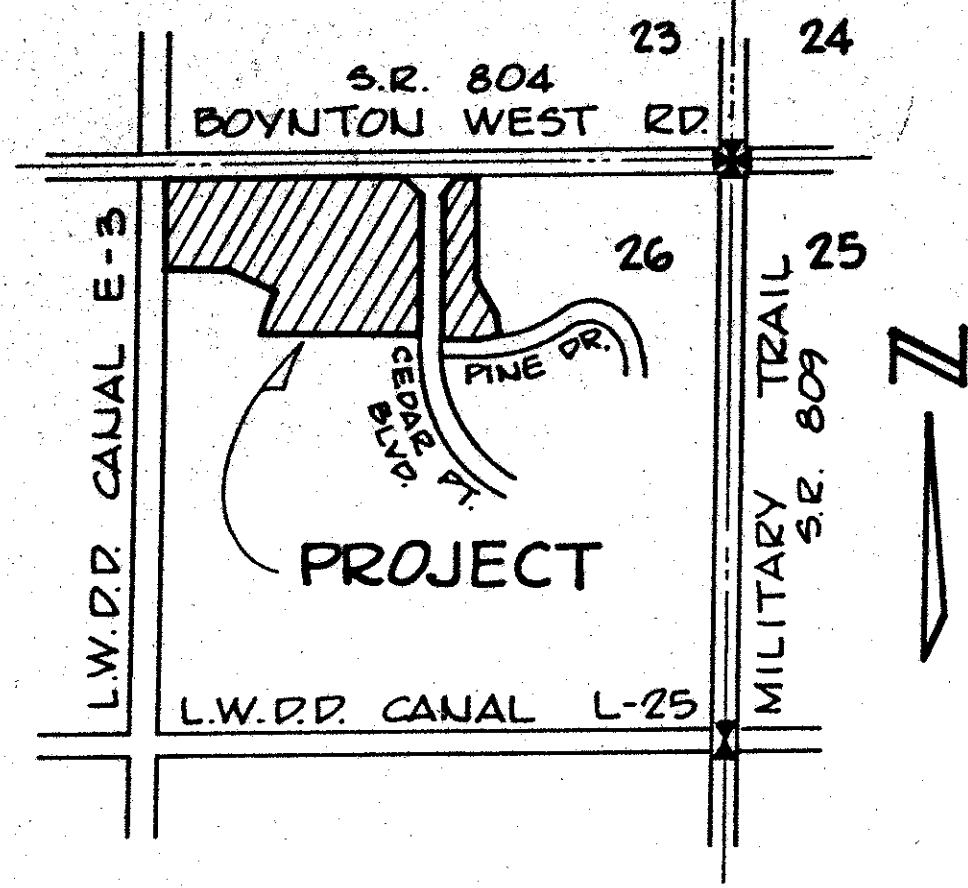


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LOCATION MAP NOT TO SCALE

DESCRIPTION PARCEL ONE

A certain 5.518 acre parcel of land lying in the Northeast Quarter (NE 1/4) of Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of Plat No. 6, Cedar Point, as same is recorded in Plat Book 43, Pages 148 through 151, inclusive, Public Records of Palm Beach County, Florida, thence from said POINT OF BEGINNING, South 00°05'13" West, along the West line of said Plat No. 6, Cedar Point, a distance of 413.08 feet; thence South 25°44'07" East, a distance of 266.22 feet; thence South 15°22'52" East, a distance of 105.22 feet to the Southwest corner of said Plat No. 6, Cedar Point, said point being the beginning of a 250.00 foot radius curve, concave North, whose long chord bears South 83°43'36" West; thence West along the arc of said curve through a central angle of 12°32'47", a distance of 54.74 feet; thence South 90°00'00" West, along the North line of Pine Drive, as same is shown as Tract B on Plat No. 5, Cedar Point, recorded in Plat Book 41, Pages 73 through 78, inclusive, Public Records of Palm Beach County, Florida, a distance of 347.65 feet; thence North 44°45'00" West, a distance of 35.51 feet to a point on the East right-of-way line of Cedar Point Boulevard, as same is shown on said Plat No. 5, Cedar Point, thence North 00°30'00" East, along said West right-of-way, a distance of 709.96 feet; thence North 45°12'13" East, a distance of 35.17 feet to a point on the South right-of-way of Boynton West Road (State Road 804); thence North 89°54'47" East along said South right-of-way (the South right-of-way of Boynton West Road is 60.00 feet South, as measured at right angles to, and parallel with, the centerline of Boynton West Road), a distance of 252.93 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 5.518 Acres, more or less. PARCEL TWO

