

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3048 AT PAGE 944 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 VICE-CHAIRMAN AND ATTESTED TO BY ITS ASST. VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF April, 1979.

1st. AMERICAN BANK OF PALM BEACH COUNTY,
 A STATE BANKING CORPORATION.

ATTEST: BY: Michael Caughlin
 MICHAEL CAUGHLIN, VICE CHAIRMAN

GLORIA L. JONES, ASST. VICE PRESIDENT

ACKNOWLEDGEMENT

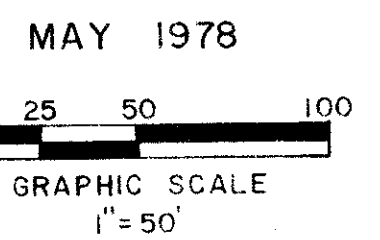
STATE OF FLORIDA
 COUNTY OF PALM BEACH SS
 BEFORE ME PERSONALLY APPEARED MICHAEL CAUGHLIN AND GLORIA S. JONES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE CHAIRMAN AND ASST. VICE PRESIDENT OF THE 1st. AMERICAN BANK OF PALM BEACH COUNTY 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 INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF April, 1979.
 MY COMMISSION EXPIRES: July 30, 1982
James Wilson Guster
 NOTARY PUBLIC

PLAT OF

PINE NEEDLE MANOR

BEING A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

DWIGHT R. WEYANT & ASSOCIATES, INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS



LEGEND:

- PERMANENT REFERENCE MONUMENTS
- PERMANENT CONTROL POINTS

NOTES:

- NO BUILDINGS OR CONSTRUCTION OF ANY KIND OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS.
- THERE SHALL BE NO PRIVATE BUILDINGS OR STRUCTURES PLACED ON PUBLIC UTILITY EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS
- BEARING ON THE SOUTH LINE OF N.W. 1/4, SECTION 13 ASSUMED TO BE N. 87°-54'-22" W. AND ALL OTHER BEARINGS ARE RELATED THERETO.



FLOOD ZONE "B"

APPROVALS
 BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 19____.

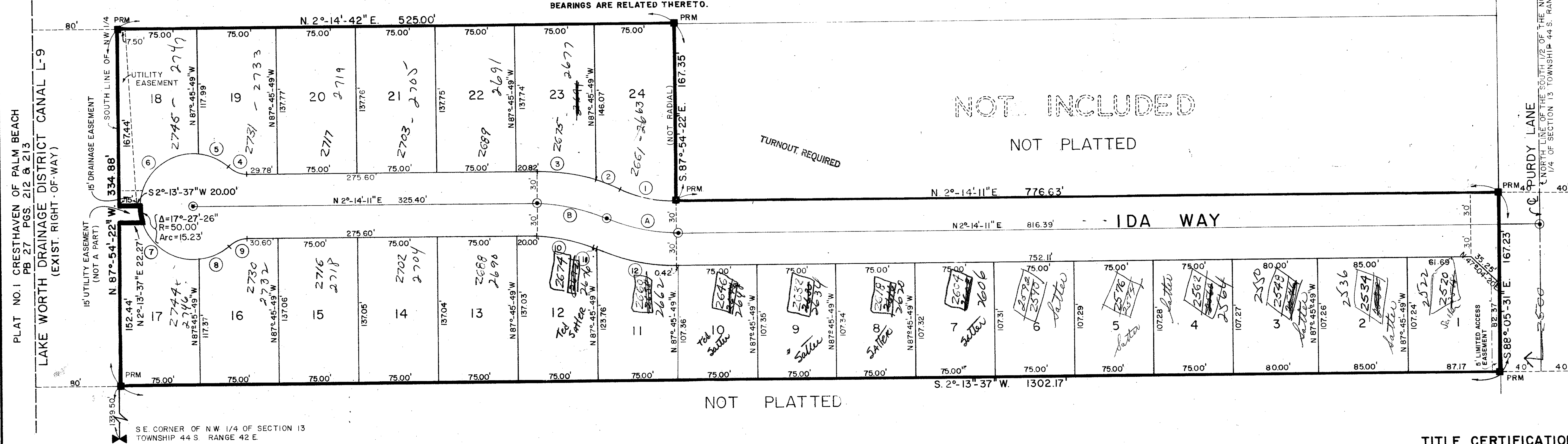
BY: Bill Bailey
 BILL BAILEY, CHAIRMAN

ATTEST: BY: _____
 DEPUTY CLERK

JOHN B. DUNKLE, CLERK

COUNTY ENGINEER: _____
 H.F. KAHLERT, PE., COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF May, 1979.



NOT INCLUDED
 NOT PLATTED

NO.	RADIUS	Δ	ARC LENGTH	TANGENT
1	120.00'	25°-29'-05"	53.37'	27.14'
2	180.00'	8°-09'-48"	25.64'	12.84'
3	180.00'	17°-31'-12"	55.04'	27.74'
4	22.30'	47°-29'-58"	18.49'	9.81'
5	50.00'	36°-36'-40"	31.95'	16.54'
6	50.00'	95°-15'-31"	83.18'	54.81'
7	50.00'	78°-45'-36"	68.73'	41.04'
8	50.00'	35°-39'-57"	31.12'	16.08'
9	22.28'	47°-28'-04"	18.46'	9.81'
10	120.00'	25°-41'-00"	53.79'	27.35'
11	180.00'	1°-03'-23"	3.32'	1.66'
12	180.00'	24°-37'-00"	77.37'	39.27'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TED SATTER ENTERPRISES INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINE NEEDLE MANOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N87°54'-22" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 1339.50 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N87°54'-22" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 152.44 FEET; THENCE N2°13'-37" E A DISTANCE OF 22.27 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°27'-26" A RADIUS OF 50.00 FEET; ALONG AN ARC LENGTH OF 19.23 FEET; THENCE S2°13'-37" W A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE N87°54'-22" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 167.44 FEET; THENCE N 2°-14'-42" E A DISTANCE OF 525.00 FEET; THENCE S87°54'-22 E A DISTANCE OF 167.35 FEET; THENCE N2°-14'-11" E A DISTANCE OF 776.63 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PURDY LANE; THENCE S89°05'-31" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF PURDY LANE A DISTANCE OF 167.23 FEET; THENCE S2°13'-37" W A DISTANCE OF 1302.17 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
 1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
 2. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 3. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 16 DAY OF April, 1979.
 TED SATTER ENTERPRISES, INC., A CORPORATION OF THE STATE OF FLORIDA.
 BY: Robert A. Satter
 ROBERT A. SATTER, PRESIDENT

ATTEST: Joan G. Satter
 JOAN G. SATTER, SECRETARY

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED ROBERT A. SATTER AND JOAN G. SATTER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF TED SATTER ENTERPRISES, INC., A CORPORATION, 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 INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF April, 1979.
Ernest E. Mitchell
 ERNEST E. MITCHELL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: May 4, 1980

TITLE CERTIFICATION

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 I, CHRISTOPHER H. COOK, 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 TO TED SATTER ENTERPRISES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

(32) Christopher H. Cook
 ATTORNEY AT LAW
 DATE: 13/44/79

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

37/ Ernest E. Mitchell
 ERNEST E. MITCHELL
 REGISTERED SURVEYOR NO. 3142
 STATE OF FLORIDA

1000-059
 13/44/79

NO.	RADIUS	Δ	ARC LENGTH	TANGENT
A	150.00'	25°-41'-02"	67.24'	34.19'
B	150.00'	25°-41'-02"	67.24'	34.19'