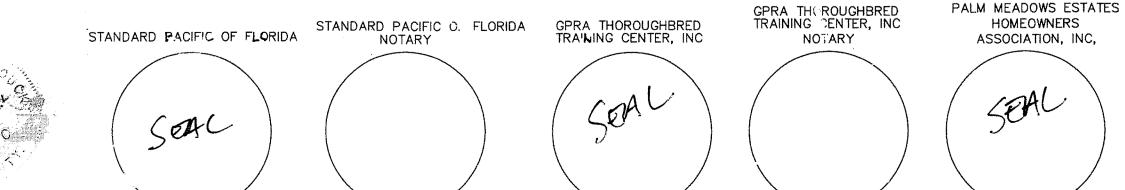
PALM MEADOWS ESTATES

HOMEOWNERS

ASSOCIATION, INC.

NOTARY

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591



LANTANA FXOAD BOYNTON BEACH BLVD. LCCATION MAP NOT TO SCALE

THIS PLAT WAS FILED FOR RECORD AT M. THIS 29 DAY OF JUNE A.D. 20__ AND DULY RECORDED IN PLAT BOOK 20_ ON PAGES 32_ AND 49_ SHARON R. BOCK

COUNTY OF PALM BEACH

STATE OF FLORIDA

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR

OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

APPROVAL OF LANDSCAPING ON UTILITY LASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH ÀPPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.

8. UE - INDICATES UTILITY EASEMENT. 9. DE - INDICATES DRAINAGE EASEMENT.

11. C - DENOTES CENTERLINE

SHOWN OTHERWISE. 14. (R) - DENOTES RADIAL LINE

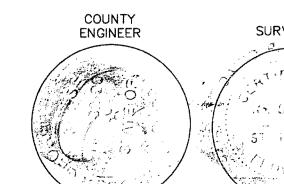
CD - INDICATES CHORD DISTANCE PBCUE - INDICATES PALM BEACH COUNTY UTILITY EASEMENT

20. L - DENOTES ARC LENGTH

24. OHME - INDICATES OVERHANG/MAINTENANCE EASEMENT

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 SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA

DATED: 3-10-15



SURVEYOR