

PERIMETER

SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.E., S.M.
 951 Broken Sound Parkway, Suite 320
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

0925-007

TIVOLI ISLES P.U.D.

441 - ATLANTIC P.U.D. (CONTROL NO. 04-206)

A REPLAT OF ALL OF TRACTS 79-87, 106-112, AND A PORTION OF TRACTS 73-78, 88, 105, AND 117-120, TOGETHER WITH A PORTION OF THE PLATTED ACREAGE WEST OF SAID TRACTS 80, 81 AND 112, ALL IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, OF "PALM BEACH FARMS COMPANY PLAT NO. 1" (P.B. 2, PGS. 26-28, P.B.C.R.), PALM BEACH COUNTY, FLORIDA. DECEMBER, 2005

DESCRIPTION AND DEDICATION

Know all men by these presents that HomeDevco/Tivoli Isles L.L.C., a Florida Limited Liability Company, owner of the lands shown hereon, being a replat of all of Tracts 79-87 and 106-112, together with a portion of Tracts 73-78, 88, 105, and 117-120, together with a portion of the platted acreage West of said Tracts 80, 81 and 112 all in Section 18, Township 46 South, Range 42 East, shown hereon as Tivoli Isles P.U.D., being more particularly described as follows:

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF LAND LYING WEST OF AND BEING CONTIGUOUS WITH THE WEST LINE OF TRACTS 80, 81, AND 112, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 80, ON THE WEST BY THE EAST LINE OF THE WEST 183 FEET OF SAID SECTION 18 FOR LAKE WORTH DRAINAGE DISTRICT CANAL E-1 AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 112.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

LESS THE NORTH 38.28 FEET OF SAID TRACTS 73 THROUGH 78 PER CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (L.W.D.D. CANAL LATERAL NO L-33)

LESS THAT PORTION OF TRACT 120, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, PALM BEACH COUNTY PUBLIC RECORDS, WHICH LIES WITHIN 40 FEET OF, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SMITH-SUNNY ROAD, WHICH IS ALSO THE CENTERLINE OF A DEDICATED ROAD RIGHT-OF-WAY RUNNING IN A NORTH-SOUTH DIRECTION AND BISECTING SAID SECTION 18, AS SHOWN ON SAID PLAT (PER OFFICIAL RECORD BOOK 600, PAGE 280, PALM BEACH COUNTY PUBLIC RECORDS).

LESS THAT PART OF SAID TRACT 105 CONVEYED TO THE COUNTY OF PALM BEACH, FLORIDA, FOR ADDITIONAL RIGHT-OF-WAY (SMITH-SUNNY ROAD) IN OFFICIAL RECORD BOOK 859, PAGE 565, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PORTION OF SAID TRACT 73 CONVEYED TO THE COUNTY OF PALM BEACH, FLORIDA, FOR ADDITIONAL RIGHT-OF-WAY (SMITH-SUNNY ROAD) IN OFFICIAL RECORD BOOK 859, PAGE 565, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PORTION OF SAID TRACT 88 CONVEYED TO THE COUNTY OF PALM BEACH, FLORIDA, FOR ADDITIONAL RIGHT-OF-WAY (SMITH-SUNNY ROAD) IN OFFICIAL RECORD BOOK 848, PAGE 494, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 130.22 ACRES, MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tracts R-1, and R-2, as shown hereon, are hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, 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.

2. Tracts L-1, L-2, L-3, L-4 and L-5, the Water Management Tracts, as shown hereon, are hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, for stormwater management and drainage purposes and are 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 Records Book 18454 at Page 41 of the Public Records of Palm Beach County, Florida.

3. Tracts A-2, S-8, S-14 and S-21, as shown hereon, are hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, for recreational purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Tract B, as shown hereon, is hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, for buffer and landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

5. Tracts S-1, S-3, S-4, S-5, S-6, S-7, S-9, S-10, S-11, S-12, S-13, S-15, S-16, S-17, S-18, S-19, S-20, S-22, S-23, S-24 and S-25, as shown hereon, are hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, 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. Tract S-22 is subject to restrictions set forth in O.R.B. 17459, Page 873, and O.R.B. 4680, Page 933, both of said Public Records, in favor of Lake Worth Drainage District.

