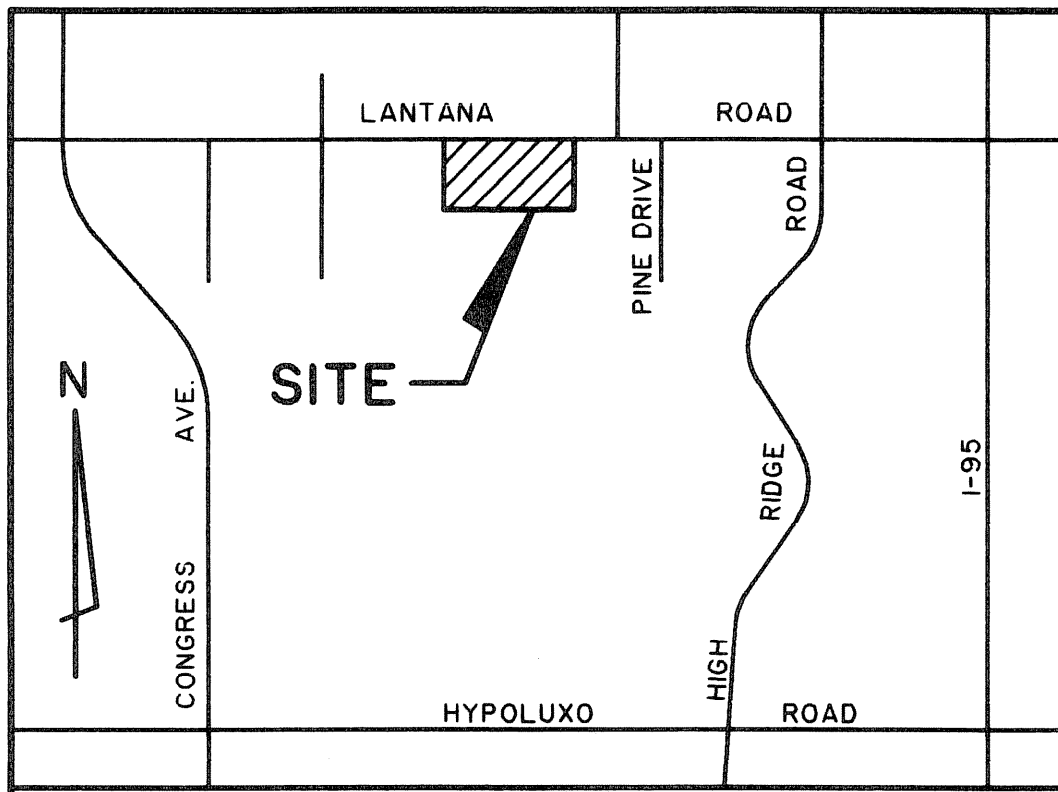


BRIDGEWATER AT LAKE OSBORNE, A P.U.D.

BEING A REPLAT OF A PORTION OF LAKE OSBORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2

00866-001



LOCATION MAP

N.T.S.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BRIDGEWATER AT LAKE OSBORNE, A P.U.D., BEING A REPLAT OF A PORTION OF LAKE OSBORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°27'13" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 2603.55 FEET; THENCE SOUTH 01°32'47" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 88°27'13" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 779.09 FEET; THENCE SOUTH 61°55'52" EAST, A DISTANCE OF 260.10 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 04°45'38" WEST, A DISTANCE OF 401.62 FEET TO A POINT ON A LINE 400.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89°36'45" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 482.87 FEET; THENCE NORTH 02°19'08" EAST, A DISTANCE OF 72.00 FEET; THENCE NORTH 70°31'35" WEST, A DISTANCE OF 41.99 FEET; THENCE NORTH 67°45'48" WEST, A DISTANCE OF 80.65 FEET; THENCE NORTH 67°19'11" WEST, A DISTANCE OF 32.81 FEET; THENCE NORTH 65°02'22" WEST, A DISTANCE OF 40.56 FEET; THENCE NORTH 43°26'44" WEST, A DISTANCE OF 15.20 FEET; THENCE NORTH 44°04'23" WEST, A DISTANCE OF 53.29 FEET; THENCE NORTH 70°47'10" WEST, A DISTANCE OF 96.72 FEET; THENCE NORTH 80°36'21" WEST, A DISTANCE OF 41.33 FEET; THENCE SOUTH 77°45'38" WEST, A DISTANCE OF 33.61 FEET; THENCE SOUTH 83°31'12" WEST, A DISTANCE OF 67.96 FEET; THENCE SOUTH 51°35'24" WEST, A DISTANCE OF 43.40 FEET (THE PREVIOUS ELEVEN (11) COURSES BEING ALONG THE WATER'S EDGE OF LAKE OSBORNE); THENCE NORTH 01°32'47" EAST, A DISTANCE OF 341.42 FEET; THENCE NORTH 88°27'13" WEST, A DISTANCE OF 8.97 FEET; THENCE NORTH 00°23'15" WEST, A DISTANCE OF 13.01 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 9.861 ACRES, MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE 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.

