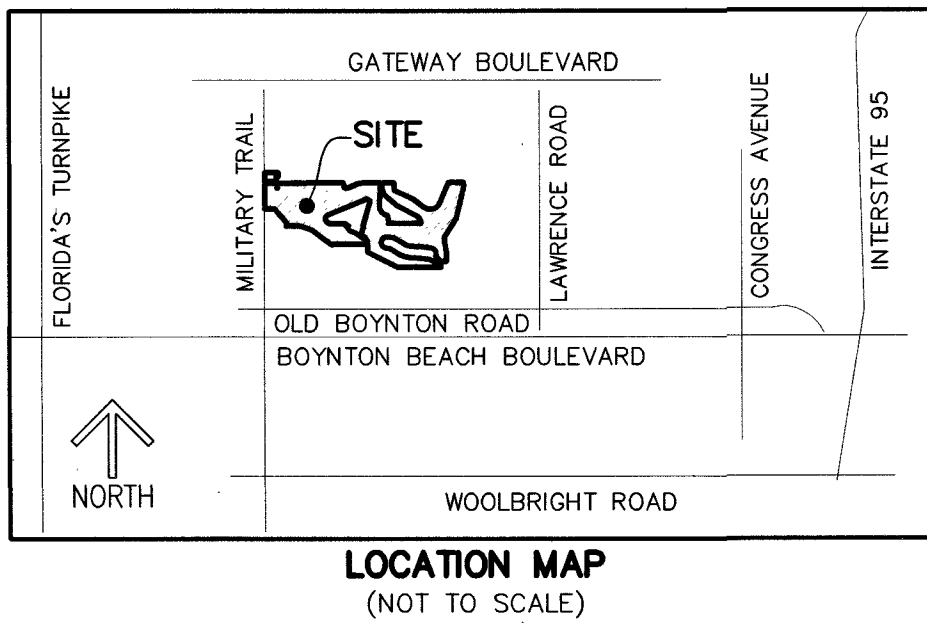




DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT ARROYO CAP VI-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND TOLL SOUTHEAST INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS GATEWAY SPRINGS PUD, BEING A REPLAT OF A PORTION OF CYPRESS CREEK GOLF COURSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, N00°05'35"W, A DISTANCE OF 954.27 FEET; THENCE N89°54'25"E, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS SHOWN AND DEDICATED BY SAID PLAT AND TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A" AND TO THE POINT OF BEGINNING #1; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORDS BOOK 6054, PAGE 1087 OF SAID PUBLIC RECORDS, N44°49'53"E, A DISTANCE OF 35.73 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING NINE (9) COURSES AND DISTANCES: THENCE N89°45'46"E, A DISTANCE OF 1,690.04 FEET; THENCE S82°58'24"E, A DISTANCE OF 116.61 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°17'45"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 38.09 FEET TO A POINT OF TANGENCY; THENCE N79°42'55"E, A DISTANCE OF 90.91 FEET; THENCE N65°51'46"E, A DISTANCE OF 209.39 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 23°54'00"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 156.43 FEET TO A POINT OF TANGENCY; THENCE N89°45'46"E, A DISTANCE OF 427.68 FEET; THENCE S02°45'16"W, A DISTANCE OF 554.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 85°01'41"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 326.48 FEET TO A POINT OF TANGENCY; THENCE S16°14'17"E, A DISTANCE OF 106.22 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING FORTY THREE (43) COURSES AND DISTANCES: THENCE S00°10'04"E, A DISTANCE OF 97.59 FEET; THENCE N89°49'57"E, A DISTANCE OF 800.02 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°49'57"W, A RADIAL DISTANCE OF 210.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°44'59", A DISTANCE OF 229.99 FEET; THENCE N62°55'04"W, A DISTANCE OF 531.94 FEET; THENCE N50°11'29"W, A DISTANCE OF 491.61 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "B"; THENCE N02°45'16"E, A DISTANCE OF 236.04 FEET; THENCE N00°14'14"W, A DISTANCE OF 1.04 FEET; THENCE N89°45'46"E, A DISTANCE OF 300.05 FEET; THENCE S00°14'14"E, A DISTANCE OF 190.00 FEET; THENCE S66°07'53"E, A DISTANCE OF 515.75 FEET; THENCE S53°10'04"E, A DISTANCE OF 327.94 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 103°29'12"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 451.55 FEET TO A POINT OF TANGENCY; THENCE N23°20'38"E, A DISTANCE OF 544.32 FEET; THENCE N89°45'46"E, A DISTANCE OF 360.00 FEET; THENCE S11°14'14"E, A DISTANCE OF 90.00 FEET; THENCE S13°34'55"W, A DISTANCE OF 801.83 FEET; THENCE S32°19'56"W, A DISTANCE OF 536.40 FEET; THENCE S00°35'59"W, A DISTANCE OF 128.60 FEET; THENCE S10°35'59"E, A DISTANCE OF 209.98 FEET; THENCE S00°09'29"E, A DISTANCE OF 260.00 FEET; THENCE S89°50'31"W, A DISTANCE OF 129.99 FEET; THENCE N45°05'59"W, A DISTANCE OF 177.68 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N64°20'54"W, A