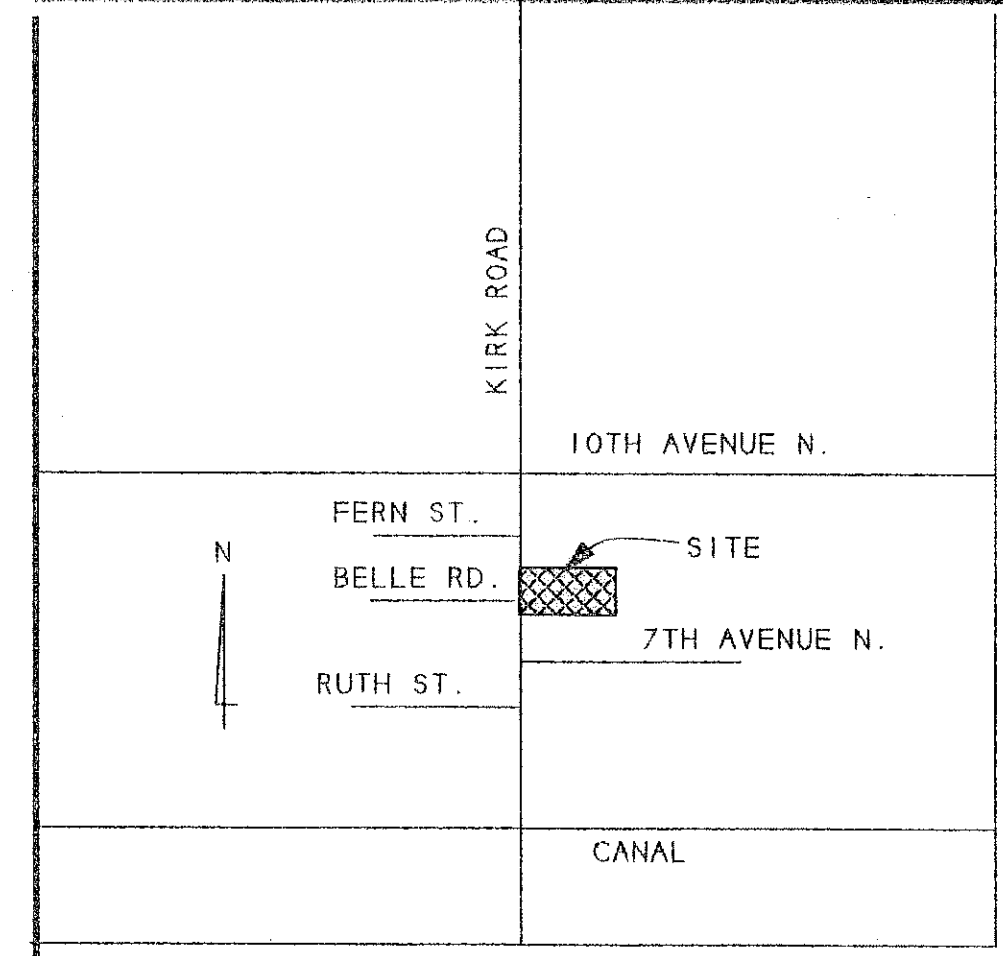


CABRERA SUBDIVISION

REPLAT OF A PORTION OF TRACT 38, FRANK H. SWAN SUBDIVISION
OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, P.B. 6, P. 66
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA
JANUARY, 2008 SHEET 1 OF 2

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 4:34 P.M.
This 6th day of June 2008
and is recorded in Public Records Book 111
Page 76-77
MARION B. BOYD, Surveyor
By *[Signature]*

76



VICINITY MAP (NOT TO SCALE)
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS, FLORIDA

PREPARED BY: BURLISON A. GENTRY, PSM NO. 2580
GENTRY ENGINEERING AND LAND SURVEYING, INC.
PO BOX 83-2101, DELRAY BEACH, FLORIDA

DEED RESTRICTIONS ON LOTS AS REQUIRED BY THE VILLAGE OF PALM SPRINGS.

