

SMITH DAIRY WEST P.U.D.-PLAT No. 9  
BEING A REPLAT OF PART OF BLOCKS 38 AND 39 OF PALM BEACH FARMS  
COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES  
45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
IN PART OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SMITH DAIRY WEST P.U.D.- PLAT No. 9, BEING A REPLAT OF PART OF BLOCKS 38 AND 39 OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTION ALSO BEING PART OF BLOCKS 38 AND 39, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS CORRECTED TO TRACTS 1 THROUGH 9, INCLUSIVE, BLOCK 38, AND TRACTS 1 THROUGH 9, INCLUSIVE, BLOCK 39, PALM BEACH FARMS COMPANY PLAT No. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1760.64 FEET; THENCE SOUTH 00 DEGREES, 40 MINUTES, 32 SECONDS EAST, A DISTANCE OF 941.85 FEET; THENCE SOUTH 40 DEGREES, 49 MINUTES, 30 SECONDS WEST, A DISTANCE OF 265.58 FEET; THENCE SOUTH 13 DEGREES, 28 MINUTES, 00 SECONDS WEST, A DISTANCE OF 398.50 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 340.00 FEET AND A RADIAL BEARING OF SOUTH 00 DEGREES, 34 MINUTES, 00 SECONDS WEST, AT SAID INTERSECTION, AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES, 54 MINUTES, 00 SECONDS, A DISTANCE OF 159.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 58 DEGREES, 32 MINUTES, 00 SECONDS EAST, A DISTANCE OF 61.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES, 16 MINUTES, 00 SECONDS, A DISTANCE OF 619.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 72 DEGREES, 12 MINUTES, 00 SECONDS EAST, A DISTANCE OF 57.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS 940.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES, 14 MINUTES, 00 SECONDS, A DISTANCE OF 680.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67 DEGREES, 34 MINUTES, 00 SECONDS EAST, A DISTANCE OF 75.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 760.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37 DEGREES, 17 MINUTES, 00 SECONDS, A DISTANCE OF 494.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75 DEGREES, 09 MINUTES, 00 SECONDS EAST, A DISTANCE OF 56.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 340.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES, 27 MINUTES, 29 SECONDS, A DISTANCE OF 168.87 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 107.02 FEET; THENCE SOUTH 23 DEGREES, 33 MINUTES, 29 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 105.31 FEET; THENCE SOUTH 53 DEGREES, 47 MINUTES, 30 SECONDS WEST, A DISTANCE OF 118.84 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF SOUTH 23 DEGREES, 47 MINUTES, 30 SECONDS WEST AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 41.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 53 DEGREES, 47 MINUTES, 30 SECONDS WEST, A DISTANCE OF 58.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 255.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 209.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79 DEGREES, 12 MINUTES, 30 SECONDS WEST, A DISTANCE OF 468.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 935.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES, 28 MINUTES, 43 SECONDS, A DISTANCE OF 138.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 895.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES, 28 MINUTES, 43 SECONDS, A DISTANCE OF 132.44 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79 DEGREES, 12 MINUTES, 30 SECONDS WEST, A DISTANCE OF 150.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES, 24 MINUTES, 58 SECONDS, A DISTANCE OF 35.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60 DEGREES, 22 MINUTES, 32 SECONDS WEST, A DISTANCE OF 91.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES, 56 MINUTES, 27 SECONDS, A DISTANCE OF 318.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79 DEGREES, 41 MINUTES, 01 SECONDS WEST, A DISTANCE OF 380.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 220.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66 DEGREES, 38 MINUTES, 35 SECONDS, A DISTANCE OF 255.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73 DEGREES, 37 MINUTES, 39 SECONDS, A DISTANCE OF 160.63 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 06 DEGREES, 10 MINUTES, 51 SECONDS EAST, A DISTANCE OF 25.08 FEET TO A RADIAL INTERSECTION WITH A CURVE

CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 260.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES, 09 MINUTES, 51 SECONDS, A DISTANCE OF 18.90 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS WEST, A DISTANCE OF 257.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1615.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES, 37 MINUTES, 56 SECONDS, A DISTANCE OF 412.44 FEET; THENCE NORTH 16 DEGREES, 38 MINUTES, 56 SECONDS EAST, ALONG A LINE, RADIAL TO SAID CURVE, A DISTANCE OF 80.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1535.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES, 37 MINUTES, 56 SECONDS, A DISTANCE OF 392.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST, A DISTANCE OF 257.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 340.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES, 33 MINUTES, 00 SECONDS, A DISTANCE OF 15.13 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13.85 ACRES MORE OR LESS  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

SMITH FARM BOULEVARD, AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER 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.

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 AND OS-2 AS SHOWN HEREON ARE HEREBY RESERVED FOR SMITH FARM MASTER 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.