RADIAL DISTANCE OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 107°45'05", A DISTANCE OF 263.29 FEET TO A POINT OF TANGENCY; THENCE N82°05'59"W, A DISTANCE OF 243.45 FEET; THENCE N87°35'59"W, A DISTANCE OF 263.45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 29°00'00"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 156.91 FEET TO A POINT OF TANGENCY; THENCE N58°35'59"W, A DISTANCE OF 305.70 FEET; THENCE N81°05'59"W, A DISTANCE OF 160.70 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 180°00'00"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 439.92 FEET TO A POINT OF TANGENCY; THENCE S81°05'59"E, A DISTANCE OF 105.00 FEET; THENCE S58°35'59"E, A DISTANCE OF 250.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 29°00'00"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 298.63 FEET TO A POINT OF TANGENCY; THENCE S87°35'59"E, A DISTANCE OF 250.00 FEET; THENCE S82°05'59"E, A DISTANCE OF 230.02 FEET; THENCE S62°05'59"E, A DISTANCE OF 129.81 FEET; THENCE N44°54'01"E, A DISTANCE OF 80.00 FEET; THENCE S45°05'59"E, A DISTANCE OF 118.05 FEET; THENCE N89°50'31"E, A DISTANCE OF 16.59 FEET; THENCE S00°09'29"E, A DISTANCE OF 100.14 FEET; THENCE S89°50'31"W, A DISTANCE OF 1,060.10 FEET; THENCE N63°26'21"W, A DISTANCE OF 823.12 FEET; THENCE N00°10'04"W, A DISTANCE OF 189.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 70°58'10"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 287.28 FEET TO A POINT OF TANGENCY; THENCE N15°59'56"E, A DISTANCE OF 235.56 FEET; THENCE S89°49'56"W, A DISTANCE OF 12.49 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE N15°59'56"E, A DISTANCE OF 623.27 FEET; THENCE N57°30'04"W, A DISTANCE OF 96.64 FEET; THENCE S67°49'01"W, A DISTANCE OF 1,026.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 108.93 FEET AND A CENTRAL ANGLE OF 157°59'05"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 300.36 FEET TO A POINT OF TANGENCY; THENCE N89°49'56"E, A DISTANCE OF 398.75 FEET; THENCE S00°10'04"E, A DISTANCE OF 56.00 FEET; THENCE N89°49'56"E, A DISTANCE OF 68.98 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID BOUNDARY LINE, S36°40'04"E, A DISTANCE OF 60.00 FEET; THENCE S67°29'14"E, A DISTANCE OF 176.17 FEET; THENCE S51°29'22"E, A DISTANCE OF 122.48 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S15°59'56"W, A RADIAL DISTANCE OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 73°49'29", A DISTANCE OF 257.70 FEET TO A POINT OF NON-TANGENCY; THENCE S89°49'56"W, A DISTANCE OF 860.00 FEET; THENCE N52°53'54"W, A DISTANCE OF 586.93 FEET; THENCE N71°10'04"W, A DISTANCE OF 300.00 FEET; THENCE S89°49'56"W, A DISTANCE OF 343.13 FEET; THENCE N00°05'59"W, A DISTANCE OF 56.00 FEET; THENCE N89°49'56"E, A DISTANCE OF 24.50 FEET; THENCE N38°29'53"W, A DISTANCE OF 261.44 FEET; THENCE S51°30'07"W, A DISTANCE OF 15.00 FEET; THENCE N38°29'53"W, A DISTANCE OF 212.74 FEET; THENCE S89°45'46"W, A DISTANCE OF 235.45 FEET TO A POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°05'35"W, A DISTANCE OF 591.78 FEET TO THE POINT OF BEGINNING #1.

