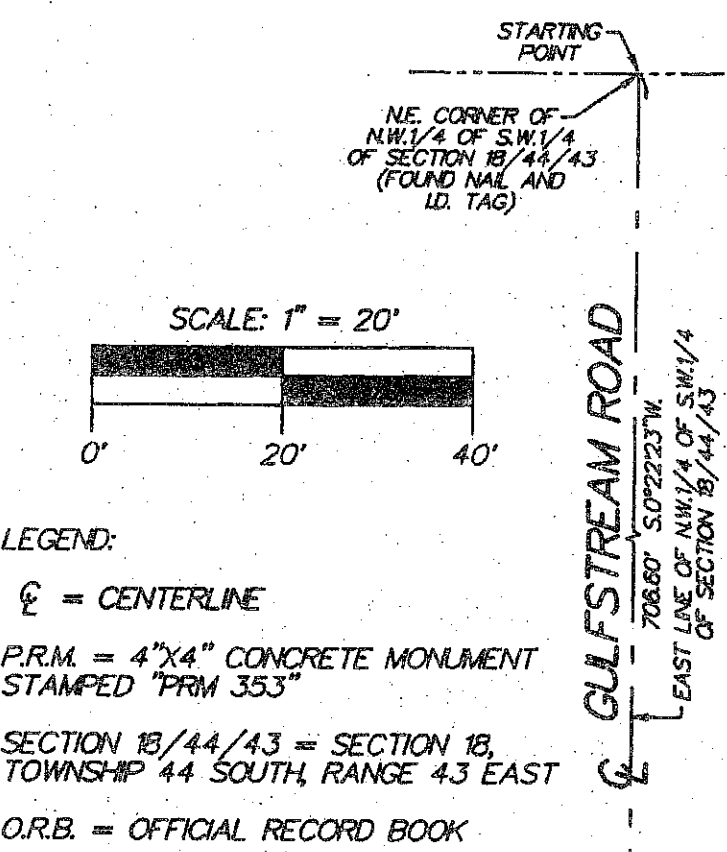
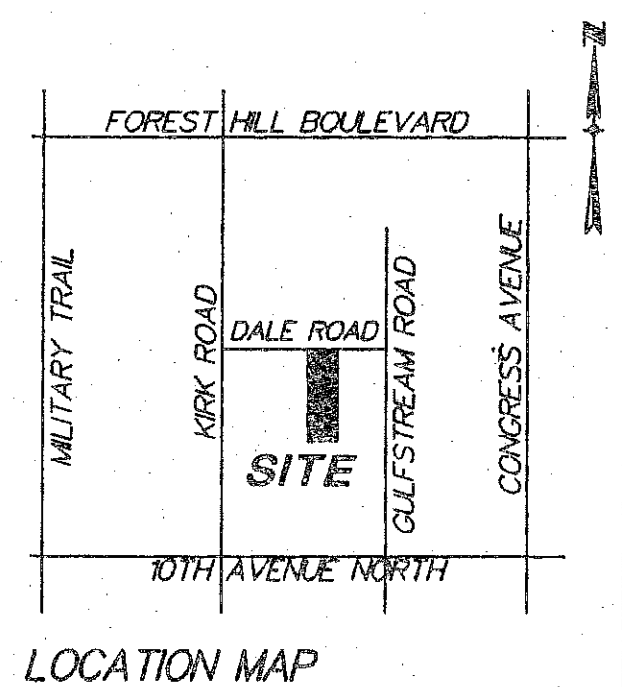


DALE ROAD ESTATES

BEING A PORTION OF THE SOUTHWEST QUARTER (S.W.1/4)
OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1
MARCH 2006

00070-012



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11-29-06
at 1:50 P.M.
and duly recorded in Plat Book 109
on page 24
SHARON H. BARK, Clerk of the County
by Doreen O'Connell, J.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SHOWCASE REAL ESTATE INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DALE ROAD ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER MONUMENT OF THE NORTHWEST (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, GO SOUTH, A DISTANCE OF 706.6 FEET TO A POINT; THENCE WEST, A DISTANCE OF 554.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST, A DISTANCE OF 115 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 309 FEET; THENCE EAST, A DISTANCE OF 115 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 308.5 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,506 SQUARE FEET OR 0.82 ACRE MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 6 FOR THE PURPOSE OF INGRESS AND EGRESS AND OTHER USES NOT INCONSISTANT WITH THIS TYPE OF EASEMENT.

ALL TRACTS FOR PRIVATE DRIVE PURPOSES AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR 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 VILLAGE OF PALM SPRINGS WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE VILLAGE OF PALM SPRINGS 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF LOTS 1 THROUGH 6, THEIR SUCCESSORS AND ASSIGNS 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 VILLAGE OF PALM SPRINGS WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 6, THEIR SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS MANAGING PARTNER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 9th DAY OF November, 2006.

SHOWCASE REAL ESTATE INVESTORS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] NAME: Vincent A. Cabik
BY: [Signature] NAME: Vincent A. Cabik
WITNESS: [Signature] NAME: [Signature]
BY: [Signature] NAME: [Signature]
MANAGING PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Vincent A. Cabik WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Identification] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF SHOWCASE REAL ESTATE INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF November, 2006.

