

LANAIR PARK PATIO HOMES

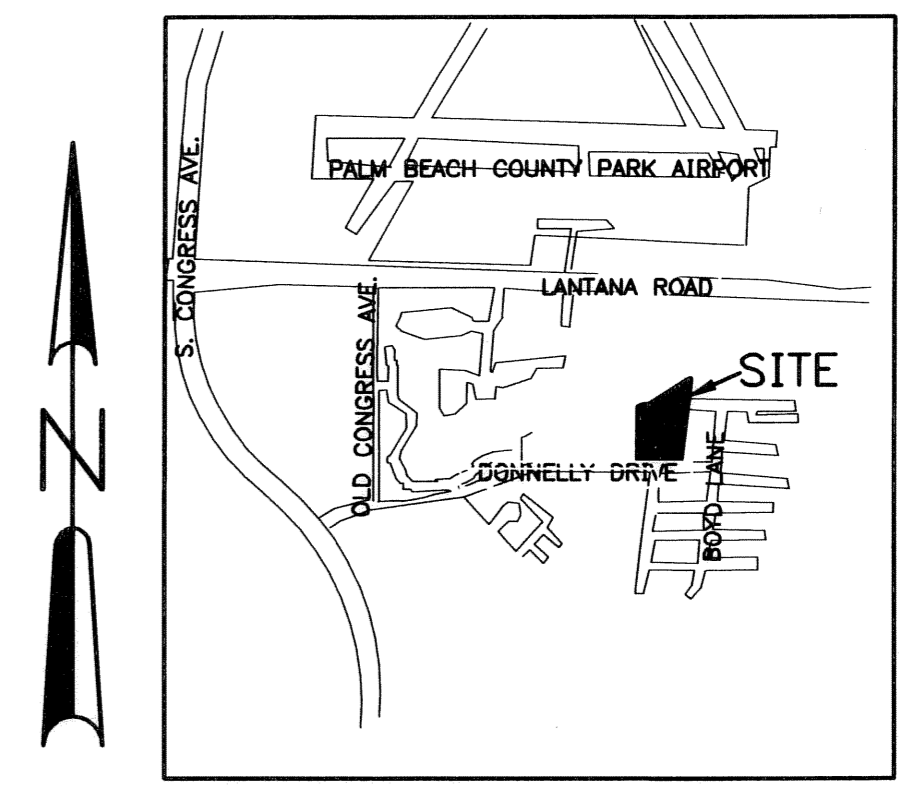
BEING A REPLAT OF LOTS 1 & 2, BLOCK 4

LANAIR PARK (P.B. 21, PG. 58)

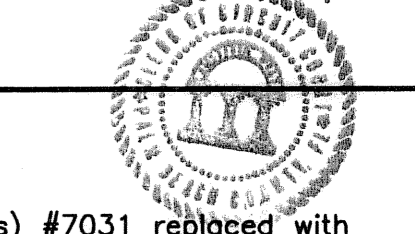
situate in Section 5, Township 45 South, Range 43 East

Palm Beach County, Florida.

Sheet 1 of 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 113 this 30th day of NOVEMBER, 2004, and duly recorded in Plat Book No. 103 on Pages 113 through 114.
DOROTHY H. WILKIN
Clerk Circuit Court
By: Alma L. Johnson



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that PBG HOMES, LIMITED, a Florida Limited Partnership, by its corporate general partner, FAIRWAY ISLES, INC., a Florida corporation, both licensed to do business in the State of Florida, the owners of the land shown hereon as LANAIR PARK PATIO HOMES, situate in Section 5, Township 45 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

A parcel of land situate in Section 5, Township 45 South, Range 43 East, Palm Beach County, Florida, being all of Lots 1 and 2, Block 4 of LANAIR PARK, according to the plat thereof, as recorded in Plat Book 21, Page 58 of the Public Records of said Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot 1, Block 4, THENCE North 90 degrees 00 minutes 00 seconds West along the South line of said Lots 1 and 2, Block 4, a distance of 303.40 feet to the Southwest corner of said Lot 2; THENCE North 00 degrees 00 minutes 00 seconds East along the west line of said Lot 2, a distance of 383.00 feet more or less to the Southerly shoreline of the Lagoon as shown and according to the aforesaid plat of LANAIR PARK, said shoreline being coincident with the Southerly line of those lands described in that certain warranty deed, recorded in Official Record Book 2030 at Page 1414 of the aforesaid Public Records; THENCE meander along said Southerly shoreline more or less, as protracted from said plat, for the following five (5) courses, first bearing North 62 degrees 58 minutes 39 seconds East, a distance of 27.16 feet; THENCE North 83 degrees 48 minutes 00 seconds East, a distance of 45.57 feet; THENCE North 58 degrees 02 minutes 38 seconds East, a distance of 310.76 feet; THENCE North 64 degrees 39 minutes 42 seconds East, a distance of 21.44 feet; THENCE North 74 degrees 32 minutes 19 seconds East, a distance of 20.80 feet to an intersection with the East line of said Lot 1, Block 4; THENCE South 06 degrees 48 minutes 30 seconds West, along said East line, a distance of 583.57 feet more or less back to the POINT OF BEGINNING.

