

BEING A REPLAT OF PORTIONS OF TRACTS 59 THROUGH 72, INCLUSIVE, AND A PORTION OF A 30 FOOT ROAD RIGHT-OF-WAY, ALL IN BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION: STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF PORTIONS OF TRACTS 59 THROUGH 72, INCLUSIVE, AND A PORTION OF A 30 FOOT PLATTED ROAD RIGHT-OF-WAY, BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 'SAVANNAH ESTATES P.U.D.' AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 72; THENCE, SOUTH 00°29'07" EAST, ALONG THE WEST LINE OF SAID TRACT 72, A DISTANCE OF 46.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-19 CANAL AS PER CHANCERY CASE NUMBER 407 RECORDED IN SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING;

THENCE, NORTH 89°00'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE 46.62 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 72, A DISTANCE OF 328.19 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID TRACT 71; THENCE, NORTH 00°59'43" WEST, CONTINUING ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE SAID WEST LINE OF TRACT 71, A DISTANCE OF 0.42 FEET; THENCE, NORTH 89°00'17" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE 46.20 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINES OF SAID TRACTS 67 THROUGH 71, INCLUSIVE, AND THEIR EASTERLY PROLONGATION, A DISTANCE OF 2316.31 FEET TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF THAT CERTAIN 30 FOOT PLATTED ROAD RIGHT-OF-WAY LYING BETWEEN AND CONTIGUOUS TO SAID TRACTS 66 AND 67; THENCE, NORTH 00°59'43" WEST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE SAID CENTERLINE, A DISTANCE OF 10.56 FEET; THENCE, NORTH 89°00'17" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE 35.64 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINES OF SAID TRACTS 59 THROUGH 66, INCLUSIVE, AND THEIR WESTERLY PROLONGATION, A DISTANCE OF 2626.90 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 12924, PAGE 997, SAID PUBLIC RECORDS; THENCE, SOUTH 00°59'43" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE 30.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID TRACT 59, A DISTANCE OF 124.38 FEET; THENCE, SOUTH 12°30'02" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 51.42 FEET; THENCE, SOUTH 00°59'43" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET; THENCE, SOUTH 44°00'17" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 06°42'21" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 120.60 FEET; THENCE, SOUTH 45°59'43" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 59; SAID POINT BEARS SOUTH 89°00'17" WEST, A DISTANCE OF 30.00 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 59; THENCE, SOUTH 89°00'17" WEST, ALONG THE SOUTH LINES OF SAID TRACTS 59 THROUGH 66, INCLUSIVE, AND THEIR WESTERLY PROLONGATION AND ALONG THE SOUTH LINES OF SAID TRACTS 67 THROUGH 70, INCLUSIVE, A DISTANCE OF 4614.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 70; THENCE, NORTH 00°59'43" WEST, ALONG THE WEST LINE OF SAID TRACT 70, A DISTANCE OF 330.00 FEET; THENCE, SOUTH 89°00'17" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID TRACTS 71 AND 72, A DISTANCE OF 657.47 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID TRACT 72; THENCE, NORTH 00°29'08" WEST, ALONG SAID WEST LINE OF SAID TRACT 72, A DISTANCE OF 283.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 69.74 ACRES, MORE OR LESS

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

1. TRACT "A" (PRIVATE STREET), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET, DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 12004, PAGE 600, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

2. TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6" AND "O-7" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPING AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACTS "O-1" AND "O-6" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 12004, PAGE 600, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

3. TRACTS "PR-1", "PR-2", "PR-3", "PR-4" AND "PR-5" (PASSIVE RECREATION), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPING, OPEN SPACE AND PASSIVE RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACTS "L-1", "L-2", "L-3" AND "L-4" (LAKES), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SAID TRACTS ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 13331, PAGE 1492, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. THE "BUFFER EASEMENTS", "RIGHT-OF-WAY BUFFER EASEMENTS" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

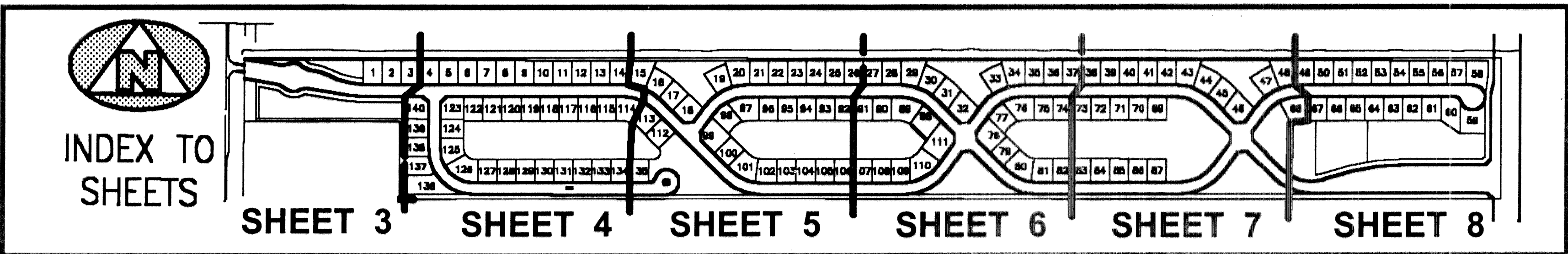
6. TRACT "A" (PRIVATE STREET), AS SHOWN HEREON, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

7. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL WITH TRACT "A", AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

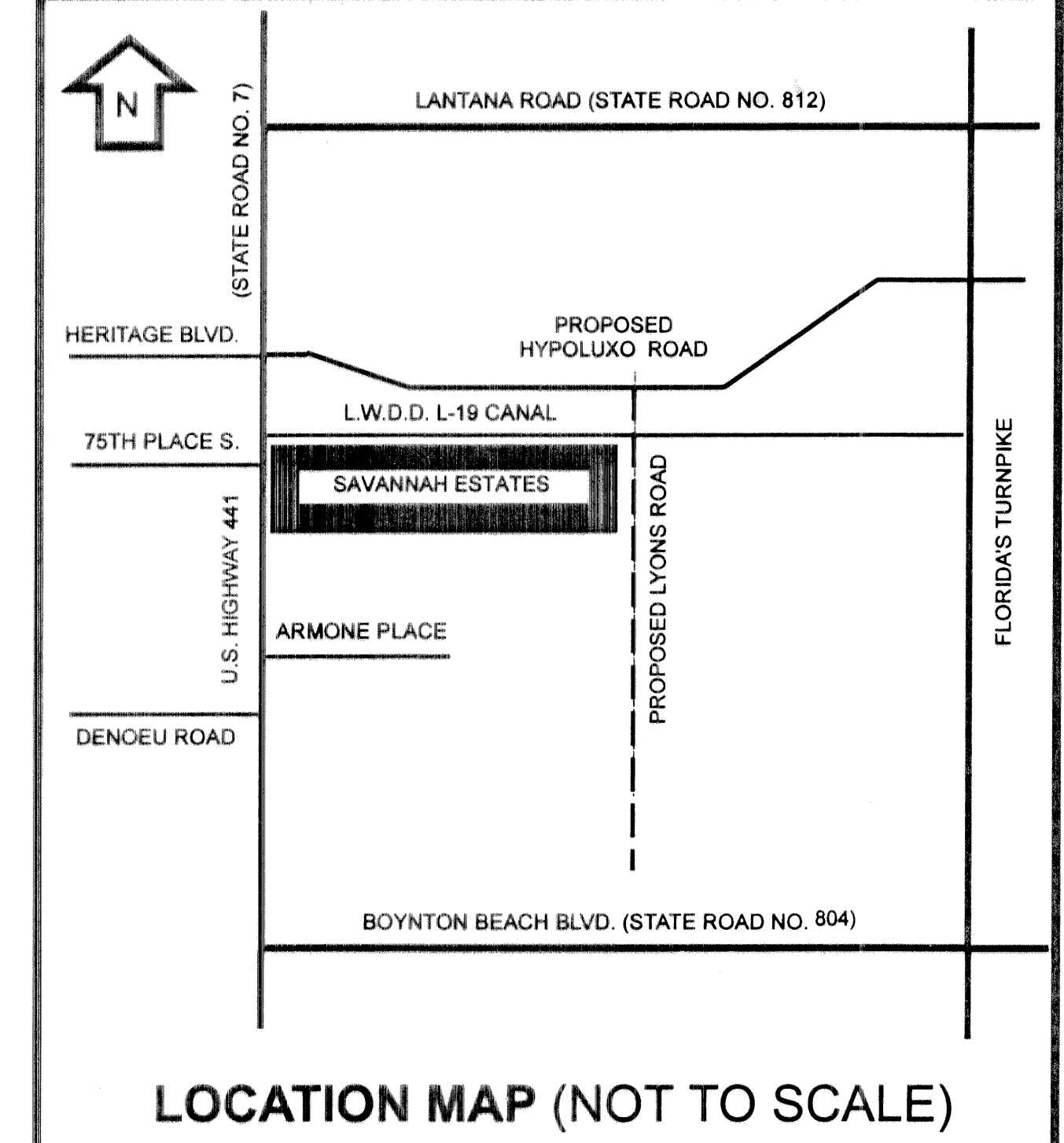
8. THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

9. THE LIFT STATION UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION, AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

10. THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO THE WATER MANAGEMENT TRACTS AND LAKE MAINTENANCE EASEMENTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.



