

LAKE WORTH ROAD & STATE ROAD 7 M.U.P.D. BEING A REPLAT OF TRACT 7, BLOCK 27 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 SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 1 FEBRUARY 2002

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT EDMUND N. ANSIN, TRUSTEE, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE WORTH ROAD & STATE ROAD 7 M.U.P.D., BEING A REPLAT OF TRACT 7, BLOCK 27, 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 SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 7, BLOCK 27, 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, LESS THE NORTH 55.44 FEET THEREOF. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: TRACT A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EDMUND N. ANSIN, TRUSTEE, HIS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR EDMUND N. ANSIN, TRUSTEE, HIS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PERSON, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PRESERVE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR EDMUND N. ANSIN, TRUSTEE, HIS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PERSON, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I EDMUND N. ANSIN, TRUSTEE HAVE CAUSED THESE PRESENTS, TO BE SIGNED THIS 17th DAY OF October 2002. BY: Edmund N. Ansin, EDMUND N. ANSIN

WITNESS: Linda C. Arrietta, Carol Berch, Karol Berch

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED EDMUND N. ANSIN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER AND HAS ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

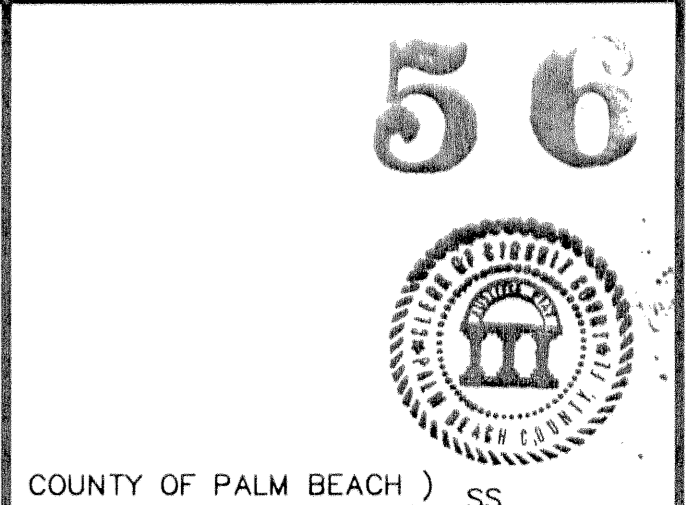
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF October 2002. MY COMMISSION EXPIRES: 09-24-04 Cynthia A. Pavin, NOTARY PUBLIC STATE OF FLORIDA COMMISSION No. 66969534

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH I, ELLEN ROSE, 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 EDMUND N. ANSIN, TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATE: October 11, 2002 Ellen Rose, ELLEN ROSE, ESQUIRE

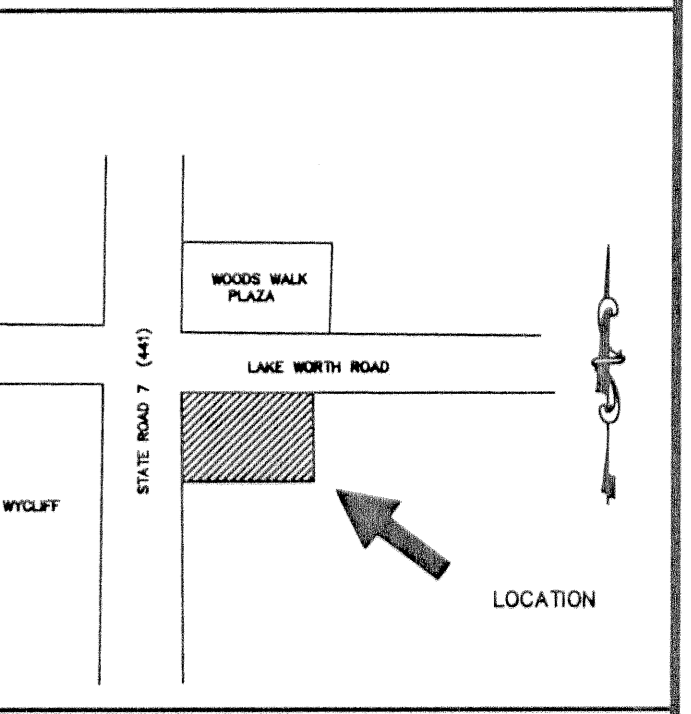
PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER: George T. Webb, P.E. THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.021 (2), F.S., THIS 21 DAY OF Jan 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

