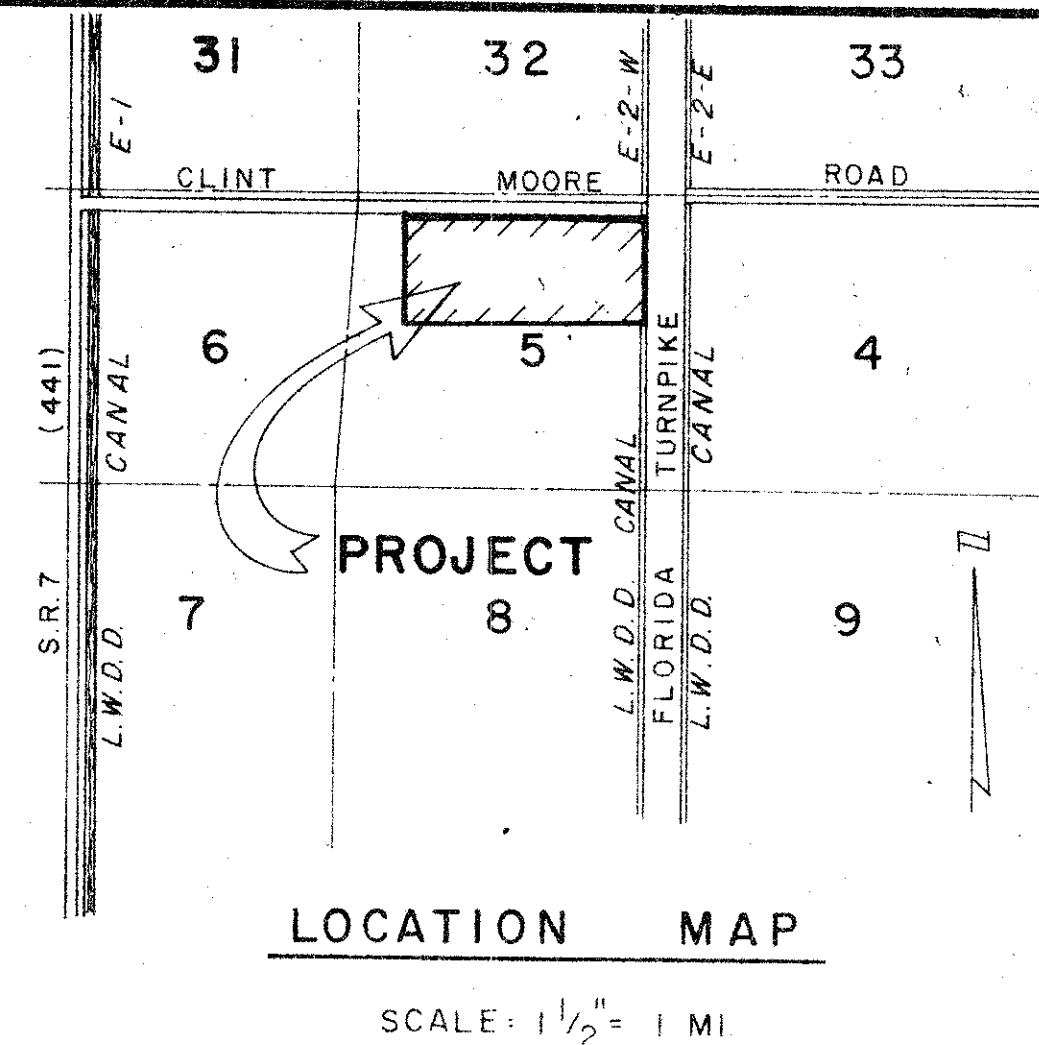


KEY MAP NOT TO SCALE

A PLANNED UNIT DEVELOPMENT
LONG LAKE ESTATES · PLAT NO. 1
 IN THE NORTH HALF (N1/2) OF SECTION 5, T.47S., R.42 E.
 BEING A REPLAT OF TRACTS 1 THROUGH 45, BLOCK 72 AND THE 30 FOOT ROADWAYS
 LYING NORTH OF SAID TRACTS 31 THROUGH 45 AND WEST OF SAID TRACTS 7, 24 AND 37,
 PALM BEACH FARMS COMPANY PLAT NO. 3 (PL. BK. 2 PGS. 45-54),
 PALM BEACH COUNTY, FLORIDA
 IN 4 SHEETS
 SHEET I OF 4



154

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This was filed for record at 9:44 A.M.
 on the 10th day of November 1977
 and duly recorded in the Book
 33 154-157
John Shreffers