- 11. THE "LAKE MAINTENANCE EASEMENTS", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 12. TRACT "R" (RECREATION), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 13. TRACT "C" (CIVIC), AS SHOWN HEREON, IS HEREBY RESERVED BY THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE CIVIC PURPOSES.
- 14. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 15. THE FIVE FOOT LIMITED ACCESS EASEMENTS (L.A.E.), 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.
- 16. TRACT "O-8" (OPEN SPACE), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAVANNAH ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.



IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF MARCH, 2002.

TOWN & COUNTRY BUILDERS, INC. A FLORIDA CORPORATION. ATTEST: STEPHEN B. LILLER, VICE PRESIDENT; TIMOTHY R. KELLY, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY and STEPHEN B. LILLER, who (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (Sufficient) (AND) (Insufficient) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF TOWN & COUNTRY BUILDERS, INC., AND THEY 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 FACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF March, 2002. MY COMMISSION EXPIRES: 9/24/03 NOTARY PUBLIC: Melissa McDonald, #CC860285, EXP 9/24/2003

SURVEYOR'S LEGEND AND NOTES:

- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- △ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
- ▲ DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)
- P.B.C. = PALM BEACH COUNTY

COORDINATE, DISTANCE AND BEARING NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF SOUTH 00°35'32" EAST ALONG THE WEST LINE OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- 4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000021 (GROUND DISTANCE X SCALE FACTOR= GRID DISTANCE)

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.07(1), F.S., THIS 5th DAY OF March, A.D. 2002 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.

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

SURVEYOR'S NOTES:

- 1. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 2. 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.
- 3. BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

I HEREBY 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) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S. WILL BE SET UNDER THE GUARANTEE POSTED WITH PALM BEACH COUNTY, FLORIDA, 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 PALM BEACH COUNTY, FLORIDA.

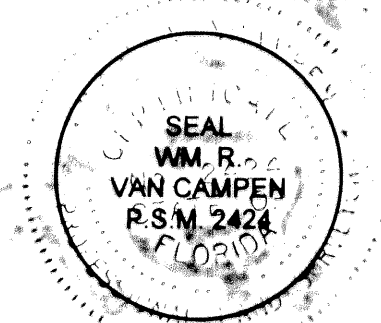
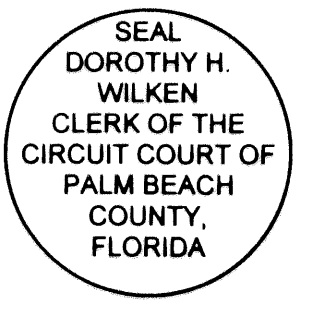
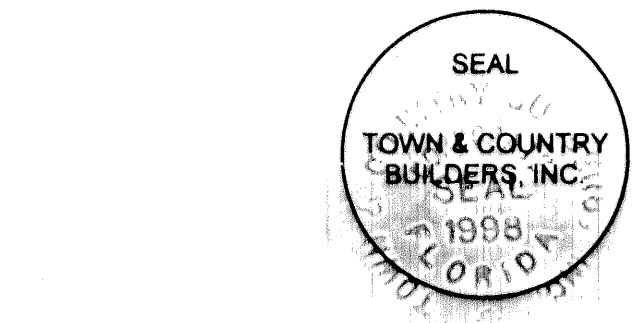
BY: Wm. R. Van Campen, P.S.M. 2424 DATED THIS 28th DAY OF FEBRUARY, 2002

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 WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

AREA SUMMARY

Table with 2 columns: Tract Name and Area. Rows include TRACT "A" (13.81 ACRES), TRACT "O-1" (4.81 ACRES), TRACT "O-2" (0.43 ACRES), TRACT "O-3" (0.28 ACRES), TRACT "O-4" (0.28 ACRES), TRACT "O-5" (0.66 ACRES), TRACT "O-6" (2.20 ACRES), TRACT "O-7" (1.31 ACRES), TRACT "O-8" (0.04 ACRES), TRACT "PR-1" (0.63 ACRES), TRACT "PR-2" (0.65 ACRES), TRACT "PR-3" (0.59 ACRES), TRACT "PR-4" (1.14 ACRES), TRACT "PR-5" (1.15 ACRES), TRACT "L-1" (2.91 ACRES), TRACT "L-2" (2.84 ACRES), TRACT "L-3" (4.06 ACRES), TRACT "L-4" (1.32 ACRES), TRACT "R" (1.13 ACRES), TRACT "C" (2.04 ACRES), LOTS (140) (27.46 ACRES), TOTAL AREA (69.74 ACRES)



BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm