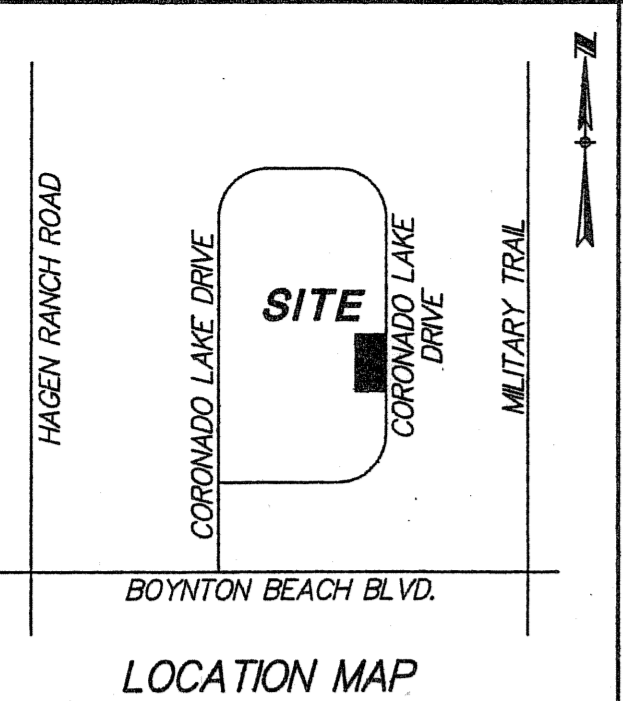


ANDEN ESTATES

BEING A REPLAT OF LOTS 49 AND 50, CORONADO ESTATES,
(PLAT BOOK 87, PAGES 115-118), BEING IN SECTION 23, TOWNSHIP
45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 1
FEBRUARY 2005



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ANCO HOMES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ANDEN ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 49 AND 50, CORONADO ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 115 THROUGH 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 50; THENCE S.89°55'36"W., ALONG THE NORTH LINE OF SAID LOT 50, A DISTANCE OF 91.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 50; THENCE S.0°04'24"E., ALONG THE WEST LINE OF SAID LOTS 50 AND 49, A DISTANCE OF 132.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49; THENCE N.89°55'36"E., ALONG THE SOUTH LINE OF SAID LOT 49, A DISTANCE OF 91.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 49; THENCE N.0°04'24"W., ALONG THE EAST LINE OF SAID LOTS 49 AND 50, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,078 SQUARE FEET OR 0.2773 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF April, 2005.

WITNESS: John M. Bellon NAME: JOHN M. BELLON
BY: Sandra Anden NAME: SANDRA ANDEN PRESIDENT
WITNESS: W.K. Genzlinger NAME: W. K. GENZLINGER

ANCO HOMES, INC.
A FLORIDA CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SANDRA ANDEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANCO HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 7 DAY OF April 2005.

W. K. Genzlinger
Commission # DD388232
Expires February 4, 2008

MY COMMISSION EXPIRES: BY: W.K. Genzlinger NAME: W. K. GENZLINGER NOTARY PUBLIC

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 10 DAY OF May, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Stephen M. Boyer 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 ANCO HOMES, INC., A FLORIDA CORPORATION, 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.

DATED: April 7, 2005 BY: Stephen M. Boyer NAME: STEPHEN M. BOYER ATTORNEY AT LAW STATE OF FLORIDA

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF PLAT BOOK 87, PAGES 115-118 HAVING A BEARING OF S.0°04'24"E.

COORDINATES SHOWN ARE GRID DATUM = NAD83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

ALL DISTANCES ARE GROUND: SCALE FACTOR 1.0000415

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

S.89°55'36"W. (PLAT BEARING)
S.89°55'36"W. (GRID BEARING)

0°00'00" = BEARING ROTATION (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.

COORDINATES SHOWN ON THE CONTROL P.R.M.'S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

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.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561-276-4501).