The above described parcel of land contains 157,201 square feet (3.6088 acres) 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 the LANAIR PARK PATIO HOMES HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for private street purposes, public utilities and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
2. Tract B, as shown hereon, is hereby reserved for the LANAIR PARK PATIO HOMES HOMEOWNER'S ASSOCIATION INC., its successors and assigns for storm water management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
3. Tracts C and D, as shown hereon, are hereby reserved for the LANAIR PARK PATIO HOMES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for Buffer Tract purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
4. Tract E, as shown hereon, is hereby reserved for the LANAIR PARK PATIO HOMES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for Open Space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
5. The Buffer easements as shown hereon are hereby dedicated to the LANAIR PARK PATIO HOMES HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for buffer and landscaping purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
6. The Utility Easements as shown hereon are hereby dedicated in perpetuity to the Public for 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.
7. Overhang easements, as shown hereon, are hereby reserved for the lot owner whose dwelling unit abuts said easement, its successors and assigns, for roof overhang, utility services, and building maintenance purposes without recourse to Palm Beach County.
8. The 6 foot Drainage Easement as shown hereon is hereby dedicated to the LANAIR PARK PATIO HOMES HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for drainage purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for 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 pipeline, 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 these tracts without the prior written approval of Palm Beach County Water Utilities Department, its successors and assigns.

The utility easements running adjacent and parallel to the tracts for private road purposes and driveway/parking tracts, 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, waste water pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. 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.

In witness whereof, the above named Florida Limited Partnership has caused these presents to be signed and sealed by its General Partner, FAIRWAY ISLES, INC., a Florida Corporation, and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 14 day of OCTOBER, 2004.

FAIRWAY ISLES, INC., a Florida Corporation, General Partner

BY: [Signature]
Harry Rauch, President

WITNESS: Thomas H. Kennedy

PRINTED NAME: THOMAS H. KENNEDY

WITNESS: [Signature]

PRINTED NAME: BRUCE R. BRADBURY

"SEAL"
FAIRWAY ISLE, INC.

"SEAL"
NOTARY PUBLIC

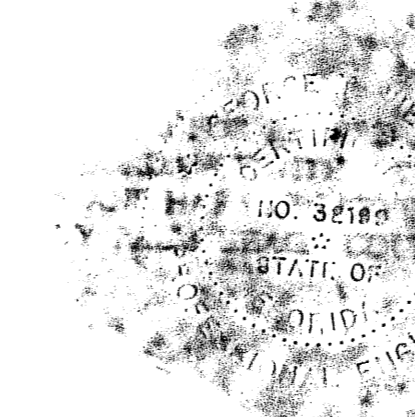
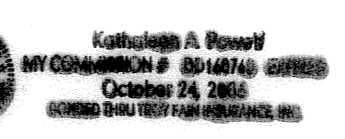
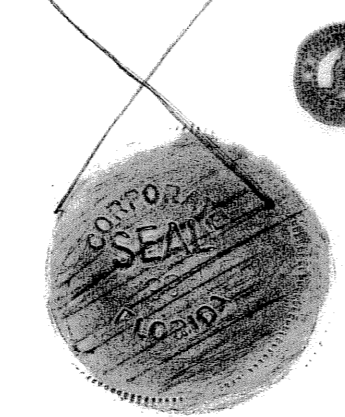
"SEAL"
NOTARY PUBLIC

"SEAL"
PROFESSIONAL LAND SURVEYOR

"SEAL"
PALM BEACH COUNTY ENGINEER

P.U.D. TABULAR DATA:

PALM BEACH COUNTY PETITION NUMBER	Z2000-082
TOTAL AREA	3.609 ACRES
NUMBER OF UNITS	15 UNITS
DENSITY	4.16 UNITS/ACRE



COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with section 177.071(2), F.S., this 30 day of November 2004, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with section 177.081(1), F.S.

[Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED UNDER THE RESPONSIBLE DIRECTION OF PAUL M. VALENTINE, P.L.S., IN THE OFFICES OF PETSCH & ASSOCIATES, INC., 2581 METROCENTRE BOULEVARD, SUITE 6, WEST PALM BEACH, FLORIDA, 33407.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 that permanent control points ("P.C.P.s") and Monuments according to Sec. 177.091 (9), F.S., will be set under 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 Ordinances of Palm Beach County, Florida.

PETSCH & ASSOCIATES, INC.
Licensed Business Number 4574

[Signature]
Paul M. Valentine
Professional Land Surveyor
Florida certificate No. 4512

PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants - Testing Services
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-3800
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

LANAIR PARK PATIO HOMES A REPLAT OF LOTS 1 & 2 BLOCK 4 LANAIR PARK (PLAT BOOK 21, PAGE 58) PALM BEACH COUNTY, FLORIDA

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET	OF
P.M.V.	JULY 9, 2004	NONE	04-002PLAT	1	2
Designed by:	Checked by:		04-002		
P.M.V.	C.A.Z.				

SUBDIVISION LANAIR PARK PATIO HOMES
BOOK 103 PAGE 113
FLOOD ZONE X FLOOD MAP # 115 b
QUAD # 19 ZONING RA
SE ZIP CODE 33402
TAZ 408
PUD NAME LANAIR PARK