DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON. BEING IN SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SMITH DAIRY WEST P. U. D. - PLAT No. 3 TRACT "A" REPLAT, BEING A REPLAT OF TRACT "A" OF SMITH DAIRY WEST P. U. D. - PLAT No. 3, AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH. RANGE 42 EAST. PALM BEACH COUNTY. FLORIDA. SAID PARCEL ALSO BEING A PART OF TRACT "A", SMITH DAIRY WEST P. U. D. -PLAT No. 3, AS RECORDED IN PLAT BOOK 77. PAGE 126 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A". AS SHOWN ON THE PLAT OF SMITH DAIRY WEST P. U. D. -PLAT No. 3, AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 802. 06 FEET; THENCE CONTINUING SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST, A DISTANCE OF 87.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6342, PAGE 457 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUING SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST. A DISTANCE OF 1837. 75 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES, 18 MINUTES, 59 SECONDS WEST ALONG THE SAID NORTH LINE OF SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88 DEGREES, 50 MINUTES, 05 SECONDS WEST ALONG THE NORTH LINE OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A DISTANCE OF 544. 25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 16 OF BLOCK 38, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF SAID PUBLIC RECORDS, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS; THENCE SOUTH 01 DEGREES, 00 MINUTES, 50 SECONDS EAST ALONG A LINE CONNECTING THE WESTERLY LINES OF TRACTS 16, 17, 48, 49, AND 80 OF SAID BLOCK 38, SAME LINE ALSO BEING 72.85 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY AS SHOWN ON RIGHT-OF-WAY MAP, STATION 2334+53. 14 TO STATION 2342+94. 41, CONTRACT No. 3. 2, SHEET 8 OF 13, A DISTANCE OF 1570. 24 FEET; THENCE CONTINUE SOUTH 01 DEGREES. OO MINUTES. 50 SECONDS EAST ALONG SAID WESTERLY TRACT LINE, A DISTANCE OF 507. 50 FEET; THENCE CONTINUE SOUTH 01 DEGREES, 00 MINUTES, 50 SECONDS EAST ALONG SAID WESTERLY TRACT LINE, A DISTANCE OF 647.68 FEET TO THE INTERSECTION OF SAID WESTERLY TRACT LINE WITH THE NORTH LINE OF SMITH DAIRY WEST P. U. D. -PLAT No. 3 AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 59 MINUTES, 10 SECONDS EAST ALONG SAID NORTH LINE OF SMITH DAIRY WEST P. U. D. -PLAT No. 3, A DISTANCE OF 595. 91 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 168. 00 FEET AND A RADIAL BEARING OF NORTH 82 DEGREES, 32 MINUTES, 44 SECONDS EAST AT SAID INTERSECTION, AND THE <u>POINT OF BEGINNING</u>; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 167 DEGREES, 07 MINUTES, 08 SECONDS A DISTANCE OF 490. 02 FEET TO SAID NORTH LINE OF SMITH DAIRY WEST P.U.D.-PLAT No. 3; THENCE SOUTH 88 DEGREES, 59 MINUTES, 10 SECONDS WEST ALONG SAID NORTH LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 3, A DISTANCE OF 333.88 FEET TO THE POINT OF BEGINNING.

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

COLUMBIA AVENUE, AND WAVERLY LANE AS SHOWN HEREON, ARE HEREBY RESERVED FOR MILL WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.

TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR MILL WALK HOMEOWNERS ASSOCIATION, INC., 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.

TRACT 2, AS SHOWN HEREON IS HEREBY RESERVED FOR MINTO COMMUNITIES. INC., ITS SUCSESSORS AND ASSIGNS FOR OPEN SPACE, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT No. 4, AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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 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.

TRACTS OS-1, OS-2, OS-3, AND OS-4, AS SHOWN HEREON. ARE HEREBY RESERVED FOR MILL WALK HOMEOWMERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS B-1, B-2, AND B-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MILL WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SMITH DAIRY WEST P.U.D.-PLAT No. 3 TRACT "A" REPLAT

BEING A REPLAT OF TRACT "A" OF SMITH DAIRY WEST P.U.D. - PLAT No.3 AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PART OF SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST,

PALM BEACH COUNTY, FLORIDA SHEET 1 OF 5 **JULY 1996**

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.

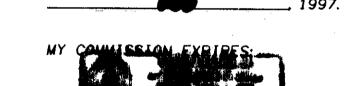
IN WITNESS WHEREOF, THE ABOVE-NAME CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _





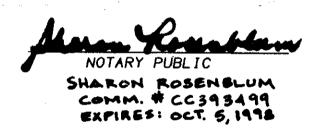
ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILLIPPE JOANISSE WHO ARE PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, 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.

