

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT HOME DEVCO/ENCLAVE, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE ENCLAVE, P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND ALL OF LOTS 15 THROUGH 19, AND A PART OF LOT 20, BREEZY ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 89°13'01" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 64.68 FEET TO A POINT ON THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°17'23" WEST, ALONG THE EAST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL E-3, 64.68 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 684.93 FEET TO A POINT ON THE SOUTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 89°58'10" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 1.68 FEET TO A POINT ON THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-3 PER DEED RECORD BOOK 67, PAGE 573 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°17'23" WEST, ALONG THE EAST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL E-3, 63.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 678.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE PER OFFICIAL RECORD BOOK 1014, PAGES 102 THROUGH 109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°13'48" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ATLANTIC AVENUE, A DISTANCE OF 598.46 FEET TO A POINT ON THE WEST LINE OF SAID BREEZY ACRES SUBDIVISION; THENCE SOUTH 00°36'55" EAST, ALONG THE WEST LINE OF SAID BREEZY ACRES SUBDIVISION, A DISTANCE OF 279.85 FEET TO A POINT ON THE WEST LINE OF LOT 20 OF SAID BREEZY ACRES SUBDIVISION; THENCE NORTH 89°24'27" EAST, ALONG A LINE 52.58 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOTS 21 AND 22 OF SAID BREEZY ACRES SUBDIVISION, A DISTANCE OF 310.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MARKLAND LANE ACCORDING TO THE PLAT OF SAID BREEZY ACRES SUBDIVISION; THENCE SOUTH 00°32'28" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARKLAND LANE, A DISTANCE OF 687.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 15 OF SAID BREEZY ACRES SUBDIVISION; THENCE SOUTH 89°24'27" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 310.06 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 00°36'55" EAST, ALONG THE WEST LINE OF SAID BREEZY ACRES SUBDIVISION, A DISTANCE OF 393.59 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 89°13'01" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 604.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.692 ACRES OF LAND MORE OR LESS.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR HOME DEVCO/ENCLAVE, LLC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
3. TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO HOME DEVCO/ENCLAVE, LLC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT "L-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR HOME DEVCO/ENCLAVE, LLC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACT "L-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR HOME DEVCO/ENCLAVE, LLC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OBLIGATION OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOME DEVCO/ENCLAVE, LLC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. 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.
8. THE 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.

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 27 DAY OF APRIL, 1999.

Witness signatures: Joseph M. Gelli, Stephen F. Pacocha, Richard A. Swartz - CEO (PRINT NAME)

ENCLAVE P.U.D.

A PORTION OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 4 FEBRUARY, 1999

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH) HOME DEVCO/ENCLAVE, LLC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF APRIL, 1999.

HOME DEVCO/ENCLAVE, LLC. A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA BY: Richard A. Swartz (PRINT NAME) Witness: Joseph M. Gelli, Stephen F. Pacocha

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED RICHARD A. SWARTZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF HOME DEVCO/ENCLAVE, LLC., 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 27 DAY OF April, 1999.

NOTARY PUBLIC: Laurie Thompson (PRINT NAME) MY COMMISSION EXPIRES: 3/31/01

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 10896 AT PAGE 1896 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 27 DAY OF APRIL, 1999.

