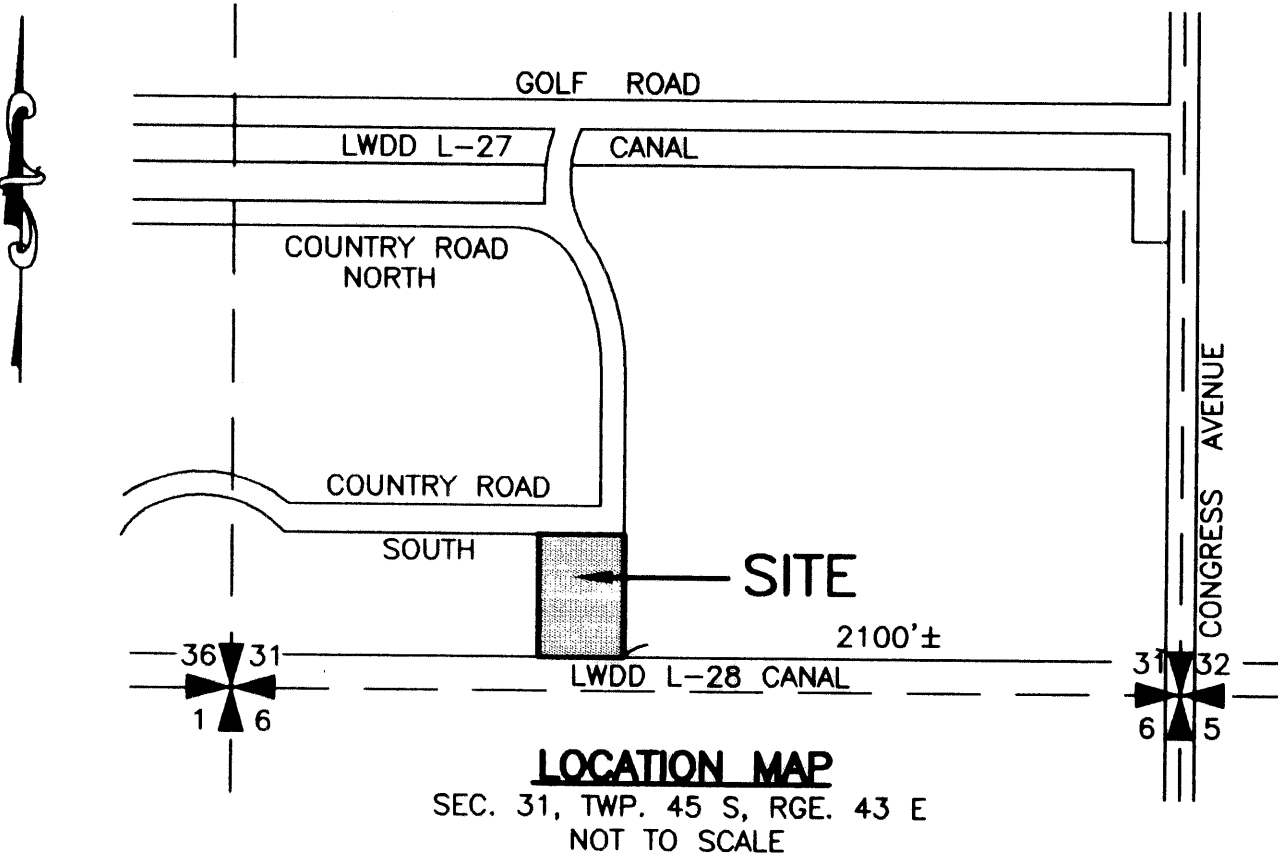


TURTLE GROVE

SITUATE IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST,
VILLAGE OF GOLF,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2



108

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 2 DAY OF March AD, 2004 AND DULY RECORDED IN PLAT BOOK 181 ON PAGES 108 AND 109

DOROTHY H. WILKEN, CLERK BY: *[Signature]* D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN T. BLUNT, MARTIN J. KOLDYKE AND MARTIN L. KOLDYKE, SUCCESSOR TRUSTEES, UNDER THAT TRUST INDENTURE EXECUTED ON FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE, OWNERS OF THE LAND SHOWN HEREON AS "TURTLE GROVE", SITUATE IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 468.92 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND NOT INCLUDING THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF VILLAGE OF GOLF UNIT TWO RECORDED IN PLAT BOOK 26, PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALSO LESS AND EXCEPT THE NORTHERLY 372.84 FEET OF THE EASTERLY 195.95 FEET, THEREOF LYING SOUTH AND ADJACENT TO PLAT BOOK 26, PAGE 87 AND NORTH AND ADJACENT TO THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL.

TOGETHER WITH:

A PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 372.84 FEET OF THE EASTERLY 195.95 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCELS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VILLAGE OF GOLF, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 87 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE DEPARTING THE SOUTH LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 31, SOUTH 00°32'30" EAST, A DISTANCE OF 567.49 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 87°52'48" WEST, A DISTANCE OF 469.93 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°26'02" WEST, A DISTANCE OF 568.09 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF VILLAGE OF GOLF, UNIT TWO; THENCE ALONG SAID SOUTH LINE, NORTH 87°56'10" EAST, A DISTANCE OF 468.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 266,403.83 SQUARE FEET OR 6.116 ACRES, MORE OR LESS.