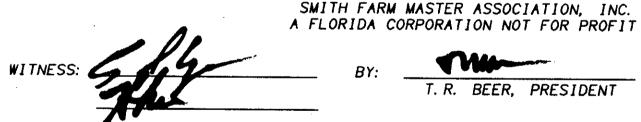


COUNTY OF PALM BEACH

WITNESS MY HAND AND OFFICIAL SEAL THIS



SMITH FARM MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR



T. R. BEER, PRESIDENT

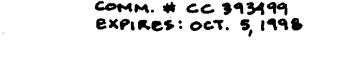
ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T. R. BEER WHO IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SMITH FARM MASTER ASSOCIATION. INC., A CORPORATION, AND SEVERALLY 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS Feb

MY COMMISSION EXPIRES:





MINTO COMMUNITIES, INC.

SEAL

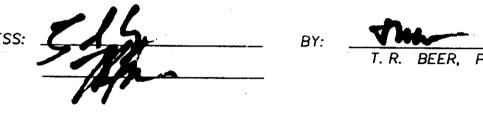
ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA

COUNTY OF PALM BEACH

MILL WALK HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE

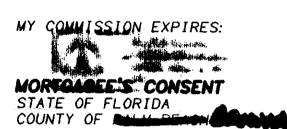
> MILL WALK HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT



ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T. R. BEER WHO IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SMITH DAIRY WEST VILLAGE D PROPERTY ASSOCIATION, INC., A CORPORATION, AND SEVERALLY 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS



SHARON ROSENBLUM COMM. # CC 395499 EXPIRES : OCT. 5, 1998

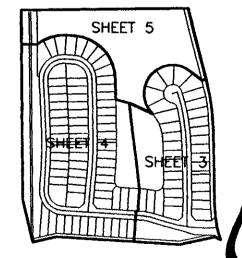
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9332 AT PAGE 1197 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-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS

ATTEST

BARNETT BANK, N. A. , A SUCCESSOR BY MERGER TO BARNETT BANK OF BROWARD COUNTY, N. A. . FOR ITSELF AND AS ATTORNEY IN FACT FOR THE TORONTO-DOMINION BANK, PURSUANT TO THE POWER OF ATTORNEY CONTAINED IN THE MORTGAGE

SHEET INDEX



ASSOCIATION, INC. NOTARY SEAL

FLORIDA, INC. SURVEYOR'S SEAL

PALM BEACH GARDENS, FLORIDA 33410

SCALE: DATE: JULY 1996 DRAWN BY:

COUNTY OF PALM BEACH)

This Plat was find for reserve at __

and duly recorded in Pint Book No.

DOROTHY H. WILLIEN, Cheek of Chount Course

STATE OF FLORIDA

this Later of April

2560 RCA Suite 105 n Beach Gardens, Florida 33410

TRACT "A" REPLAT RAWING NUMBER (561) \$627~5200

SURVEYOR'S CERTIFICATE

DATED: 2-6-97

SUBDIVISION DEPICTED BY THIS PLAT.

LANTANA ROAD

LOCATION MAP

HYPOLUXO ROAD

I.W.D.D. L-16 CANAL

ACKNOWLEDGEMENT

STATE OF FLORIDA

APPROVAL

COUNTY ENGINEER:

TITLE CERTIFICATION

STATE OF FLORIDA

0653-005

WHO PERSONALLY APPEARED AND DID NOT TAKE AN OATH, AND WHO

EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BARNETT

BANK, N. A. , AND SEVERALLY 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 AUTHORITY, AND THAT

SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH

WE, HB TITLE OF FLORIDA, INC., A TITLE INSURANCE COMPANY, AS DULY

EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND

THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, INC. ;

THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT

SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW

ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT

THOSE ENCUMBRANCES DO NOT PROHIBIT THE CHESTION OF THE

LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE

COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177. 071(2),

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 PERMANENT REFERENCE MONUMENTS ("P. R. M. s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P. C. P. s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR REQUIRED IMPROVEMENTS: AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P. S. M. OF

NICK MILLER, INC. 2560 R. C. A. BLVD., SUITE 105.

DATE: 2-26-97

GÄRY Ä. RAGER. P.S.M.

LICENSE No. 4828 STATE OF FLORIDA

TLE OF FLORIDA, INC.

NICK MILLER, INC.

SMITH DAIRY WEST P.U.D. - PLAT No.3

NOTARY SEAL ASSOCIATION, INC. NOTARY SEAL

MILL WALK

HOMEOWNERS

D.B.P.R. Business License No. 4318

94014AW