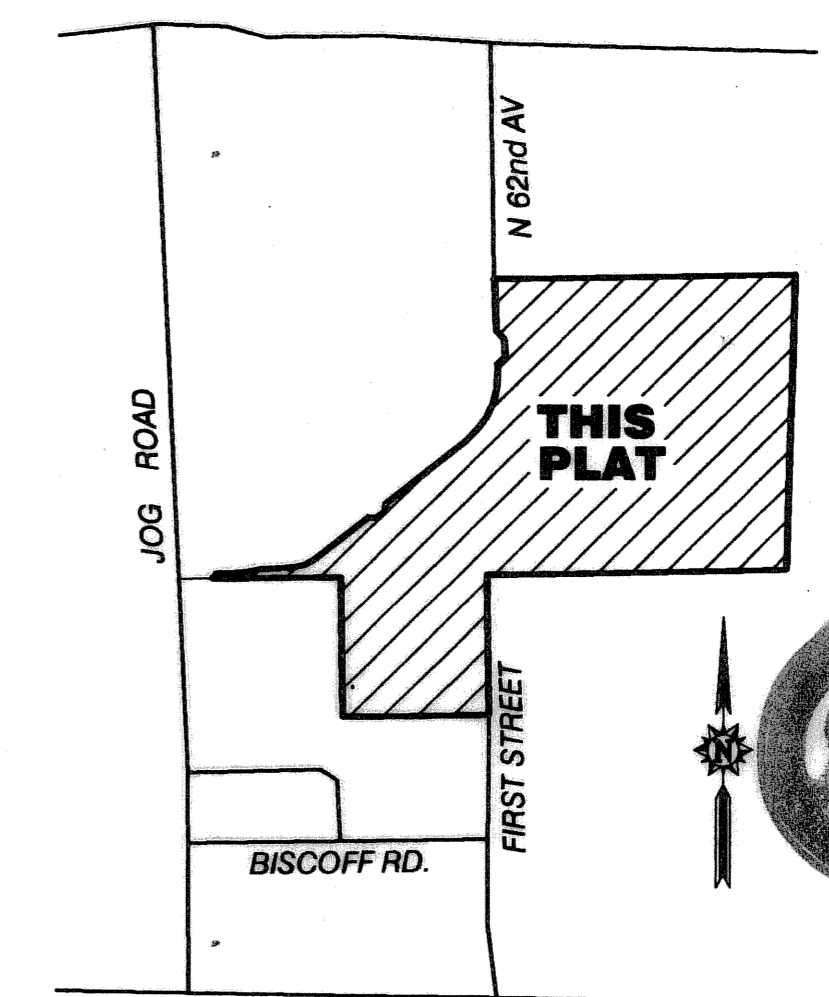


0749-004

# WATERWAYS TAHERI P.U.D., REVISED

A REPLAT OF LOTS 1 THROUGH 260, (INCLUSIVE), TRACTS 'A-1', 'A-4', 'A-5', 'A-6', 'B-2', 'B-3', 'B-4', 'C-22' THROUGH 'C-30', (INCLUSIVE), 'C-32', 'L-2', 'P-1', 'R-2', 'R-3' AND 'R-4' OF WATERWAYS TAHERI P.U.D., (PLAT BOOK 101, PAGES 40-49, PALM BEACH COUNTY RECORDS) LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD AT AM, THIS 17th DAY OF June, 2005 AND DULY RECORDED IN PLAT BOOK 105 ON PAGES 62 THROUGH 68.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Maria L. Johnson  
DEPUTY CLERK



**P.U.D. STATISTICS:**

PROJECT NAME	TAHERI PUD
PROPOSED USE	RESIDENTIAL & RECREATIONAL
TOTAL AREA	(2,557,480 SF) 58.71 AC.
TOTAL NUMBER OF UNITS	260
ZERO LOT LINE =	260/100%
GROSS DENSITY	4.43 DU/AC.
WATER MANAGEMENT	13.71 AC.
RECREATION REQUIRED	1.6 AC.
(260 UNITS @ 0.06AC./UNIT=1.6 AC.)	
RECREATION PROVIDED	
REC AREAS	1.72 AC.
TREE PRESERVE	2.33 AC.
TOTAL	4.05 AC.