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

1. THE PERPETUAL RIGHT TO USE THE EASEMENT FOR ROAD AND UTILITIES, AS SHOWN HEREON, IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF THE PROPERTY WITHIN THIS PLAT, RESERVING UNTO THEMSELVES, THEIR SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS, THE RIGHT TO MODIFY AND EXTEND SAID GRANT IN SUCH MANNER AS THEY MIGHT DETERMINE.

2. RESPONSIBILITY FOR THE MAINTENANCE OF THE DRAINAGE SYSTEM WITHIN THE DRAINAGE EASEMENT DEPICTED ON THIS PLAT SHALL BE THE JOINT RESPONSIBILITY OF THE THEN CURRENT OWNERS OF ALL THE PROPERTIES WITHIN THIS PLAT.

IN WITNESS WHEREOF, I, JOHN T. BLUNT, SUCCESSOR TRUSTEE, UNDER THAT TRUST INDENTURE EXECUTED FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE, DO HERUNTO SET MY HAND AND SEAL THIS 12th DAY OF February, 2004.

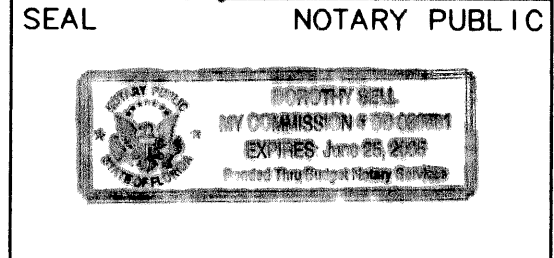
WITNESS: *[Signature]* BY: *[Signature]*
JOHN T. BLUNT, SUCCESSOR TRUSTEE, UNDER TRUST INDENTURE EXECUTED FEBRUARY 1, 1946
PRINT NAME: STEPHANIE L. SAUD
WITNESS: *[Signature]*
PRINT NAME: BETH TRESCHER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN T. BLUNT, SUCCESSOR TRUSTEE, UNDER THAT TRUST INDENTURE EXECUTED ON FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED id AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF February, 2004.
MY COMMISSION EXPIRES: 6-25-05 DATE *[Signature]*
NOTARY PUBLIC



IN WITNESS WHEREOF, I, MARTIN J. KOLDYKE, SUCCESSOR TRUSTEE, UNDER THAT TRUST INDENTURE EXECUTED FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE, DO HERUNTO SET MY HAND AND SEAL THIS 1st DAY OF November, 2003.

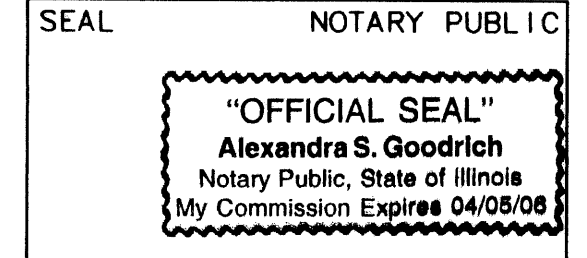
WITNESS: *[Signature]* BY: *[Signature]*
MARTIN J. KOLDYKE, AS SUCCESSOR TRUSTEE, UNDER TRUST INDENTURE EXECUTED FEBRUARY 1, 1946
PRINT NAME: Virginia LaPosa
WITNESS: *[Signature]*
PRINT NAME: Mary Lou Byrke

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED MARTIN J. KOLDYKE, SUCCESSOR TRUSTEE, UNDER THAT TRUST INDENTURE EXECUTED ON FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED id AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF November, 2003.
MY COMMISSION EXPIRES: 04/05/06 DATE *[Signature]*
NOTARY PUBLIC



IN WITNESS WHEREOF, I, MARTIN L. KOLDYKE, SUCCESSOR TRUSTEE, UNDER THAT TRUST INDENTURE EXECUTED FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE, DO HERUNTO SET MY HAND AND SEAL THIS 1st DAY OF November, 2003.

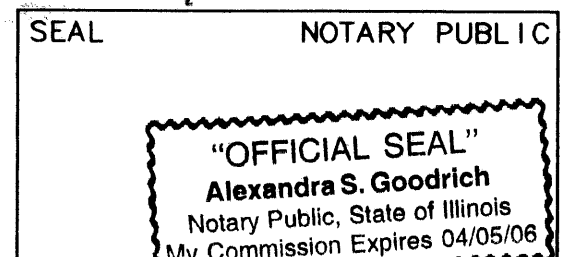
WITNESS: *[Signature]* BY: *[Signature]*
MARTIN L. KOLDYKE, AS SUCCESSOR TRUSTEE, UNDER TRUST INDENTURE EXECUTED FEBRUARY 1, 1946
PRINT NAME: Virginia LaPosa
WITNESS: *[Signature]*
PRINT NAME: Mary Lou Byrke

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED MARTIN L. KOLDYKE, SUCCESSOR TRUSTEE, UNDER THAT TRUST INDENTURE EXECUTED ON FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED id AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF November, 2003.
MY COMMISSION EXPIRES: 04/05/06 DATE *[Signature]*
NOTARY PUBLIC



APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF GOLF:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF GOLF ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO SAID VILLAGE, DATED THIS 24th DAY OF February, 2004.