6. Tract C-2, as shown hereon, is hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, for open space and recreation purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

7. Tract C-1, as shown hereon, is hereby reserved for the Fee Simple owner, its successors and assigns, for uses in accordance with zoning approval of record for this site, including future amendments on file with the Palm Beach County Zoning Division. All drainage associated with the future development of this tract shall be accommodated within and allowed to discharge into the Storm Water Management Facilities of this PUD, at no cost to the Fee Simple owner.

The ground/lawn maintenance obligation for Tract C-1 shall be with Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, until such time the Fee Simple owner, its successors and assigns, provides written notice that construction of the facilities associated with utilization of Tract C-1 will begin, at which time ground/lawn maintenance of Tract C-1 shall become the obligation of the Fee Simple owner, its successors and assigns.

The maintenance obligation of the Tract C-1 landscape buffer easement shall remain the perpetual maintenance obligation of the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, including lawn, shrubbery and tree maintenance, and all necessary re-plantings as required by the ULDC. The Fee Simple owner of Tract C-1, its successors and assigns, reserves the right to remove any landscaping located within the Tract C-1 landscape buffer easement area that is required to establish ingress and egress, without recourse to the Fee Simple owner.

8. The Limited Access Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

9. The Landscape Buffer Easements, as shown hereon, are hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, obligation of said association, its successors and assigns, without recourse to Palm Beach County.

10. 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 Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, without recourse to Palm Beach County.

11. The Lake Maintenance Easements and Lake Maintenance Access Easements, as shown hereon are hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, for access to stormwater 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.

12. Each Roof Encroachment 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 purposes, without recourse to Palm Beach County.

13. All tracts for private street purposes, and driveway/parking tracts as shown hereon, are hereby subject to an overlying non-exclusive easement 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.

14. The ten-foot wide utility easements running adjacent and parallel to Smith-Sunny Road 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. 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 tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

15. The Lift Station Easement, identified on the Plat hereon, is an exclusive easement in perpetuity dedicated 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 easements 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 this lift station easement without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

16. The utility easements, as shown hereon, 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, electric power lines, 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.

17. The utility easements, as shown hereon, are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

18. The Lift Station Access Easement, identified on the Plat hereon, is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for access to a wastewater lift station and related appurtenances. The maintenance of this easement shall be the perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within this lift station access easement without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

19. The Homeowners Association Easements (H.O.A. Easements) as shown hereon, are hereby reserved for the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, its successors and assigns, for lines to operate fountains within the Water Management Tract and other maintenance obligations of said association, its successors and assigns, without recourse to Palm Beach County.

In Witness Whereof, HomeDevco/Tivoli Isles L.L.C., a Florida Limited Liability Company, has caused these presents to be signed by its Managing Member, HomeDevco/Tivoli Isles, Inc., a Florida Corporation, this 23 day of January, 2006

HomeDevco/Tivoli Isles L.L.C.
 A Florida Limited Liability Company
 By: Andrew Steinberg
 A Florida Corporation
 Title: President

By: R.A. Deluga
 Title: President
 Witness: Stephen F. Pacocha
 Print Name: R.A. Deluga Witness: Stephen F. Pacocha
 Print Name: Stephen F. Pacocha

ACKNOWLEDGEMENT

State of Florida)
 County of Palm Beach) SS

Before me personally appeared Andrew Steinberg, who is personally known to me, or has produced valid identification, and who executed the foregoing instrument as President of HomeDevco/Tivoli Isles, Inc., a Florida Corporation, 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 23 day of January, 2006
 My commission expires: June 16, 2006

Stephen E. McCoy
 Notary Public
 State of Florida

Commission No: DD 117665
 Expires June 16, 2006

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.08(1)(f), F.S., this 23 day of January, 2006 and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.08(1)(f), F.S.

