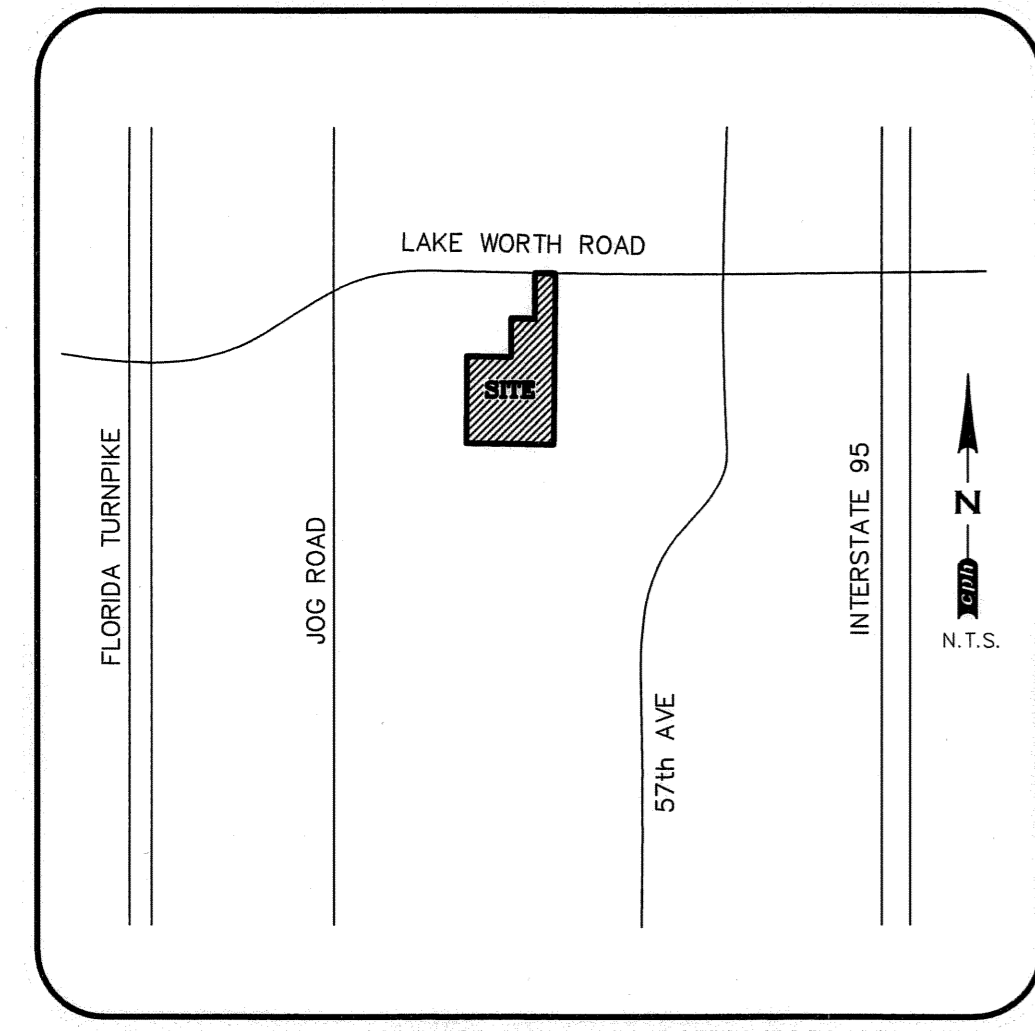


SEMINOLE PALMS TWO
A REPLAT OF SEMINOLE PALMS, PLAT BOOK 102, PAGES 103-104, PALM BEACH COUNTY RECORDS
LYING WITHIN SECTION 27, TOWNSHIP 44 SOUTH-RANGE 42 EAST
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

ACKNOWLEDGMENTS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED, ROBERT J. TRAUTMAN, WHO IS KNOWN, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AND WHO HAS EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KENNEDY CONSTRUCTION ASSOCIATES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, THE SAID PRESIDENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT J. TRAUTMAN, PRESIDENT OF KENNEDY CONSTRUCTION ASSOCIATES, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP BY HIS AUTHORITY.
ON THIS 16th DAY OF November, 2004