**KEY PLAN**  
N.T.S.  
SEC. 34, T. 43S, R.G. 42E

**DEDICATION AND RESERVATIONS**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
KNOW ALL MEN BY THESE PRESENTS THAT HOME DYNAMICS PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WATERWAYS TAHERI P.U.D., REVISED, A REPLAT, BEING DESCRIBED AS FOLLOWS:

**PARCEL A:**  
LOTS 1 THROUGH 260, (INCLUSIVE) AND TRACT 'C-32' (OPEN SPACE) OF WATERWAYS TAHERI P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NOTE: TRACT 'C-32' (OPEN SPACE) OF WATERWAYS TAHERI P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 40, IS NOT DEDICATED ON THE FACE OF THE PLAT.

**PARCEL B:**  
TRACTS 'A-1', 'A-4', 'A-5' AND 'A-6' (RESIDENTIAL ACCESS STREETS); TRACTS 'B-2', 'B-3' AND 'B-4' (LANDSCAPE BUFFER TRACTS); TRACTS 'C-22' THROUGH 'C-30' (INCLUSIVE) (OPEN SPACES); TRACT 'L-2' (WATER MANAGEMENT TRACT); TRACT 'P-1' (TREE PRESERVE); TRACTS 'R-2', 'R-3' AND 'R-4' (RECREATION TRACTS) OF WATERWAYS TAHERI P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BOTH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THROUGH 260, (INCLUSIVE), TRACTS 'A-1', 'A-4', 'A-5', 'A-6', 'B-2', 'B-3', 'B-4', 'C-22' THROUGH 'C-30', (INCLUSIVE), 'C-32', 'L-2', 'P-1', 'R-2', 'R-3' AND 'R-4', WATERWAYS TAHERI P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 40-49, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 'B-4', AS SHOWN ON SAID PLAT;  
THENCE ALONG AN EAST LINE OF SAID TRACT 'B-4', SOUTH 01°28'33" WEST, 1350.19 FEET;  
THENCE ALONG A SOUTH LINE OF SAID TRACT 'B-4', SOUTH 89°03'55" WEST, 1350.66 FEET;  
THENCE ALONG AN EAST LINE OF SAID TRACT 'B-4', SOUTH 00°57'06" EAST, 639.64 FEET;  
THENCE ALONG A SOUTH LINE OF SAID TRACT 'B-4', SOUTH 89°03'55" WEST, 639.79 FEET;  
THENCE ALONG A WEST LINE OF SAID TRACT 'B-4' AND TRACT 'P-1', NORTH 00°57'06" WEST, 639.67 FEET;  
THENCE ALONG A SOUTH LINE OF SAID TRACT 'P-1' AND TRACT 'B-2', SOUTH 89°03'55" WEST, 581.40 FEET;

THENCE ALONG AN EASTERLY LINE OF TRACT 'A-3' OF SAID PLAT, NORTH 42°54'04" EAST, 28.85 FEET;  
THENCE ALONG SAID LINE, NORTH 86°46'11" EAST, 121.93 FEET;  
THENCE ALONG SAID LINE, NORTH 79°28'14" EAST, 78.89 FEET;  
THENCE ALONG SAID LINE, NORTH 86°46'11" EAST, 143.42 FEET TO A POINT ON THE ARC OF A TANGENT CURVE;  
THENCE NORTHEASTERLY ALONG SAID LINE AND ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 35°18'49", AN ARC DISTANCE OF 112.17 FEET;

THENCE ALONG SAID LINE AND TANGENT TO SAID CURVE, NORTH 51°27'22" EAST, 281.24 FEET;  
THENCE ALONG SAID LINE, SOUTH 83°32'38" EAST, 35.36 FEET;  
THENCE ALONG SAID LINE, NORTH 51°27'22" EAST, 50.00 FEET;  
THENCE ALONG SAID LINE, NORTH 06°27'22" EAST, 35.36 FEET;  
THENCE ALONG SAID LINE, NORTH 51°27'22" EAST, 487.52 FEET TO A POINT ON THE ARC OF A TANGENT CURVE;  
THENCE NORTHEASTERLY ALONG SAID LINE AND ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 372.00 FEET, A CENTRAL ANGLE OF 53°40'46", AN ARC DISTANCE OF 348.52 FEET;

