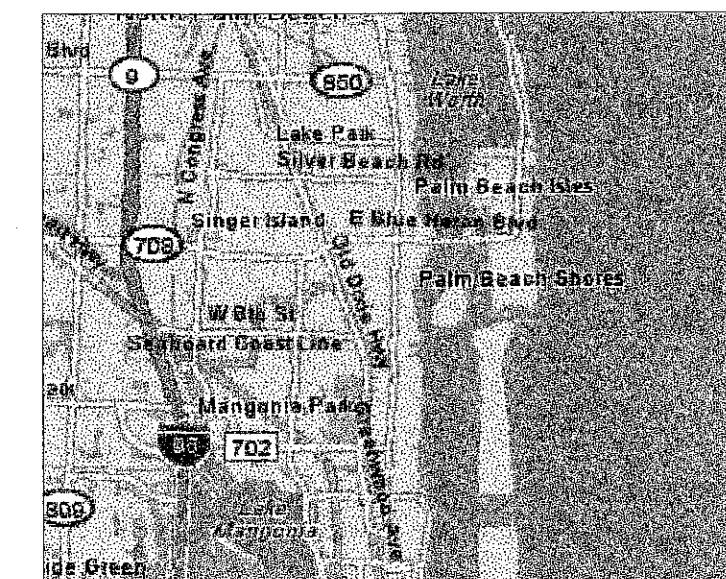


SOPHIA SENECA ESTATES

IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST
BEING A PORTION OF LOTS 1 AND 2, LYING IN YACHT HARBOR ESTATES
RIVIERA BEACH, FLORIDA



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11 A.M.
THIS 15 DAY OF FEBRUARY 2006
AND DULY RECORDED IN PLAT BOOK
1119 ON PAGES 121 THRU 122
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that GINO CICERCHIA, KRISTIN CICERCHIA, THE FRANK E. YOUNG FAMILY PARTNERSHIP LTD., AND CHRIS A. HEINE, Owners of the land shown hereon as SOPHIA SENECA ESTATES being more particularly described as follows:

DESCRIPTION

THE WEST 147.2 FEET OF LOT 1, ALL OF LOT 2, BLOCK 1, YACHT HARBOR ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 121, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 0.82 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED FOR THE USE OF THE OWNERS OF LOTS 1 THROUGH 4 FOR INGRESS, EGRESS AND UTILITY PURPOSES INCLUDING BUT NOT LIMITED TO WATER SEWER DRAINAGE ELECTRICAL, TELEPHONE AND CABLE TELEVISION.
2. 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.

BY: GINO CICERCHIA, KRISTIN CICERCHIA, CHRIS A. HEINE, THE FRANK E. YOUNG FAMILY PARTNERSHIP LTD. BY YOUNG PROPERTIES, LLC. GENERAL PARTNERSHIP BY FRANK E. YOUNG, MANAGER

WITNESS: [Signatures and Print Names]

ACKNOWLEDGMENT

STATE OF FLORIDA
CITY OF RIVIERA BEACH
BEFORE ME PERSONALLY APPEARED GINO CICERCHIA AND KRISTIN CICERCHIA, HUSBAND AND WIFE, FRANK E. YOUNG AS MANAGER OF YOUNG PROPERTIES, LLC, GENERAL PARTNER OF THE FRANK E. YOUNG FAMILY PARTNERSHIP LTD., AND CHRIS A. HEINE TO ME WELL KNOWN OR HAVING PRODUCED IDENTIFICATION AND KNOWN TO BE THE OWNERS OF THE HEREON DESCRIBED PROPERTY, THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, BY THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF FEBRUARY 2006

By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/15/2010
Cheryl Y. Perry
Commission # 1110433753
Expires May 15, 2010

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, [Signature], OF COHEN, NORRIS, SCHERER, WEINBERGER, & WOLMER AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO BE VESTED IN GINO CICERCHIA AND KRISTIN CICERCHIA, HUSBAND AND WIFE, AS TO LOT 3, THE FRANK E. YOUNG FAMILY PARTNERSHIP LTD., AS TO LOT 1 AND LOT 4, AND CHRIS A. HEINE, AS TO LOT 2, THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT ALL MORTGAGES NOT SATISFIED ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: [Signature] COHEN, NORRIS, SCHERER, WEINBERGER, & WOLMER AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