WITNESS
SIGNATURE: [Signature]
PRINTED NAME: Mary Beth Kerr
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 7, 2006

BEFORE ME PERSONALLY APPEARED, SCOTT F. SMITH, WHO IS KNOWN, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AND WHO HAS EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ASSOCIATION (SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT) AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, THE SAID PRESIDENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT F. SMITH, PRESIDENT OF SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC., (A FLORIDA CORPORATION, NOT FOR PROFIT) BY HIS AUTHORITY.
ON THIS 16th DAY OF November, 2004

WITNESS
SIGNATURE: [Signature]
PRINTED NAME: James R. Hells
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 7, 2006

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF November, 2004
MARY BETH KERR
MY COMMISSION # DD 119836
EXPIRES: July 7, 2006

TITLE CERTIFICATION:

I, RONALD L. PLATT, PRESIDENT OF INDEPENDENCE TITLE INSURANCE, INC., A FLORIDA CORPORATION, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND FIND THE TITLE TO THE PROPERTY IS VESTED IN HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD, OTHER THAN AS SHOWN HEREON, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: [Signature]
RONALD L. PLATT
INDEPENDENCE TITLE INSURANCE, INC.
DATE: 11/17/04

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT J. TRAUTMAN, OF KENNEDY CONSTRUCTION ASSOCIATES, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS "SEMINOLE PALMS" A SUBDIVISION WITHIN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF SEMINOLE PALMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 103-104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 804,542 SQUARE FEET, 13.88 ACRES MORE OR LESS.

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

- 1. TRACT A, ROADWAY TRACT, SHOWN HEREON, IS HEREBY RESERVED FOR SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE STREET PURPOSES, WATER, WASTE WATER, ELECTRIC, GAS, CABLE, PHONE AND OTHER PUBLIC UTILITY COMPANIES 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 THE CITY OF GREENACRES, FLORIDA. 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 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 THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
2. TRACT B, CLUBHOUSE TRACT, SHOWN HEREON, IS HEREBY RESERVED FOR SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR CLUBHOUSE 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 THE CITY OF GREENACRES, FLORIDA.
3. TRACT C, LANDSCAPE, WALL, DRAINAGE AND BUFFER TRACT, SHOWN HEREON, IS HEREBY RESERVED FOR SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE, WALL, DRAINAGE AND BUFFER 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 THE CITY OF GREENACRES, FLORIDA.
4. TRACT D, LANDSCAPE, LAKE, DRAINAGE AND BUFFER TRACT, SHOWN HEREON, IS HEREBY RESERVED FOR SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE, LAKE, DRAINAGE AND BUFFER 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 THE CITY OF GREENACRES, FLORIDA.
5. FIRE FIGHTERS, POLICE, HEALTH, SANITATION AND OTHER PUBLIC SERVICE PERSONNEL AND VEHICLES SHALL HAVE A PERMANENT AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE COMMON AREAS SHOWN HEREON.
6. THE LANDS SHOWN HEREON ARE SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR SEMINOLE PALMS TO BE RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, EXPANSION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE 20 FOOT AND THE 30 FOOT WATER/WASTE WATER UTILITY EASEMENTS, SHOWN 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 THE PROPERTY OWNER. 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 12 FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL WITH THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND 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 THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
10. THE 12 FOOT AND 4 FOOT WIDE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF DRAINAGE UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORM WATER PIPELINES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS.

ABBREVIATION LEGEND:

- C/L - CENTERLINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
ORB - OFFICIAL RECORDS BOOK
NT - NON-TANGENT
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PT - POINT OF TANGENCY
INV. - INVERT
C - CHORD
CB - CHORD BEARING
(C) - CALCULATED
(P) - PLAT
(A) - ACTUAL
(D) - DEED
(TYP) - TYPICAL
T44S - TOWNSHIP 44 SOUTH
R42E - RANGE 42 EAST
(NR) - NON-RADIAL
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
GOV'T - GOVERNMENT
DEPT. - DEPARTMENT
BLK - BLOCK
APPROX - APPROXIMATE
W/- WITH
FP&L - FLORIDA POWER AND LIGHT
FND - FOUND
IR - IRON ROD
CONC. - CONCRETE
IP - IRON PIPE
IR&C - IRON REBAR & CAP
N&D - NAIL & DISK
LB - LICENSED BUSINESS
R/W - RIGHT-OF-WAY
PG - PAGE
PB - PLAT BOOK
COR - CORNER
PGS - PAGES