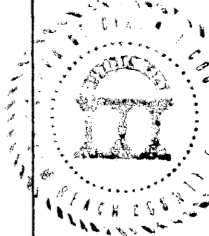
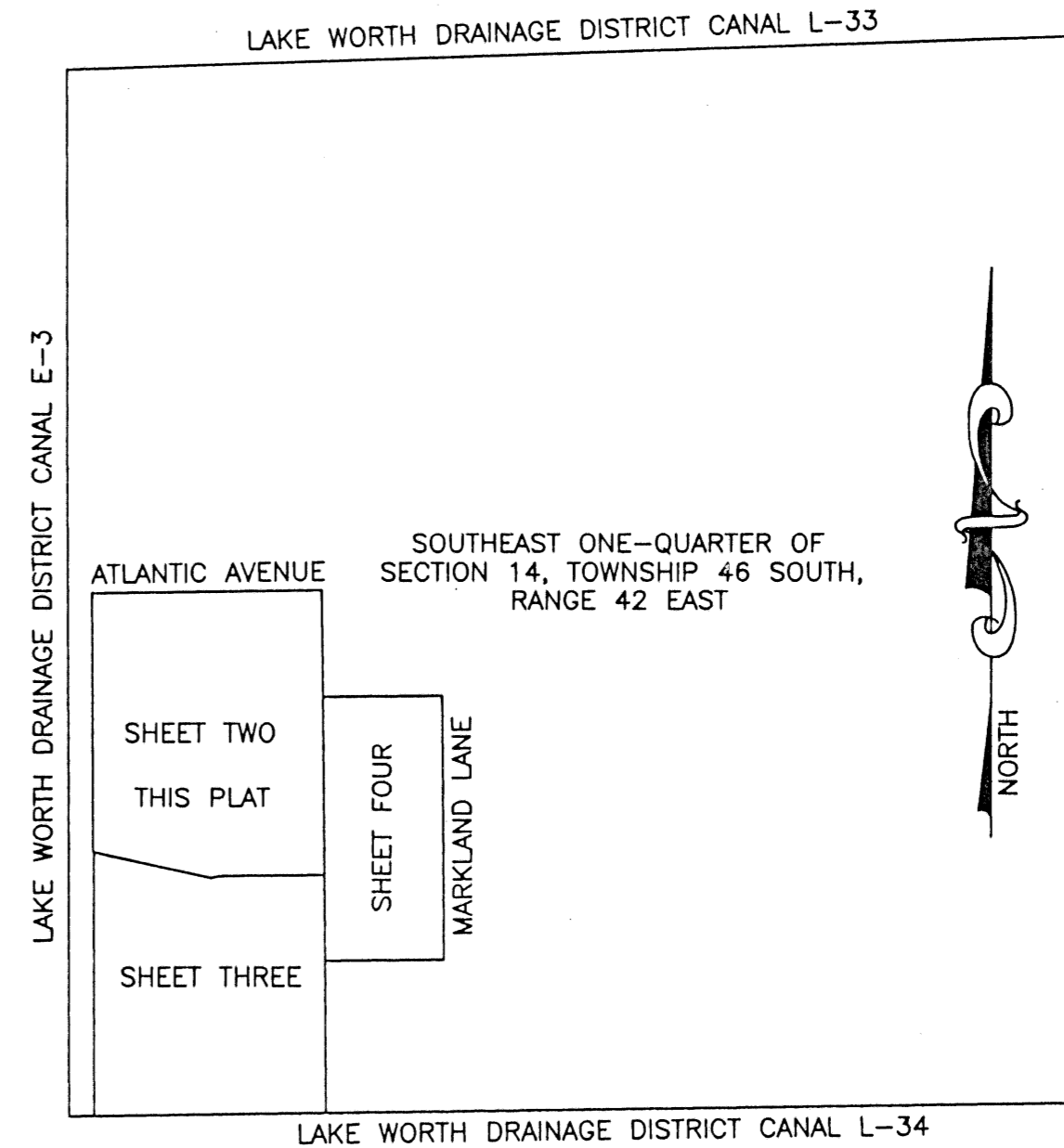
Witness signatures: Angela J. Sumner, Robert F. T... Tina M. Prince, Vice President (PRINT NAME)

Table with 2 columns: Tract Name, Acreage. Includes Tract A (Landscape Buffer Tract, 1.348 acres), Tract B (Right-of-Way Tract, 0.086 acres), Tract C (Preserve Area, 0.754 acres), Tract D (Development Tract, 17.002 acres), Tract L-1 (Water Management Tract, 1.450 acres), Tract L-2 (Water Management Tract, 3.052 acres). Total acreage: 23.692 acres.

Notary and County Engineer seals for Laurie Thompson and George Webb, P.E.

LOCATION AND KEY MAP 0741-001

NOT TO SCALE



COUNTY OF PALM BEACH) STATE OF FLORIDA) This Plat was filed for record at this 9 day of June 1999 on page 28-31 of Plat Book No. 85. DOROTHY H. WILKINSON, Clerk of Circuit Court by [Signature]

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH) I, GARY A. KORN, 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 HOME DEVCO/ENCLAVE, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: April 22, 1999 COUNTY ENGINEER APPROVAL

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 9 DAY OF June, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: George T. Webb, P.E. COUNTY ENGINEER

SURVEYOR'S AND MAPPER'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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

BY: Roland E. Rollins, Professional Land Surveyor, Florida Registration No. 4945. DATE: 04/23/99

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.

NOTICE: NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

THIS INSTRUMENT WAS PREPARED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR 2119 SOUTHEAST SUNFLOWER STREET PORT ST. LUCIE, FLORIDA 34952 561-398-1509

Subdivision: Enclave PUD, Book: 85, Page: 28-31, FLD# 00000000, Zoning: PUD, Plat: 0741-001, ZIP Code: 33444, TAZ: 47D, PUD Name: Enclave