DESCRIPTION

A certain 213.6349 acre parcel of land lying in the North Half (N 1/2) of Section 5, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the point of intersection of the West Line of Block 72, PALM BEACH FARMS COMPANY PLAT NO. 3 as same is recorded in Plat Book 2 at Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, with a line parallel with and 60 feet southerly from (as measured at right angles to) the north line of said Block 72, and from said POINT OF BEGINNING run, by the following numbered courses: (bearings cited herein are in a meridian assuming North 90°00' 00" East along the said North line of Block 72):

1. North 90°00'00" East, running along the just described parallel line, 4759.09 feet, more or less, to a point in the westerly right-of-way line of FLORIDA'S TURNPIKE and Lake Worth Drainage District Canal E-2-W (formerly Sunshine State Parkway) as same is shown on the Right-of-Way Map on file with the Florida State Turnpike Authority (Sheet 1 of Section 3); thence...
2. South 00°46'29" East, running along the said westerly right-of-way line of FLORIDA'S TURNPIKE, and Lake Worth Drainage District Canal E-2-W 1950.18 feet, more or less, to a point in the south line of Tracts 31 through 45, inclusive, of said Block 72; thence...
3. North 90°00'00" West, running along the said south line of Tracts 31 through 45, inclusive, 4785.46 feet, more or less, to a point in the west line of said Block 72; thence...
4. North 00°00'00" East, running along the said west line of Block 72, 1950.00 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 213.6349 acres, more or less.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared PAUL J. MILORD and RICHARD E. LANGE, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the R. T. Milord Company, a corporation, and they 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 September, A.D. 1977.

My Commission Expires: JUNE 6, 1980
Bonded By American Fire & Casualty Co.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R. T. Milord Company, a Delaware Corporation, owner of the lands shown hereon, being in the North Half of Section 5, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as LONG LAKE ESTATES PLAT NO. 1 and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. STREETS
 - a) TRACTS S-1 and S-2, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public, for proper purposes.
 - b) The streets shown hereon as LONG LAKE DRIVE, TWIN LAKE DRIVE, DAYBREAK DRIVE, SENTINEL CIRCLE, LOOKOUT CIRCLE and GUARDIAN CIRCLE are hereby dedicated to LONG LAKE ESTATES HOMEOWNERS ASSOCIATION, INC. for private road purposes and are the perpetual maintenance obligation of said Association.
2. EASEMENTS
 - a) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
 - b) The drainage easements and Tracts L-1 and L-2 as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
 - c) The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 - d) The Buffer Easements, as shown hereon, are hereby dedicated to the Long Lake Estates Homeowners Association for use as a barrier, and are the perpetual maintenance obligation of said Association.
3. OTHER TRACTS

The Water Management Tracts shown hereon as TRACTS L-1 and L-2 are hereby dedicated to the LONG LAKE ESTATES HOMEOWNERS ASSOCIATION, INC. for proper purposes and are the perpetual maintenance obligation of said Association.

The Planting Tract shown hereon as Tract "P-1" is hereby dedicated to the Long Lake Estates Homeowners Association, Inc. for proper purposes and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF the above named R. T. Milord Company has caused these presents to be signed by its President and attested to by its Secretary and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors this 29th day of SEPTEMBER, A.D. 1977.

Attest: *Richard E. Lange* Secretary
By: *Paul J. Milord* President

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I WILLIAM ROBERT LEONARD, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; and that I find the title to the property is vested in R. T. Milord Company; that the current taxes have been paid; and that I find that the property is free of encumbrances.

DATE: OCTOBER 10, 1977

BY: *William Robert Leonard*
Attorney at Law

NOTES

1. Permanent Reference Monuments (P.R.M.'s) are designated thus: P.R.M.
2. Permanent Control Points (P.C.P.'s) are designated thus: P.C.P.
3. Bearings cited herein are in a meridian assuming EAST-WEST along the North line of Block 72, PALM BEACH FARMS COMPANY PLAT NO. 3 (Plat Book 2, Pages 45-54).
4. Building setback lines shall be as required by Palm Beach County Zoning Regulations.
5. There shall be no buildings or other structures placed on utility easements.
6. There shall be no building or any kind of construction or trees or shrubs placed on drainage easements.
7. In instances where drainage and utility easements intersect the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
8. D.E. denotes drainage easement.
U.E. denotes utility easement.
9. Curve notations (eg. C75) denotes curve data tabulated on Sheet 4.

P.U.D. DATA

Area 213.6 Acres
Single Family Lots 126
Density 0.59 Lots/Ac.

COUNTY APPROVALS

This plat is hereby approved for record this 10th day of November, A.D. 1977.

BY: *Herbert F. Kahler*
Herbert F. Kahler, Engineer
Palm Beach County, Florida.