VILLAGE OF GOLF
A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA
WITNESS: *[Signature]* BY: *[Signature]*
MICHAEL E. BOTOS, MAYOR
PRINT NAME: Paul B. Maff
WITNESS: *[Signature]* BY: *[Signature]*
CAROL MARCIANO, VILLAGE CLERK
PRINT NAME: S. W. Mosher

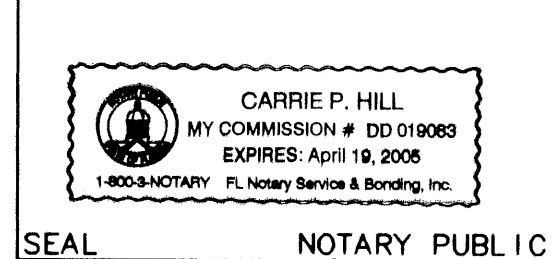
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL E. BOTOS AND CAROL MARCIANO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED id RESPECTIVELY, AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VILLAGE MAYOR AND VILLAGE CLERK, RESPECTIVELY, OF THE VILLAGE OF GOLF, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND 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 VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF February, 2004.
MY COMMISSION EXPIRES: April 19, 2005 DATE

NOTARY PUBLIC: State of Florida
PRINT NAME: Carrie P. Hill



NOTARY LICENSE NO. DD019083

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 87°56'10" EAST ALONG THE SOUTH LINE OF "VILLAGE OF GOLF, UNIT TWO", AS RECORDED IN PLAT BOOK 26, PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. NO BUILDINGS 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 VILLAGE OF GOLF APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS.

3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT VILLAGE OF GOLF ZONING REGULATIONS.

4. NOTE: 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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

5. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION

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 SECTION 177.091(9), F.S., HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF GOLF, FLORIDA.

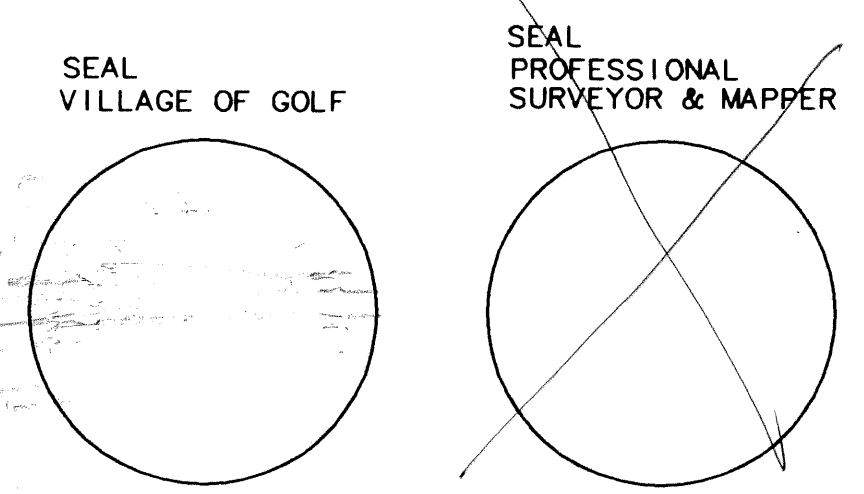
THIS 24th DAY OF FEBRUARY, 2004.
[Signature]
KEVIN M. BECK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 6168

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ERIK EDWARD JOH, 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 JOHN T. BLUNT MARTIN J. KOLDYKE AND MARTIN L. KOLDYKE, SUCCESSOR TRUSTEES, UNDER THAT TRUST INDENTURE EXECUTED ON FEBRUARY 1, 1946, BETWEEN CARLETON BLUNT, DONOR AND JOHN E. BLUNT III, TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: February 12, 2004 BY: *[Signature]*
ERIK EDWARD JOH
FLORIDA BAR NO. 275905
4600 NORTH OCEAN AVENUE
SUITE 206
BOYNTON BEACH, FL. 33435



THIS INSTRUMENT WAS PREPARED BY KEVIN M. BECK, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE:	N/A
P.A. NO.:	A3010.00
DATE:	JULY 2003
DRAWING NO.:	45-43-31-101

FLORIDA L.B. NO. 48

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

SHEET 1 OF 2

TURTLE GROVE
SITUATE IN SECTION 31,
TOWNSHIP 45 SOUTH, RANGE 43 EAST,
VILLAGE OF GOLF,
PALM BEACH COUNTY, FLORIDA