A certain 13.828 acre parcel of land lying in the Northeast Quarter (NW 1/4) of Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of Plat No. 5, Cedar Point, as same is recorded in Plat Book 41, Pages 73 through 78, inclusive, Public Records of Palm Beach County, Florida, thence from said POINT OF BEGINNING, North 01°30'30" East along the East right-of-way line of the Lake North Drainage District Canal E-3, as same is recorded in Deed Book 84, Page 47, Public Records of Palm Beach County, Florida [said East right-of-way lying 50.00 feet East of and parallel to, as measured at right angles to, the West line of the Northeast Quarter (NE 1/4) of said Section 26], a distance of 426.98 feet to a point on the South right-of-way of Boynton West Road; thence North 89°54'47" East along said South right-of-way (said right-of-way lying 60.00 feet South of and parallel to, as measured at right angles to, the centerline of Boynton West Road), a distance of 871.86 feet; thence South 44°47'37" East, a distance of 36.00 feet; thence South 00°30'00" West, along the West right-of-way of Cedar Point Boulevard, as shown on said Plat No. 5, Cedar Point, a distance of 762.29 feet; thence North 89°30'00" West along the North line of said Plat No. 5, Cedar Point, a distance of 582.42 feet to a point being the beginning of a 375.00 foot radius curve, concave East, whose long chord bears North 03°13'03" West; thence North along the arc of said curve, through a central angle of 35°49'47", a distance of 234.50 feet to a point of compound curvature, said curve having a 140.00 foot radius, concave East, whose long chord bears North 23°55'45" East; thence North along the arc of said curve, through a central angle of 18°29'50", a distance of 45.20 feet; thence North 53°37'35" West, a distance of 129.60 feet; thence North 88°29'30" West, a distance of 220.00 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 13.828 acres, more or less. DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BRIGHTSIDE LIMITED, A FLORIDA LIMITED PARTNERSHIP, owners of the land shown hereon, being in Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as CEDAR POINT PLAT NUMBER 7, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

EASEMENTS The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities. The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities. The access control easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County for the purposes of control and jurisdiction over access rights.

WATER MANAGEMENT TRACTS The Water Management Tracts shown hereon as LAKE TRACT are hereby dedicated to the BANYAN SPRINGS PROPERTY OWNERS ASSOCIATION, INC., its successors or assigns, and are the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.

A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL PLAT NO. 7, CEDAR POINT IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 26, TWP. 45 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF A PORTION OF THE SUBDIVISION OF SECTION 26 (PB. 6, PG. 26)

SHEET 1 OF 2

COMMON AREAS All areas within lands described hereon as Parcel One and Parcel Two, which are not designated hereon as streets, easements, water managements tracts, or which are not submitted to the condominium form of ownership are hereby dedicated to the Banyan Springs Property Owners Association, Inc., its successor or assigns, for proper purposes and are the perpetual maintenance obligation of said Association, its successor or assigns, without recourse to Palm Beach County.

INGRESS/EGRESS EASEMENTS Tracts A and E, as shown hereon, are hereby dedicated for utility easement, drainage easement, and for private ingress/egress purposes, and are hereby dedicated to the BANYAN SPRINGS PROPERTY OWNERS ASSOCIATION, INC. its successors or assigns, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named limited partnership has caused these presents to be signed by GERALD W. YULE, President of Gigliotti Corporation of Florida, its sole general partner, this 17th day of December, AD 1982.

WITNESS: Brightside Limited, Gigliotti Corporation of Florida, its sole general partner, Gerald W. Yule, President.