APPROVALS

CITY OF RIVIERA BEACH
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA AND THE COUNCIL ACCEPTS THE DEDICATIONS TO THE CITY OF RIVIERA CONTAINED ON THIS PLAT, THIS THE 15 DAY OF FEBRUARY, 2006
BY: [Signature]
MICHAEL D. BROWN, MAYOR
ATTESTED BY: [Signature]
CARRIE E. WARD, CITY CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Daniel E. Johnson TO ME WELL KNOWN OR HAVING PRODUCED IDENTIFICATION AND KNOWN TO BE AN OFFICER OF NORTHERN TRUST BANK OF FLORIDA, N.A. ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF August, 2010
By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2010

MORTGAGEE'S CONSENT

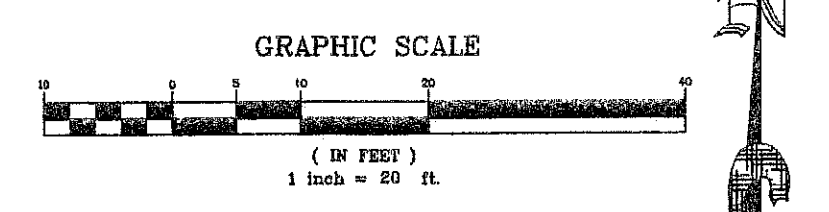
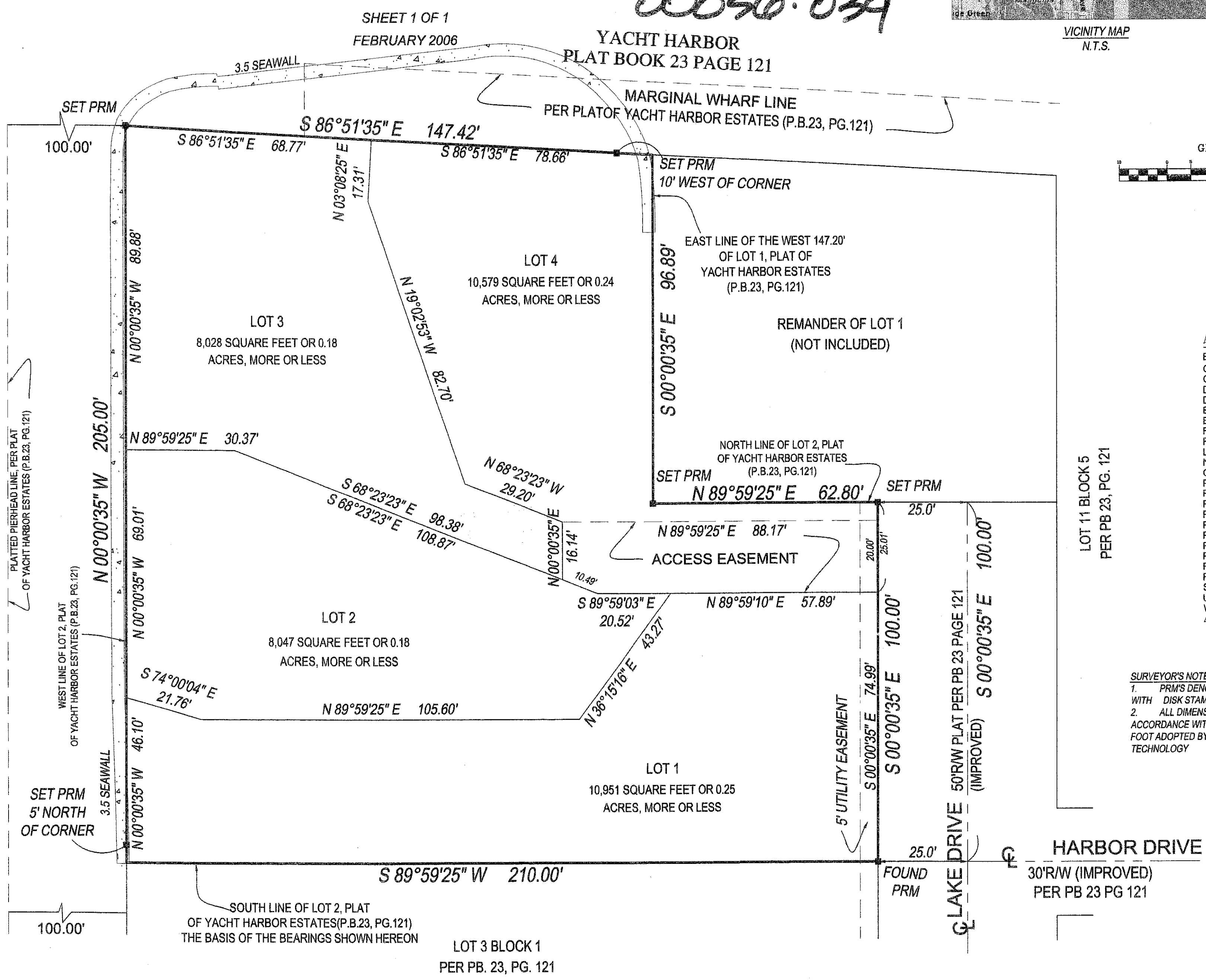
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON LOT 3 AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF LOT 3 AS DESCRIBED IN THE DEDICATION HERON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20199, PAGE 421, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE SAID DEDICATION SHOWN HEREON.
BY: [Signature]
DANIEL R. JOHNSON
VICE PRESIDENT
NORTHERN TRUST BANK OF FLORIDA, N.A.
ATTESTED: [Signature]
WITNESS: [Signature]

