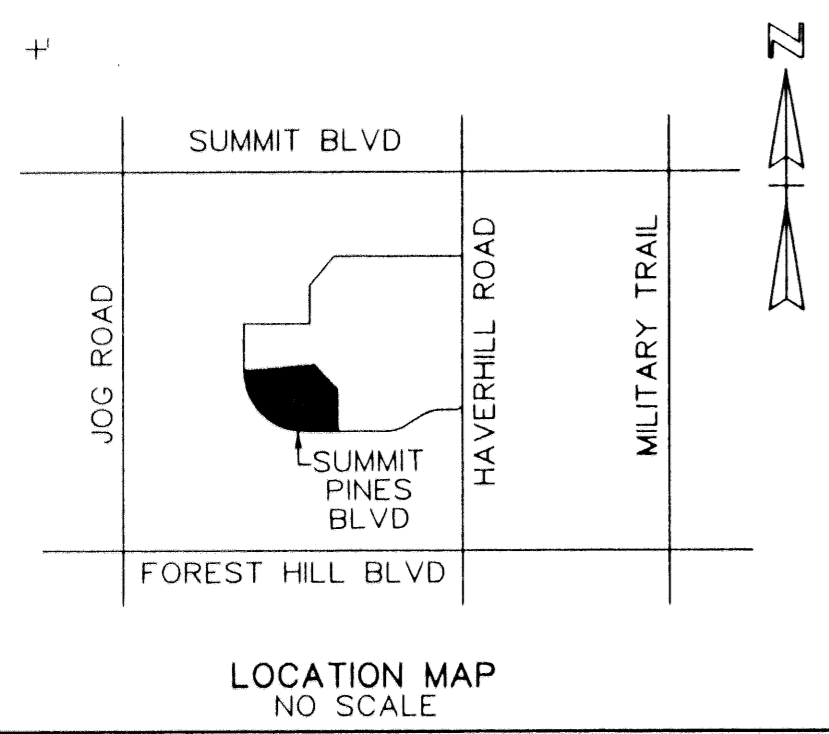




SUMMIT RUN MASTER RECREATION SITE

BEING A PORTION OF THE NORTHEAST QUARTER (N.E.1/4)
OF SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, BEING PART OF A P.U.D.

SHEET 1 OF 2



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed & recorded at 8:51A
this 8 day of October 1998
and duly recorded in Plat Book No. 83
on page 103-103
DOROTHY WILKEN, Clerk of Circuit Court
by *Paul D. Engle* D.C.

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, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

Paul D. Engle
PAUL D. ENGLE, P.S.M.
SURVEYOR AND MAPPER NO. 5708
STATE OF FLORIDA

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH FOR THE EAST ZONE OF FLORIDA AND ARE BASED ON A LINE BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT MONUMENTS FOR THE NORTH LINE OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND HAVING A BEARING OF N.88°01'36"W.

COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND
SCALE FACTOR 1.0000357
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N.88°01'36"W. (PLAT BEARING)
N.88°01'36"W. (GRID BEARING)

0°00'00" = BEARING ROTATION (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION. THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501.

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

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

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.

BUILDING SETBACKS SHALL BE, AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

COUNTY ENGINEER:

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 8 DAY OF October 1998 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT RUN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, OWNERS OF LAND SHOWN HEREON, BEING A PORTION OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING PART OF A P.U.D., SHOWN HEREON AS SUMMIT RUN MASTER RECREATION SITE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE MASTER RECREATION SITE AS DESCRIBED IN OFFICIAL RECORD BOOK 5956, PAGE 130, BEING IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION II; THENCE N.88°01'36"W., ALONG THE NORTH LINE OF SAID SECTION II, 596.10 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AND ALONG THE WEST LINE OF SAID SECTION II, 433.38 FEET; THENCE S.0°43'38"E., ALONG SAID WEST LINE AND ALONG THE EASTERLY BOUNDARY OF THE PLAT OF SUMMIT PINES UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54 AT PAGES 152, 153 AND 154 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 666.61 FEET; THENCE S.88°09'30"E., ALONG THE BOUNDARY OF SAID PLAT OF SUMMIT PINES UNIT THREE, 175.52 FEET; THENCE S.1°50'30"W., ALONG THE SAID BOUNDARY OF THE PLAT OF SUMMIT PINES UNIT THREE, 270.00 FEET; THENCE N.88°09'30"W., ALONG THE BOUNDARY OF SAID PLAT OF SUMMIT PINES UNIT THREE, 234.78 FEET; THENCE S.2°50'30"W., ALONG THE BOUNDARY OF SAID PLAT OF SUMMIT PINES UNIT THREE, 221.55 FEET; THENCE S.1°58'24"W., ALONG THE BOUNDARY OF SAID PLAT OF SUMMIT PINES UNIT THREE, 135.00 FEET; THENCE N.88°01'36"W., ALONG THE SOUTH LINE OF THE SAID PLAT OF SUMMIT PINES UNIT THREE, 463.00 FEET TO THE EAST RIGHT OF WAY LINE OF SUMMIT PINES BOULEVARD (TRACT A), AS SHOWN ON THE PLAT OF SUMMIT PINES UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52 AT PAGES 31, 32, 33 AND 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.1°58'24"W., ALONG SAID EAST LINE OF TRACT A, 65.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 115°2'02"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, 80.77 FEET TO A POINT ON THE SOUTH LINE OF THE LIFT STATION SITE AS SHOWN ON THE SAID PLAT OF SUMMIT PINES UNIT ONE AND THE POINT OF BEGINNING; THENCE N.80°06'22"E., ALONG SAID SOUTH LINE, A DISTANCE OF 25.00 FEET; THENCE N.84°02'01"E., A DISTANCE OF 28.99 FEET; THENCE S.53°13'36"E., A DISTANCE OF 215.60 FEET; THENCE S.4°58'24"W., A DISTANCE OF 225.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SUMMIT PINES BOULEVARD (TRACT A) AS SHOWN ON SAID PLAT OF SUMMIT PINES UNIT ONE; THENCE N.85°01'36"W., ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 46.06 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 75°07'58"; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 511.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.2638 ACRES MORE OR LESS.