George A. Webb, P.E.
 County Engineer
3-28-06
 date

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 The Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, 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 23 day of January, 2006

Tivoli Isles Homeowners Association, Inc.
 a Florida Corporation, not for Profit

witness: R.A. Deluga by: Andrew Steinberg
 print name: R.A. Deluga Title: President
Andrew Steinberg, President

witness: Stephen F. Pacocha
 print name: Stephen F. Pacocha

ACKNOWLEDGEMENT

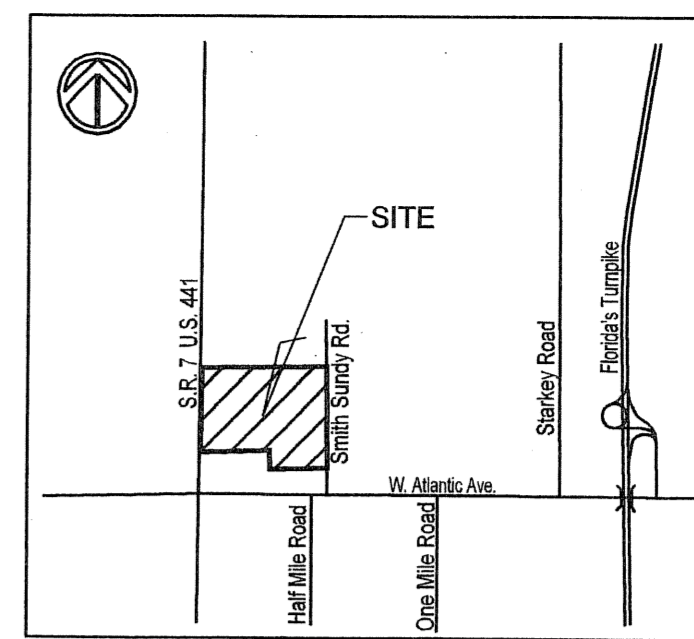
STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

Before me personally appeared Andrew Steinberg, who is personally known to me or has produced valid identification, and who executed the foregoing instrument as President of the Tivoli Isles of Palm Beach County Homeowners Association, Inc., a Florida Corporation, not for Profit, 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 is 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 23 day of January, 2006

My commission expires: June 16, 2006
 Commission No: DD 117665

Notary Public
Stephen E. McCoy
 print name: Stephen E. McCoy



LOCATION MAP
 NOT TO SCALE

SITE DATA

TRACT	S.F.	AC.
TIVOLI ISLES P.U.D.	119147	2.735
441-ATLANTIC P.U.D.	472579	10.849
CONTROL NO. 04-206	77729	1.784
TRACT A	126649	2.907
TRACT B	1120348	25.720
TRACT C-1	745616	17.117
TRACT C-2		
TRACTS L-1 THRU L-5	313453	7.196
TRACTS R-1 AND R-2	30612	0.703
TRACTS S-1, 3-7, 9-13, 15-20, 22-25	266225	61.208
TRACTS S-2, 8, 14, 21		
TRACTS I THRU 315		
TOTAL	5672358	130.22

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 I, Gary A. Korn, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the person described herein, that I find the title to the property is vested in HomeDevco/Tivoli Isles, L.L.C., a Florida Limited Liability Company; that the current taxes have been paid; that all mortgages by law are shown hereon; and that there are encumbrances of the subdivision depicted by this plat.

Attorney at Law licensed in Florida
1/31/06

NOTES:

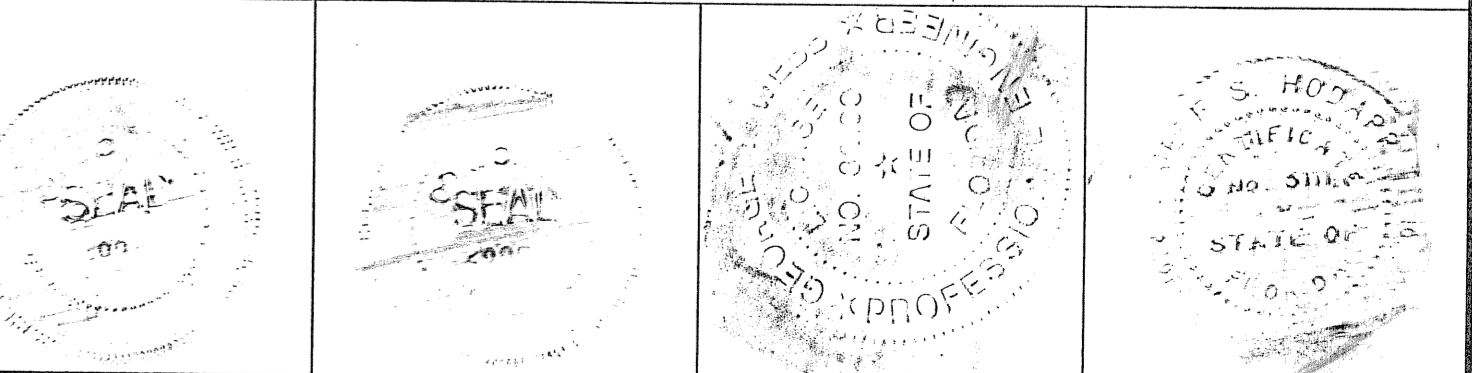
- The bearings shown hereon are based on the East line of said Tracts 73, 88, and 105 having a bearing of North 01°08'34" West, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment.
- 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 County approvals or permits.
- Building setback lines shall be as required by current Palm Beach County Zoning regulations.
- In those cases where easements of different types cross or otherwise coincide, 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 determined by use of rights granted.
- All lines which intersect curved lines are radial unless noted as being non-radial (N.R.).
- 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 Palm Beach County, Florida.
- All distances shown are ground distances. Scale factor used for this plat was 1.0000198.
- Right-of-way shown on said "Palm Beach Farms Company Plat No. 1" have been abandoned per Official Records Book 19850 Page 261, Public Records of Palm Beach County, Florida.
- Florida Power and Light Co. Easements recorded in O.R.B. 1631 Page 911 and O.R.B. 2517, Page 881 both of said Public Records, have been released per O.R.B. 19067, Page 1706 and O.R.B. 19067 Page 1712, both of said Public Records.

SURVEYOR'S 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 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 the 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 the Ordinances of Palm Beach County, Florida.

Jeff S. Hodapp 12-22-05
 Jeff S. Hodapp, P.E., S.M.
 License No. LS5114
 State of Florida
 Perimeter Surveying & Mapping, Inc.
 951 Broken Sound Parkway, Suite 320
 Boca Raton, FL 33487
 Certification of Authorization No. LB7264

HOMEDEVCO/ TIVOLI ISLES, INC.	TIVOLI ISLES HOMEOWNERS ASSOCIATION, INC.	COUNTY ENGINEER	SURVEYOR
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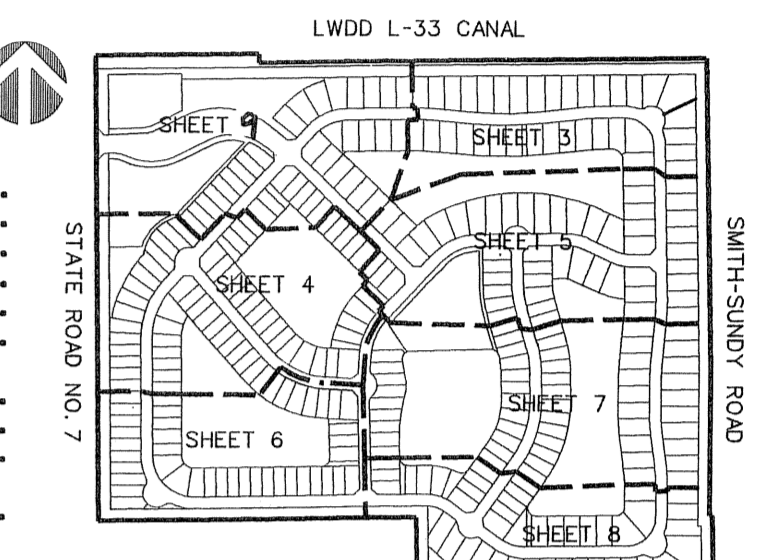


20060123667

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:39 AM
 THIS 23 DAY OF JANUARY
 2006 AND DULY RECORDED
 IN PLAT BOOK 101 ON PAGES
 92 THROUGH 100
 SHARON R. BOCK, CLERK
 AND COMPTROLLER
 BY: Sharon R. Bock

SHEET 1 OF 9



KEY MAP
 NOT TO SCALE

SUBDIVISION Tivoli ISLES
 BOOK 107 PAGES 92
 FLOOD MAP 240 A
 ZONING PUD
 QUAD # 151
 ZIP CODE 33446
 TAZ 75B
 PUD NAME