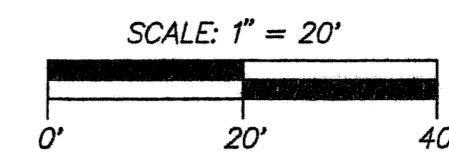
PERMANENT REFERENCE MONUMENTS (#LB 353) ARE SHOWN THUS: ○

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

SURVEYORS CERTIFICATE

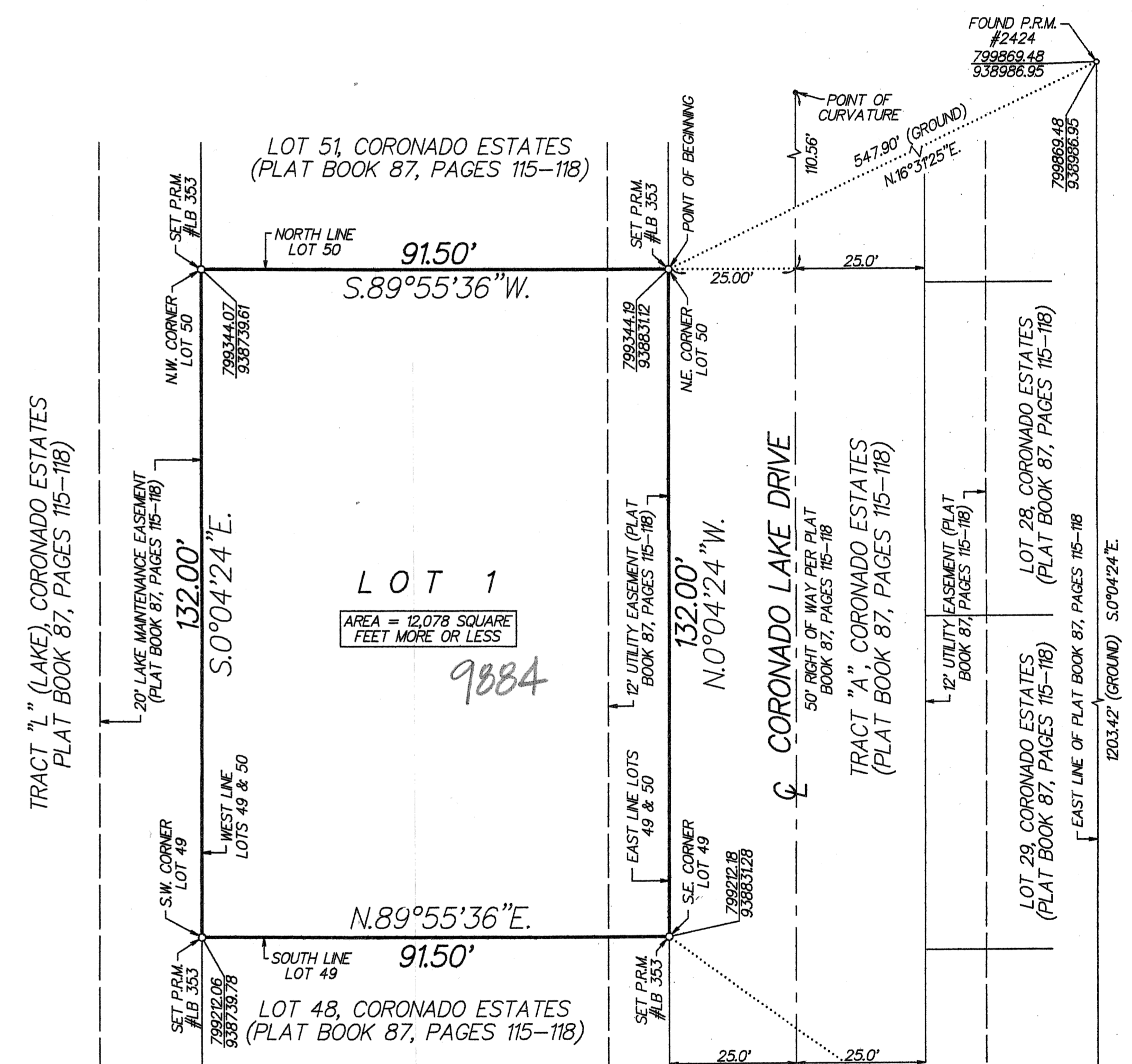
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

Paul D. Engle 15/05
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA



LEGEND:
P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH BRASS CAP)
CL = CENTERLINE

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This plat was filed for record at A M.
This day of MAY 2005
and duly recorded in Plat Book No. 104
on page 189
SHARVON A. BOCK, County Controller
by Alana S. Johnson D.C.



SUBDIVISION: Anden Estates
BOOK: 104
PAGE: 189
FLOOD ZONE: B
QUAD: 35
SE
TAZ: 444
PUD NAME: CORONADO ESTATES