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

TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR SUMMIT RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF August, 1998

SUMMIT RUN HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION

WITNESS: *Paul D. Engle* BY: *Leonard Bernhard*
WITNESS: *Mary C. Ellis* PRESIDENT LEONARD BERNHARD

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Leonard Bernhard, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUMMIT RUN HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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 8 DAY OF August, 1998

MY COMMISSION EXPIRES: 5/2/01
Patti Heider Ladwig
NAME: Patti Heider Ladwig
NOTARY PUBLIC - STATE OF FLORIDA
Commission # CC639397
Expires: May 2, 2001

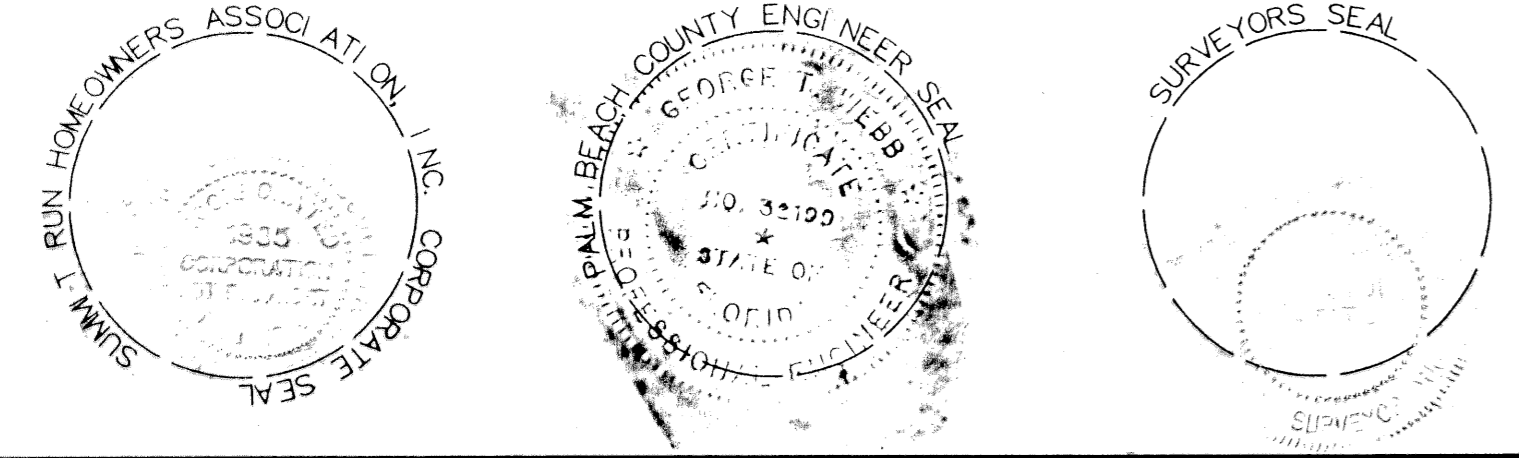
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GENE MOORE, A DULY LICENSED LAWYER 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 SUMMIT RUN HOMEOWNERS ASSOCIATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: August 24, 1998
Gene Moore
GENE MOORE, LAWYER

Summit Run Master Recreation Site
PAGE 103
FLOOD MAP # 165B
ZONING PU015E
SE 84-100
ZIP CODE 33415
SUBDIVISION
BOOK 83
FLOOD ZONE
QUAD # 32
TAZ
PUD NAME Summit Pines



O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUITER
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY FEB 1998	SCALE: 1" = 30'
FIELD BOOK PAGE NO. M61 58	ORDER NO.: 98-16db