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME, personally appeared GERALD W. YULE, President of Gigliotti Corporation of Florida, sole general partner of Brightside Limited, a Florida limited partnership, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 17th day of December, AD 1982. My Commission Expires: October 13, 1986. Notary Public, State of Florida at large.

MORTGAGEE'S 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 hereon by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3215 at Pages 1340 through 1349 of the Public Records of Palm Beach County, Florida, as assigned to the undersigned shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF Florida National Bank of Palm Beach County a Banking Institution created and existing under the laws of the United States of America has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 4th day of FEB., A.D. 1983.

WITNESS: Florida National Bank of Palm Beach County, Christian B. Kartiganer, President, Christina R. Kander.

ACKNOWLEDGEMENT STATE OF Florida COUNTY OF Palm Beach BEFORE ME personally appeared Douglas G. Johnson, President of Florida National Bank of Palm Beach County to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 4th day of February, A.D., 1983. My Commission Expires: February 23, 1984.

STATE OF NEW YORK COUNTY OF NEW YORK MORTGAGEE'S CONSENT 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 hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3215 at Pages 1350 through 1364 of the Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF IIT Florida Corporation, a Florida Corporation, has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28th day of December, 1982.

WITNESS: IIT Florida Corporation, Howard A. Gellis, President, David L. ...

MORTGAGEE'S CONSENT STATE OF NEW YORK COUNTY OF NEW YORK 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 hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3215 at Pages 1350 through 1364 of the Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF IIT Florida Corporation, a Florida Corporation, has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28th day of December, 1982.

WITNESS: IIT Florida Corporation, Howard A. Gellis, President, David L. ...

ACKNOWLEDGEMENT STATE OF NEW YORK COUNTY OF NEW YORK BEFORE ME personally appeared Howard A. Gellis, President of IIT Florida Corp., a Florida Corporation, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 28th day of December, A.D., 1982. Notary Public.

My Commission Expires: Patricia M. Reilly, Notary Public, State of New York, Qualified to New York County, Commission Expires March 30, 1986.

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH I, NORMAN DEAN KOHL, JR., 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 BRIGHTSIDE LIMITED, a Florida limited partnership; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct.

Date: 4-7-83 By: Norman Dean Kohlf.

P. U. D. DATA TOTAL AREA = 19.346 ACRES TOTAL UNITS = 186 DENSITY = 9.61 UNITS / ACRE

Field Book No. Design Drawn M. ALONZO Checked P. KRICK

ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA

COUNTY APPROVALS COUNTY ENGINEER This plat is hereby approved for record this 10 day of May, A.D. 1983.

HERBERT F. KAHLERT, Engineer Palm Beach County, Florida.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA This plat is hereby approved for record this 10 day of May, A.D. 1983.

Peggy Evatt, Chairman Board of County Commissioners

ATTEST: Kathleen S. Siskew, Deputy Clerk

NOTES Permanent Reference Monuments (P.R.M.'s) are designated thus: Permanent Control Points (P.C.P.'s) are designated thus: Bearings cited herein are in the meridian of PLAT NO. 6 OF CEDAR POINT P.B. 43, PAGES 148 - 151 Building setback lines shall be as required by Palm Beach County Zoning Regulations. There shall be no buildings or other structures placed on utility easements. There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements. In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

SURVEYOR'S CERTIFICATION I hereby 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 the (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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 the County of Palm Beach.

Date: 12-20-82 By: Peter T. Krick, Florida Certificate No. 3748

This instrument was prepared by PETER T. KRICK, Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors, 2300 Fla-Mango Road, West Palm Beach, Florida.

COUNTY OF PALM BEACH STATE OF FLORIDA This plat was filed for record at 9:32 AM this 17 day of May 1983 and is duly recorded in Plat Book 45 on page 168-169. Filed by: Clerk Circuit Court.

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CORPORATE SEAL, NOTARY SEAL, SURVEYOR SEAL

45/168 0226-303 PLAT NO. 7 of CEDAR POINT

Job No. 81-1106 Scale Date AUG. 1981 Sheet 2 of 1 File No. BF-2314-C