LIMITED ACCESS EASEMENT - 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.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE BRIDGEWATER AT LAKE OSBORNE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE BRIDGEWATER AT LAKE OSBORNE CONDOMINIUM ASSOCIATION, INC., UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

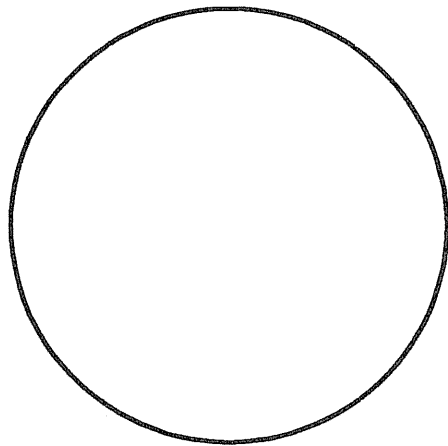
TRACTS

TRACTS "A" AND "C", AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL THE TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OTHER APPURTENANCES THERETO, INCLUDING INGRESS/EGRESS, RECREATION, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE BRIDGEWATER AT LAKE OSBORNE CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "C" IS SUBJECT TO RESTRICTIONS SET FORTH IN O.R.B. 4830, PAGE 182 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACTS "B", "D", "E" AND "F", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BRIDGEWATER AT LAKE OSBORNE CONDOMINIUM ASSOCIATION, INC., 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.

OWNER

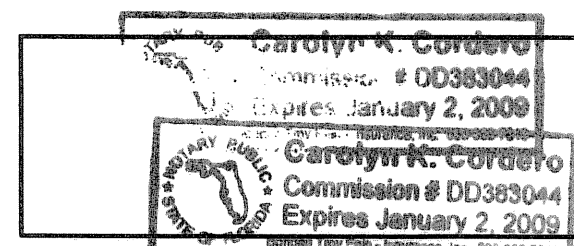


BRIDGEWATER AT LAKE OSBORNE CONDOMINIUM ASSOCIATION, INC.

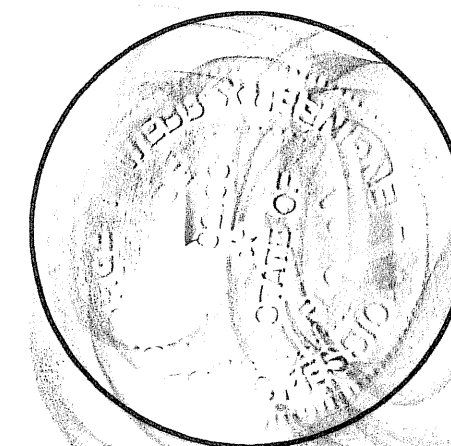
DEDICATION NOTARY



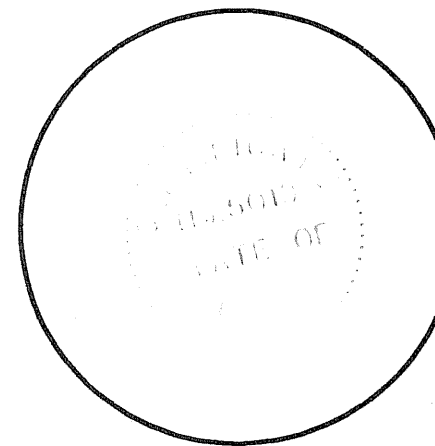
NOTARY



COUNTY ENGINEER



SURVEYOR



IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF April, 2006.