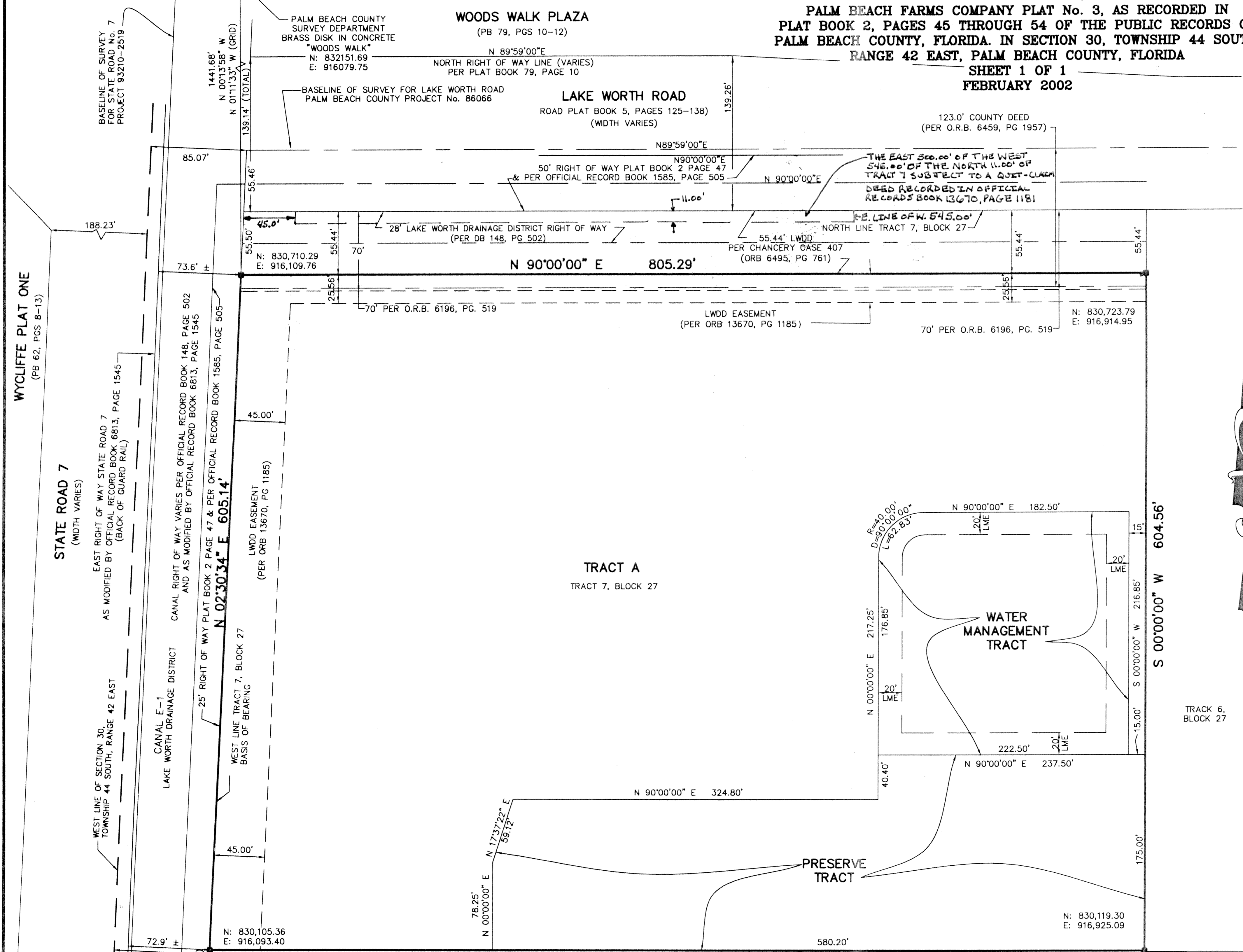


COUNTY OF PALM BEACH) SS STATE OF FLORIDA) THIS PLAT WAS FILED FOR RECORD AT 10:43 AM M. THIS 21st DAY OF January 2003, AND DULY RECORDED IN PLAT BOOK NO. 517, ON PAGE 26 THRU DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT

* * * THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR EDMUND N. ANSIN, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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. * * *



* * * 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.



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 = 1.0000186 H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ LB 4318 (UNLESS OTHERWISE NOTED) 3. BEARINGS SHOWN HEREON, ARE RELATIVE TO A BEARING OF NORTH 02°30'34" EAST ALONG THE WEST LINE OF TRACT 7, BLOCK 27, PALM BEACH FARMS COMPANY PLAT No. 3. 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS 5. 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 APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

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 PALM BEACH COUNTY, FLORIDA.

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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

DATE: 10/29/02 Mark E. Hummel, MARK E. HUMMEL, PSM LICENSE No. 5201 STATE OF FLORIDA

LAND PRESERVE TRACT 2.00 ACRES WATER MANAGEMENT TRACT 1.10 ACRES PLAT A 8.25 ACRES TOTAL 11.35 ACRES



LEGEND LWDD = LAKE WORTH DRAINAGE DISTRICT DB = DEED BOOK PB = PLAT BOOK PG = PAGE LME = LAKE MAINTENANCE EASEMENT

LAKE WORTH ROAD & STATE ROAD 7 M.U.P.D.

NICK MILLER, INC. Surveying & Mapping Consultants 2560 RCA BLVD. PALM BEACH GARDENS, FLORIDA 33410 TEL 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO. 1 OF 1 SCALE: 1" = 50' DATE: FEB. 2002 JOB NO. 98041B FILE: 98041B

SUBDIVISION LAKE WORTH RD & STATE RD 7, MUPD PAGE 56 PLAT MAP # 1703 ZONING MUPD QUALITY 48 ZIP CODE 33407