TOGETHER WITH:

BEING A PORTION OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, N00°05'35"W, A DISTANCE OF 1,019.57 FEET; THENCE N89°54'25"E, A DISTANCE OF 85.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORDS BOOK 6054, PAGE 1092 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING #2; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N45°09'55"W, A DISTANCE OF 35.31 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORDS BOOK 5206, PAGE 146 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°05'35"W, A DISTANCE OF 123.83 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORDS BOOK 6054, PAGE 1092 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N89°45'46"E, A DISTANCE OF 6.00 FEET; THENCE N00°05'35"W, A DISTANCE OF 71.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT BOYNTON CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 1982, PAGE 950 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, N89°45'46"E, A DISTANCE OF 323.62 FEET; THENCE S00°14'14"E, A DISTANCE OF 100.00; THENCE S89°45'46"W, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PALO VERDE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 1031, PAGE 335 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: S00°14'14"E, A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PALO VERDE DRIVE; THENCE ALONG SAID NORTH LINE, S89°45'46"W, A DISTANCE OF 225.18 FEET TO THE POINT OF BEGINNING #2.

GATEWAY SPRINGS PUD

BEING A REPLAT OF A PORTION OF CYPRESS CREEK GOLF COURSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

DEDICATION AND RESERVATION: (CONTINUED)

LESS AND EXCEPT THEREFROM:
BEING ALL OF CERTAIN LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3522, PAGE 1069 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE AFORESAID REFERENCE POINT "A"; THENCE S73°08'48"E, A DISTANCE OF 309.81 FEET TO THE POINT OF BEGINNING #3; THENCE N00°05'59"W, A DISTANCE OF 20.00 FEET; THENCE N89°54'01"E, A DISTANCE OF 20.00 FEET; THENCE S00°05'59"E, A DISTANCE OF 20.00 FEET; THENCE S89°54'01"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING #3.

ALSO LESS AND EXCEPT THEREFROM:

BEING ALL OF CERTAIN LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3522, PAGE 1056 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFORESAID REFERENCE POINT "B"; THENCE N33°06'25"E, A DISTANCE OF 7.86 FEET TO THE POINT OF BEGINNING #4; THENCE N04°37'16"E, A DISTANCE OF 30.70 FEET; THENCE S84°55'03"E, A DISTANCE OF 30.20 FEET; THENCE S61°00'0"W, A DISTANCE OF 30.00 FEET; THENCE N86°14'56"W, A DISTANCE OF 30.10 FEET TO THE POINT OF BEGINNING #4.

CONTAINING 5,337,384 SQUARE FEET OR 122.5295 ACRES, MORE OR LESS.

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

PRIVATE STREET

TRACT R1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.

RESIDENTIAL ACCESS STREETS

TRACTS R2 - R4, INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS R2 AND R4 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 3548, PAGE 1381 AND OFFICIAL RECORDS BOOK 1442, PAGE 74, OFFICIAL RECORD BOOK 3548, PAGE 1381 AND OFFICIAL RECORD BOOK 36295, PAGE 202 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

OPEN SPACE TRACTS

TRACTS L1 - L5, L7, L9, L10, L12, L15, L18, L21, L24, L25, L26, L29 - L31, L34, L37 - L39 AND P3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.

TRACTS L6, L8, L14, L16, L17, L22, L28, L33, L35, L36, P2, P4 AND P5, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE TRACTS.

TRACTS L11, L13, L19, L20, L23, L27, L32 AND P1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, RECREATION, COMMON ACCESS, STORM WATER INFILTRATION SPECIFICALLY FOR REAR LOT DRAINAGE PURPOSES AND OTHER APPROVED USES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS L11, L19 AND L21 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 3548, PAGE 1381 AND OFFICIAL RECORDS BOOK 1442, PAGE 74 AND OFFICIAL RECORD BOOK 36295, PAGE 202 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACTS L4 AND L5 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 36294, PAGE 1839 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT CV

TRACT CV, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THIS TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

BUFFER TRACTS

TRACTS B2, B3, B4, B5, B9, B16, B20 AND B21, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS B1, B7B, B8, B10, B11, B12, B13, B14, B15, B17, B18 AND B19, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE TRACTS.

TRACT B3 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 36294, PAGE 1772 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT B19 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 36295, PAGE 202 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

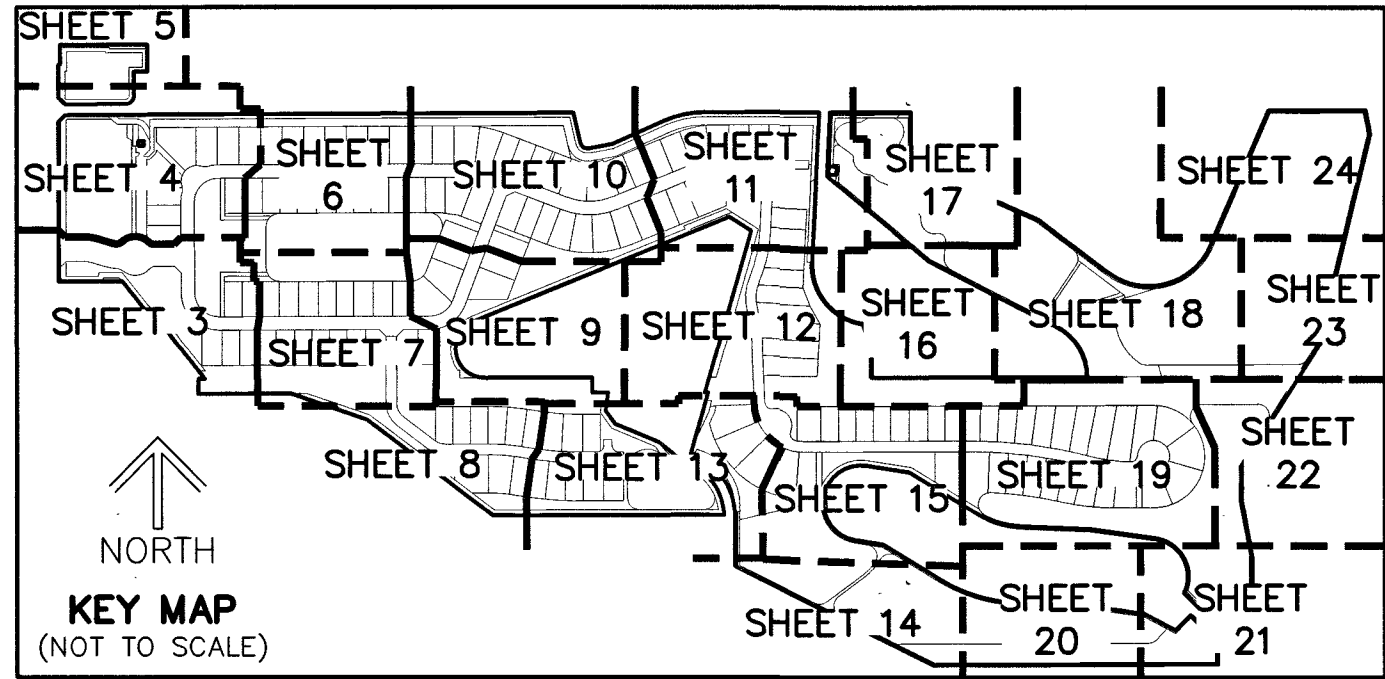
TRACTS B6 AND B7A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, RECREATION, COMMON ACCESS, STORM WATER INFILTRATION SPECIFICALLY FOR REAR LOT DRAINAGE PURPOSES AND OTHER APPROVED USES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACTS

TRACTS W1 - W7, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 36382, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RECREATIONAL AREA

TRACT F1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.



DEDICATION AND RESERVATION: (CONTINUED)
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 GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, 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 STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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 PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

FIRE ACCESS EASEMENT

THE FIRE EMERGENCY SECONDARY ROAD ACCESS EASEMENT IDENTIFIED ON THE PLAT HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL ROAD ACCESS, INGRESS AND EGRESS, AND OTHER PURPOSES CONSISTENT WITH THE FLORIDA FIRE PREVENTION CODE AND THE PALM BEACH COUNTY LOCAL AMENDMENTS THERETO AS MAY BE AMENDED, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF TOLL SOUTHEAST INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 THIS EASEMENT.

TREE PRESERVATION ACCESS EASEMENTS

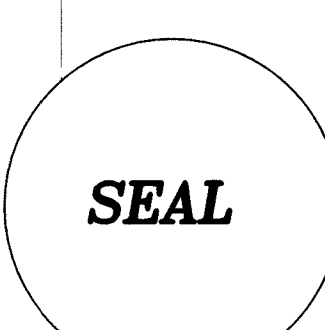
THE TREE PRESERVATION ACCESS EASEMENTS IDENTIFIED ON THE PLAT HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL ACCESS, INGRESS AND EGRESS TO AND FROM TRACTS P1, P2, P3, P4 AND P5, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GATEWAY SPRINGS COMMUNITY ASSOCIATION, INC., 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 TREE PRESERVATION ACCESS EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF June, 2026.