AREA TABULATION:

- TRACT A = 2.17 ACRES MORE OR LESS
TRACT B = 0.52 ACRES MORE OR LESS
TRACT C = 1.47 ACRES MORE OR LESS
TRACT D = 2.79 ACRES MORE OR LESS
LOTS 1-121 = 6.93 ACRES MORE OR LESS
TOTAL PLAT AREA = 13.88 ACRES MORE OR LESS

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT OF "THE BURGER TRACT, PCD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 87, PAGES 15-16, OF THE OFFICIAL PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH BEARING BEING N89°00'41"W ON THE NORTH LINE OF LOT 2.
2. DENOTES A PERMANENT REFERENCE MONUMENT, SET 4" X 4" CM WITH A BRASS DISC MARKED "PRM LB 7143", UNLESS OTHERWISE NOTED.
3. DENOTES A PERMANENT CONTROL POINT, SET NAIL WITH A BRASS DISC MARKED "PCP LB 7143", UNLESS OTHERWISE NOTED.

CITY OF GREENACRES APPROVALS:

CITY OF GREENACRES
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD 6th DAY OF December, 2004

BY: [Signature]
SAMUEL J. FERRERI, MAYOR
BY: [Signature]
SONDRA K. HILL, CITY CLERK

BY: [Signature]
WADE ATALLAH, P.E.
CITY MANAGER/CITY ENGINEER

CERTIFICATE OF REVIEWING SURVEYOR:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES.

GRAVEN AND THOMPSON ASSOCIATES, INC.
3563 NW 53RD STREET
FORT LAUDERDALE, FLORIDA 33309
LICENSED BUSINESS NO. 271

BY: [Signature]
DOUGLAS M. DAVE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4343
DATE: 11-17-04

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF SEMINOLE

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 PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) ACCORDING TO SECTION 177.091, FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

CPH ENGINEERS, INC.
500 W. FULTON STREET
SANFORD, FLORIDA 32771
LICENSED BUSINESS NO. 7143

BY: [Signature]
W. C. ELLIOTT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5599
DATE: 11/12/04

MORTGAGEE'S CONSENT AND APPROVAL TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16341, PAGE 924, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUB-ORDINATED TO THE ABOVE DEDICATION.

WITNESS
SIGNATURE: [Signature]
PRINTED NAME: Suzanne Lasco-Shafer
BY: [Signature]
PAUL GARLAND, EXECUTIVE VICE PRESIDENT
FRANKLIN BANK, SSB, A TEXAS SAVINGS BANK
DATE: 15 Nov 04

STATE OF Florida
COUNTY OF Seminole

THIS IS TO CERTIFY, THAT ON NOV. 15, 2004 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED, EXECUTIVE VICE PRESIDENT OF FRANKLIN BANK, SSB, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES: [Signature]
Suzanne Lasco-Shafer
My Commission 00331416
Expires June 22, 2008

[Signature]
NOTARY PUBLIC
[Signature]
PRINTED NAME: Suzanne Lasco-Shafer

SEALS

Table with 5 columns: ASSOCIATION, SURVEYOR, CITY OF GREENACRES, CITY SURVEYOR, KENNEDY CONSTRUCTION ASSOCIATES, INC.

THIS INSTRUMENT PREPARED BY:
W. C. ELLIOTT, P.S.M.
FLORIDA REGISTRATION NO. 5599
CPH ENGINEERS, INC.
500 W. FULTON STREET
SANFORD, FLORIDA 32771
LICENSED BUSINESS NO. 7143

CPH logo and contact information: Engineers, Planners, Landscape Architects, Surveyors, Construction Management. www.cphengineers.com

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.