TRACT OS-3 AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT OS-4 AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS B-1 AND B-2 AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH FARM MASTER 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.

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.

THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6620, PAGE 1347, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT. THE REPLACEMENT EASEMENT IS LOCATED NORTH OF THE PLAT, RECORDED IN OFFICIAL RECORD BOOK 10146, P. 755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 29 DAY OF May, 1998.

ATTEST: *Philippe Joannisse* PHILIPPE JOANNISSE VICE PRESIDENT  
BY: *Michael Greenberg* MICHAEL GREENBERG PRESIDENT

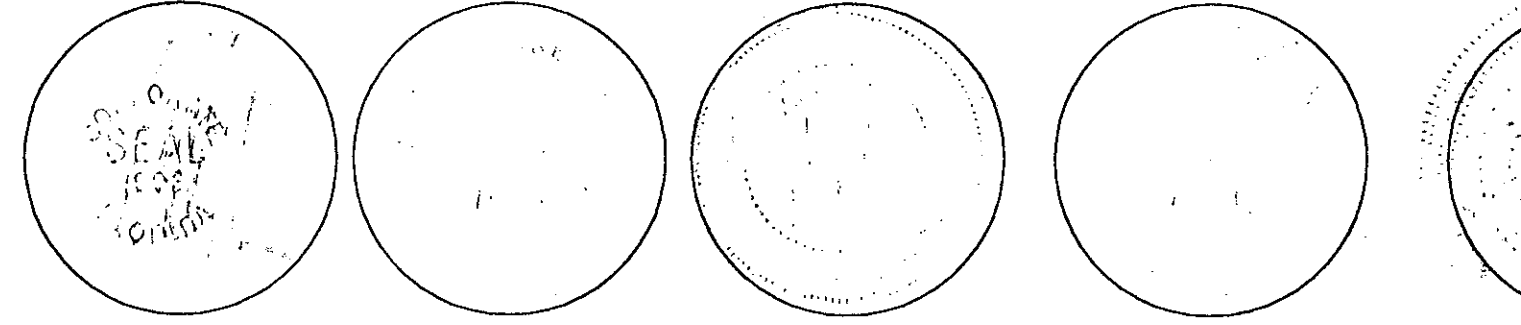
ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILIPPE JOANNISSE WHO ARE PERSONALLY KNOWN TO ME, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF May, 1998

MY COMMISSION EXPIRES: 10/5/98  
CC 393499 *Sharon Rosenblum* NOTARY PUBLIC

MINTO COMMUNITIES, INC. SEAL  
SMITH FARM MASTER ASSOCIATION, INC. SEAL  
COUNTY ENGINEER'S SEAL



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 SAME AS STATED HEREON, DATED THIS 29 DAY OF May, 1998

WITNESS: *S. Beer* BY: *T.R. Beer*  
T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, 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 29 DAY OF May, 1998

MY COMMISSION EXPIRES: 10/5/98  
CC 393499 *Sharon Rosenblum* NOTARY PUBLIC

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 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF May, 1998.

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

WITNESS: *Mark A. Jones* BY: *Mark A. Jones*  
MARK A. JONES VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Mark A. Jones* WHO IS PERSONALLY KNOWN TO ME, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF May, 1998