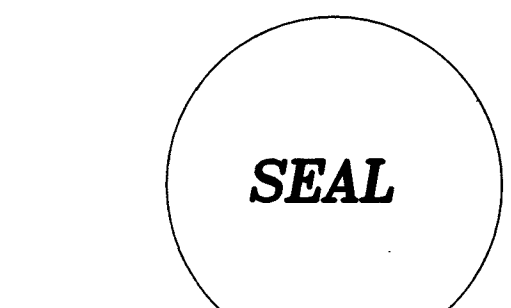
TOLL SOUTHEAST INC.
A DELAWARE CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Lindsay Parsons
PRINT NAME: Lindsay Parsons
WITNESS: Austin Collins
PRINT NAME: Austin Collins

TOLL SOUTHEAST INC.



ARROYO CAPITAL VI, LLC,

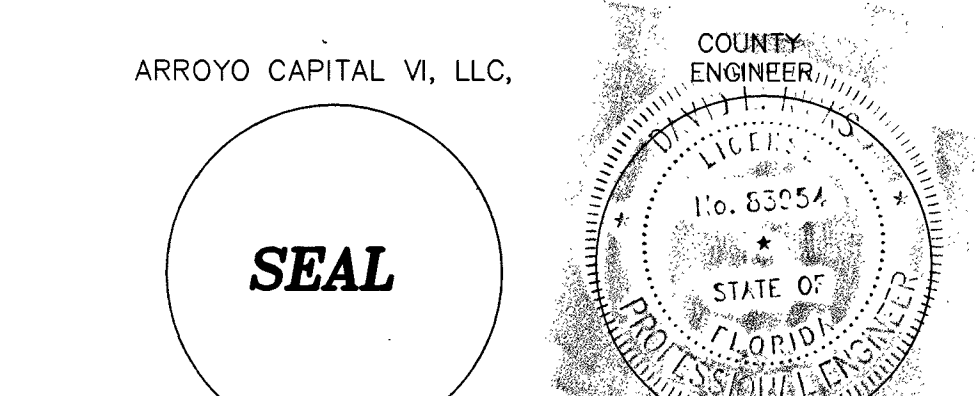


SITE DATA
CONTROL NO: 1977-00052

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-177.07(2)B, P.F.S. THE ORDINANCE WITH DAY OF June, 2026, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

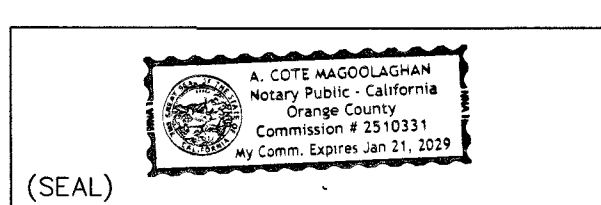
WITNESS: David L. Ricks, P.E.
PRINT NAME: David L. Ricks, P.E.
COUNTY ENGINEER



ACKNOWLEDGEMENT:

STATE OF California
COUNTY OF Orange

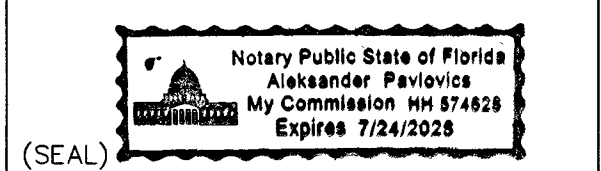
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF May, 2026, BY JEFFREY B. BROUETTE, AS PRESIDENT OF ARROYO CAPITAL VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF ARROYO CAP VI-2, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED divine license AS IDENTIFICATION.



COMMISSION NUMBER: 2510331

ARROYO CAP VI-2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: ARROYO CAPITAL VI, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

WITNESS: Nick Lasher
PRINT NAME: Nick Lasher
WITNESS: Dina Chavez
PRINT NAME: Dina Chavez



NOTARY PUBLIC
PRINT NAME: Alex Pavlovics
MY COMMISSION EXPIRES: 7/24/2028
COMMISSION NUMBER: HH 574628

DEDICATION AND RESERVATION: (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE-NAMED