THENCE ALONG SAID LINE AND TANGENT TO SAID CURVE, NORTH 02°13'23" WEST, 42.02 FEET;  
THENCE ALONG SAID LINE, NORTH 45°33'01" EAST, 51.97 FEET;  
THENCE ALONG SAID LINE, NORTH 05°16'36" WEST, 80.23 FEET;  
THENCE ALONG SAID LINE, NORTH 46°34'44" WEST, 48.94 FEET;  
THENCE ALONG SAID LINE, NORTH 02°13'23" WEST, 230.65 FEET TO A POINT ON THE ARC OF A TANGENT CURVE;  
THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 00°36'25", AN ARC DISTANCE OF 10.17 FEET;  
THENCE ALONG A NORTH LINE OF SAID TRACT 'B-4', NORTH 89°03'55" EAST, 1357.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 2,557,480 SQUARE FEET (58.712 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-1' (PRIVATE STREET), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFERING AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS 'A-2', 'A-3' AND 'A-4' (RESIDENTIAL ACCESS STREETS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS 'B-2', 'B-3' AND 'B-4' (LANDSCAPE BUFFER TRACTS), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

4. TRACTS 'C-22' THROUGH 'C-30', 'C-32' THROUGH 'C-35', (OPEN SPACE), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

5. TRACT 'L-2', (WATER MANAGEMENT TRACT), AS SHOWN HEREON IS HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 15746 AT PAGE 1915, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. TRACTS 'R-1' THROUGH 'R-3', (RECREATION TRACTS), AS SHOWN HEREON, ARE RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

**DEDICATION AND RESERVATIONS CONTINUED:**

7. TRACT 'P-1' (TREE PRESERVE), THE PRESERVE AS SHOWN HEREON, IS HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ARTICLE 14.C. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT.

8. 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.

9. DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. THE LAKE MAINTENANCE EASEMENTS AND ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

12. THE TEN FOOT AND FIVE FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC ROADS AND 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, 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.

13. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND 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 ME A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

14. EACH OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE LOT OWNER, HIS AND/OR HER SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ABUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFERING AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

16. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THE LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, HOME DYNAMICS PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR BY ITS MANAGER, THIS 16th DAY OF November, 2004.

WITNESS  
HOME DYNAMICS PBC, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: DAVID SCHACK, AS MANAGER

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED DAVID SCHACK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HOME DYNAMICS PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF November, 2004  
MY COMMISSION EXPIRES: 2/20/07 COMMISSION NUMBER: DD185940

Notary Public Seal for David Schack, Manager of Home Dynamics PBC, LLC.

**ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:**

THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF November, 2004.

WITNESS  
INDEPENDENCE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
BY: MICHAEL SCHACK, AS PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED MICHAEL SCHACK WHO IS PERSONALLY KNOWN TO ME AND HAS NOT PRODUCED IDENTIFICATION, AND (DID/DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT, OF THE INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF November, 2004

MY COMMISSION EXPIRES: 2/20/07 COMMISSION NUMBER: DD185940  
Notary Public Seal for Michael Schack, President of Independence Homeowners Association, Inc.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13888 AT PAGE 1874 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBJECT TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF November, 2004.

WITNESS  
WACHOVIA BANK, N.A.  
A NATIONAL BANKING ASSOCIATION  
BY: PHILIP LYEW, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED PHILIP LYEW WHO (IS/IS NOT) PERSONALLY KNOWN TO ME AND (HAS/HAS NOT) PRODUCED IDENTIFICATION, AND (DID/DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT, OF WACHOVIA BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 16th DAY OF November, 2004

MY COMMISSION EXPIRES: 12/20/05 COMMISSION NUMBER: DD080029  
Notary Public Seal for Philip Lyew, Vice President of Wachovia Bank, N.A.

NOTE: CERTAIN PORTIONS OF TRACTS A-1, A-3, A-5, AND L-1, AND PORTIONS OF DRAINAGE EASEMENT UTILITY EASEMENTS AND LANDSCAPE BUFFER EASEMENTS AS SHOWN ON THE PLAT OF WATERWAYS TAHERI P.U.D. (P.B. 101, P.G. 40-49 P.B.C.F.) HAVE BEEN ABANDONED BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS PER RESOLUTION R-2005-102, RECORDED IN Q.R.B. 19641, P.G. 1062, P.B.C.F.

WACHOVIA BANK, N.A.	INDEPENDENCE HOMEOWNERS ASSOCIATION	HOME DYNAMICS PBC, LLC	CLERK OF THE CIRCUIT COURT	COUNTY ENGINEER	SURVEYOR
[Seal]	[Seal]	[Seal]	[Seal]	[Seal]	[Seal]

SUBDIVISION: WATERWAYS TAHERI, REVISED  
BOOK: 105  
PAGE: 62  
FLOOD ZONE: B  
QUAD: # 31  
SE  
TAZ: 914  
PUD NAME:  
ZONING: PUD  
ZIP CODE: 33413

**TECH Sun-Tech Engineering, Inc.**  
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Certificate of Authorization Number LB 7019  
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