MY COMMISSION EXPIRES: *Sept 3, 1998*

APPROVALS

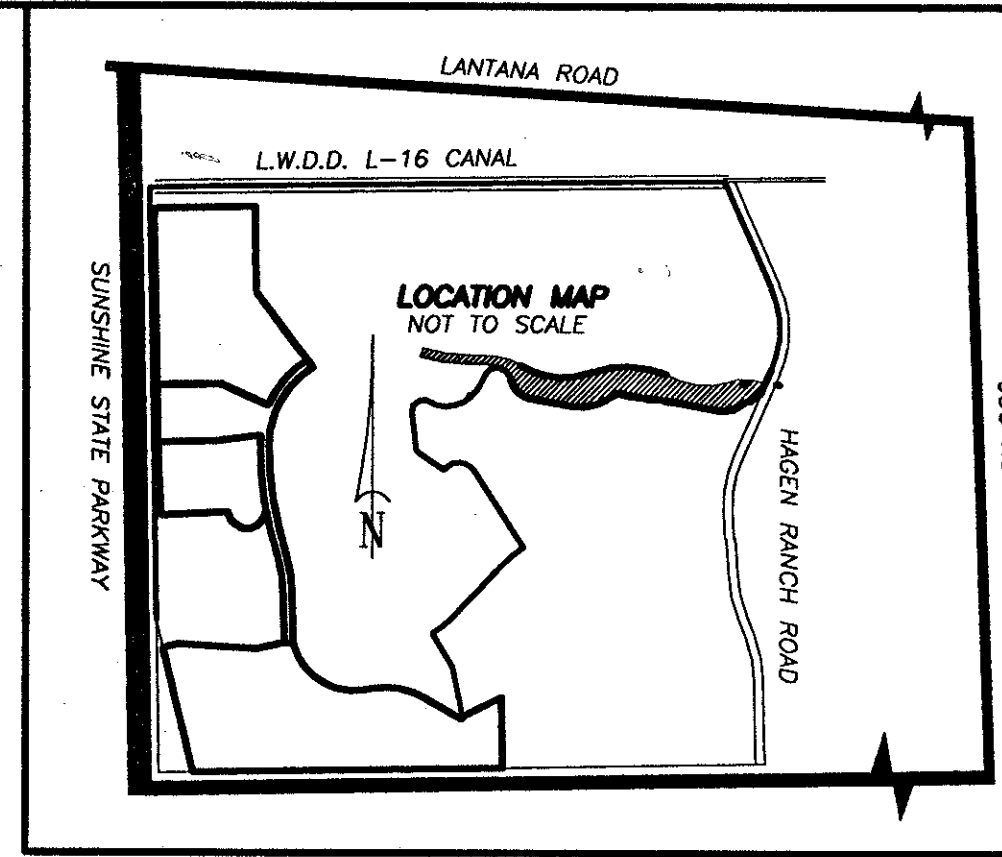
COUNTY ENGINEER: *George T. Webb*

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 9th DAY OF July, 1998.

BY: *George T. Webb* COUNTY ENGINEER

SHEET INDEX

SHEET 2 OF 3 SHEET 3 OF 3



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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 1:24P  
this 9th day of July 1998  
and duly recorded in Plat Book No. 82  
on page 181-183  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by *Greg A. Rager*

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, H.B. TITLE OF FLORIDA INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 5-29-98  
*H.B. Title of Florida Inc.* HARRY BINNIE, PRESIDENT  
H.B. TITLE OF FLORIDA INC.

SURVEYOR'S NOTES

- 1. PLAT POSITION AND ORIENTATION  
A. COORDINATES SHOWN ARE GRID  
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT  
C. ZONE = FLORIDA EAST  
D. LINEAR UNIT = U.S. SURVEY FOOT  
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
F. ALL DISTANCES ARE GROUND  
G. SCALE FACTOR = 1.0000348  
H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

- 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  P.L.S. 4828
- 3. PERMANENT CONTROL POINTS ARE SHOWN THUS:  P.C.P. 4828

BEARINGS, AS SHOWN HEREON ARE RELATIVE TO A GRID NAD 83, 1990 ADJUSTMENT BEARING OF NORTH 23° 51' 21" WEST ALONG THE WESTERLY RIGHT OF WAY OF HAGEN RANCH ROAD PER OFFICIAL RECORD BOOK 6342, PAGE 457.

- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

- 6. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

- 7. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

- 8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- 9. THE RIGHT, TITLE, INTEREST, CLAIM, AND DEMAND OF ABSOLUTE, INC., WEST PENINSULAR TITLE COMPANY, MINERAL LAND, INC. AND JOAN E. O'DELL AS TRUSTEE, TO PLATTED ROAD RIGHTS OF WAY OF PALM BEACH FARMS COMPANY PLAT No. 3 WITHIN THE BOUNDARY OF THE PLAT SHOWN HEREON, WERE RELEASED TO CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE, THROUGH QUIT CLAIM DEEDS FILED AT OFFICIAL RECORD BOOK (O.R.B.) 8374, PAGE 1558, O.R.B. 8374, PAGE 1600, O.R.B. 8374, PAGE 1612, O.R.B. 8374, PAGE 1624.

- 10. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 11. THE POSITION OF THE EASEMENT SHOWN AS A 20 FOOT DRAINAGE EASEMENT ON SHEET 4 OF 6 IS APPROXIMATE AND BASED ON INTERPRETATION OF THE DESCRIPTION CONTAINED IN O.R.B. 6620, PAGE 1347. MATHEMATICAL INCONSISTENCIES IN THE DESCRIPTION PREVENT ANY EXACT PLACEMENT OF THIS EASEMENT.

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; 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.

DATE: 6/03/98  
*Gary A. Rager* GARY A. RAGER, P.S.M.  
LICENSE No. 4828  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

SCALE:   
DATE: JAN 1998  
NICK MILLER, INC.  
Surveying & Mapping Consultants

SMITH DAIRY WEST P.U.D. - PLAT No. 9

2560 RCA Blvd., Suite 105  
Palm Beach Gardens, Florida 33410  
(561) 627-5200  
D.B.P.R. Business License No. 4318  
DRAWING NUMBER  
94014EG

PET. 94-77

82/181

0653-012

SUBDIVISION: Smith Dairy West  
BOOK: 82  
PAGE: 181  
FLOOD MAP: 170A  
FLOOD ZONE: B  
ZONING: PUD  
QUAD: 49  
ZIP CODE: 33436  
PUD NAME: Smith Dairy West