ATTEST: Jill Cierpih JILL CIERPIK, SECRETARY BY: David Baselice DAVID BASELICE, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BASELICE AND JILL CIERPIK WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF LENNAR HOMES, INC., A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 19th DAY OF April, 2006.

MY COMMISSION EXPIRES: 01-02-2009 Carolyn K. Condero NOTARY PUBLIC

COMMISSION NUMBER DD383044 CAROLYN K. CONDERO PRINTED NAME OF NOTARY

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE BRIDGEWATER AT LAKE OSBORNE CONDOMINIUM 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 19th DAY OF April, 2006.

WITNESS: Kristle Edwards BY: Sharon Caputo SHARON CAPUTO, PRESIDENT

PRINTED NAME: Kristle Edwards

WITNESS: Catherine Moore

PRINTED NAME: Catherine Moore

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BRIDGEWATER AT LAKE OSBORNE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND 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 19th DAY OF April, 2006.

MY COMMISSION EXPIRES: 01-02-2009 Carolyn K. Condero NOTARY PUBLIC

COMMISSION NUMBER DD383044 CAROLYN K. CONDERO PRINTED NAME OF NOTARY

P.U.D. TABULATION

PETITION NO. 03-001

TOTAL NO. OF UNITS	108
TRACT "A"	7.802 ACRES
TRACT "B"	1.0364 ACRES
TRACT "C"	0.9665 ACRES
TRACT "D"	0.0108 ACRES
TRACT "E"	0.0353 ACRES
TRACT "F"	0.01 ACRES
TOTAL ACREAGE	9.861 ACRES



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:30 A.M. THIS 21 DAY OF June 2006. AND DULY RECORDED IN PLAT BOOK NO. 108 ON PAGE 5-6 SHARON R. BOCK, CLERK & CONTROLLER BY: Sharon R. Bock CLERK & CONTROLLER

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS DAY OF June 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) F.S.

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

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MIAMI - DADE

I, PATRICIA KIMBALL FLETCHER, 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 LENNAR 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 13, 2006 Patricia Kimball Fletcher PATRICIA KIMBALL FLETCHER

SURVEYOR'S NOTES:

- 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 AS REQUIRED FOR SUCH ENCROACHMENTS.
 - ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL. (R.L.)
 - BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 88°27'13" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- | | |
|--|---|
| 4. P.R.M. = PERMANENT REFERENCE MONUMENT | O.R.B. = OFFICIAL RECORD BOOK |
| C = CENTERLINE | PG. = PAGE |
| U.E. = UTILITY EASEMENT | L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT |
| L.A.E. = LIMITED ACCESS EASEMENT | P.B. = PLAT BOOK |
| P.O.B. = POINT OF BEGINNING | FND. = FOUND |
| P.O.C. = POINT OF COMMENCEMENT | CONC. = CONCRETE |
| R.P.Z. = RUNWAY PROTECTION ZONE | TR. = TRACT |
| ■ = SET P.R.M. LB #4396 | L.B. = LANDSCAPE BUFFER |
| M.T.E. = MASS TRANSIT EASEMENT | CH.B. = CHORD BEARING |

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WITHIN 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.

DATED: May 16, 2006 Craig S. Pusey CRAIG S. PUSEY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERT. NO. 5015 1850 FOREST HILL BLVD., SUITE 100 WEST PALM BEACH, FL 33406 CERTIFICATE OF AUTHORIZATION L.B.# 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WITHIN 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 JOHN B. STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M., IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

BRIDGEWATER AT LAKE OSBORNE
BOOK 108 PAGE 5
FLOOD MAP # 175 B
ZONING PUD
QUAD # 19
CIP CODE 33442
TAL CADB
PUD NAME

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BRIDGEWATER AT LAKE OSBORNE, A P.U.D.