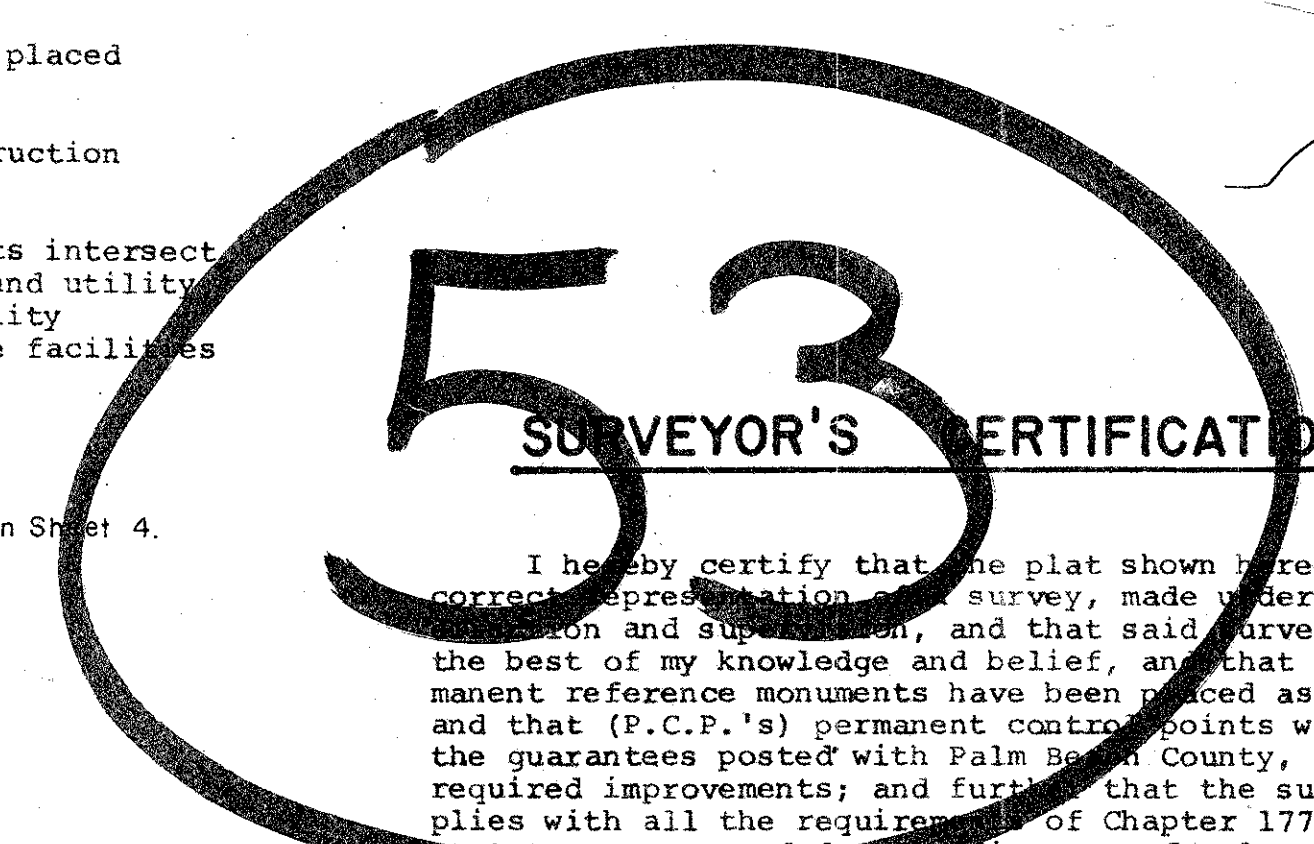
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 10th day of November, A.D. 1977.

BY: *Lyle Lytal*
Lyle Lytal, Chairman
Board of County Commissioners

ATTEST: John P. Dunkle, CLERK

BY: *Margaret Jennings*
Deputy Clerk



I hereby certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible supervision and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) permanent reference monuments have been placed as required by law and that (P.C.P.'s) permanent control points will be set under the guarantees 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 the Ordinances of Palm Beach County, Florida.

Date: October 14, 1977

By: *David M. White*
David M. White, P.L.S.
Florida Certificate No. 2201

0276-000

5/1/77

Field Book No. 144 Pg. 20
Design D.M. WHITE
Drawn M. HEHN
Checked D.M. WHITE
Field BANDORICK

ROBERT OWEN & ASSOCIATES, INC.
ENGINEERS · LAND SURVEYORS
WEST PALM BEACH, FLORIDA

LONG LAKE ESTATES
PLAT NO. 1
IN 4 SHEETS, SHEET I OF 4

1069
Date
Sheet 1 of 4
File BF-2260

LONG LAKE ESTATES

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