MY COMMISSION EXPIRES DD 407709 BY: [Signature]
ANNIE G. LANDAO
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Paul D. Engle, 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 SHOWCASE REAL ESTATE INVESTORS, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: NOV 9-2006 BY: [Signature]
NAME: Paul D. Engle
ATTORNEY AT LAW
STATE OF FLORIDA

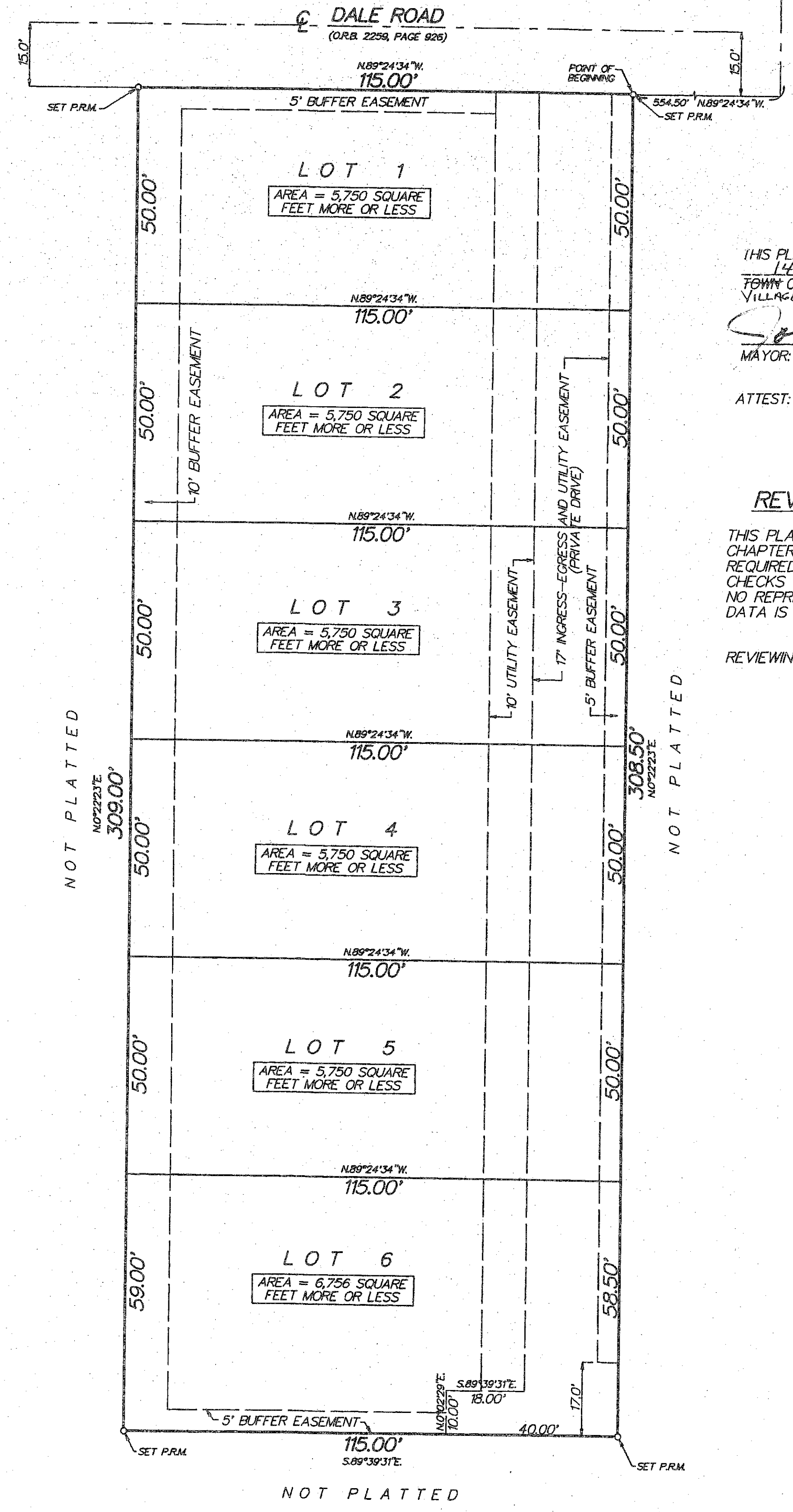
SURVEYORS CERTIFICATE

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS FOR REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS.

Paul D. Engle 11/9/06
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST IS ASSUMED TO BEAR S.0°22'23"W.
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, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561-276-4501).
PERMANENT REFERENCE MONUMENTS (P.R.M.) 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 VILLAGE OF PALM SPRINGS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.



CITY APPROVAL:

THIS PLAT OF "DALE ROAD ESTATES" AS APPROVED ON THE 12th DAY OF DECEMBER, A.D. 2006, BY THE TOWN OF PALM SPRINGS VILLAGE.
[Signature]
MAYOR
ATTEST: Virginia M. Walton
TOWN CLERK
VILLAGE

REVIEWING SURVEYORS CERTIFICATION

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.08(1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.
REVIEWING SURVEYOR: Norman J. Howard DATE: 11-29-06
NORMAN J. HOWARD
FLORIDA CERTIFICATE #5776