SURVEYORS CERTIFICATE

I HEREBY 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.) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT THE SURVEY COMPLIES WITH CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.
JAY L. SWEET
FLORIDA LICENSED SURVEYOR AND MAPPER
PROFESSIONAL SURVEYOR AND MAPPER #6747
DATE: [Signature]

REVIEWING SURVEYORS APPROVAL

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR HAS REVIEWED THIS PLAT PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.
DATE: [Signature]
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NUMBER [Signature]



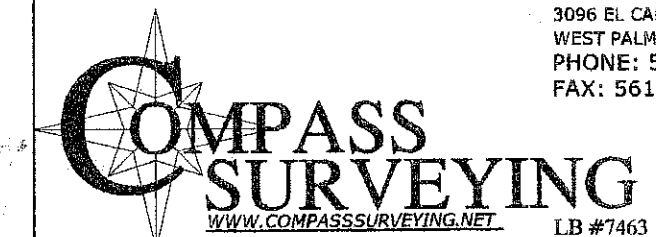
- Legend:
- BM = BENCH MARK
 - CL = CENTER LINE
 - CM = CONCRETE MONUMENT
 - DE = DRAINAGE EASEMENT
 - DH = DRILL HOLE
 - E = EAST
 - EL = ELEVATION
 - F = FOUND
 - FH = FIRE HYDRANT
 - L = LENGTH OF CURVE
 - N = NORTH
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PC = POINT OF CURVE
 - POP = PERMANENT CONTROL POINT
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - R = RADIUS
 - RM = REFERENCE MONUMENT
 - S = SOUTH
 - UE = UTILITY EASEMENT
 - W = WEST
 - Δ = CENTRAL ANGLE

SURVEYOR'S NOTES:
1. PRIMS DEVOTED THIS = [Symbol] ARE 4"x4" CONCRETE MONUMENTS WITH DISK STAMPS P.M. LB# 7483
2. ALL DIMENSIONS REFER TO THE HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Cheryl Y. Perry
Commission # 1110433753
Expires May 15, 2010

Cheryl Y. Perry
Commission # 1110433753
Expires May 15, 2010



THIS INSTRUMENT PREPARED BY:
DUSTIN S. DANERFIELD
SALE CORPORATE WY.
SUITE #210
WEST PALM BEACH, FLORIDA 33411