- I. GARAGES SHALL REMAIN AS GARAGES AND SHALL NOT BE PERMITTED TO BE CONVERTED TO HABITABLE SPACE.
- II. ONLY TWO VEHICLES SHALL BE PARKED IN THE DRIVEWAYS OVERNITE AND SHALL NOT BE PERMITTED TO PARK ON OR BLOCK ANY STREETS OR SIDEWALKS.
- III. IMPERVIOUS AREA SHALL NOT EXCEED 45% OF THE LOT AREA.
- IV. THERE SHALL BE NO SCREEN ENCLOSURES OR ADDITIONS PERMITTED INCLUDING SCREENING THE REAR PATIO.
- V. THERE SHALL BE NO POOLS PERMITTED EXCEPT AS PERMITTED BY THE VILLAGE OF PALM SPRINGS BUILDING CODE.
- VI. NO PLANTINGS SHALL BE PERMITTED IN THE SIGHT TRIANGLE OF KIRK ROAD OVER 30 INCHES IN HEIGHT.
- VII. THE FENCING AND LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY UPON WHICH IT IS LOCATED.

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) KNOW ALL MEN BY THESE PRESENTS THAT TROPICAL DEVELOPMENT OF SO. FLORIDA, INC., OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, SHOWN HEREON AS CABRERA SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 200 FEET OF TRACT 38, LESS THE WEST 50 FEET AS MEASURED FROM THE WEST LINE OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, FRANK H. SWAN'S SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 66, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND CONTAINS 1.344 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS IN PERPETUTITY:

1. THE 40 FOOT ROAD RIGHT-OF-WAY IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS FOR PUBLIC RIGHT-OF-WAY FOR INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE.

IN WITNESS WHEREOF THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 4th DAY OF June, 2008, A.D.

Vicki Van Dossen
WITNESS
W. Aubrey Redman
WITNESS

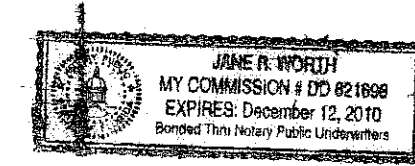
Hector Cabrera
TROPICAL DEVELOPMENT OF SO. FLORIDA, INC.
HECTOR CABRERA, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED HECTOR CABRERA, TO ME WELL KNOWN AND KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TROPICAL DEVELOPMENT OF SO. FLORIDA, 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 4th DAY OF June, 2008, A.D.

MY COMMISSION EXPIRES: December 12, 2010
#DD621698



Jane R. Worth
NOTARY PUBLIC STATE OF FLORIDA
Jane R. Worth
PRINT NAME

NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES AND SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICAL 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.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) I, *Patricia Alvarez*, A DULY LICENSED TITLE INSURANCE AGENT IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY: THAT I FIND TITLE TO THE PROPERTY IS VESTED TO TROPICAL DEVELOPMENT OF SO. FLORIDA, INC.; THAT CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: _____
Patricia Alvarez
TITLE AGENT

VILLAGE OF PALM SPRINGS APPROVAL

THIS PLAT OF CABRERA SUBDIVISION IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF JUNE, 2008

BY: *Joni A. Brinkman*
MAYOR (VICE-MAYOR)
BY: *Virginia M. Walton*
VILLAGE CLERK

REVIEWING SURVEYOR'S STATEMENT:

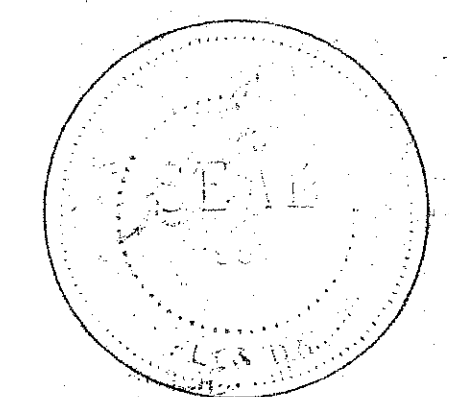
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1), F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR *N. Howard* DATE 6-3-08
NORMAN J. HOWARD
FLORIDA CERTIFICATION NO. 5776

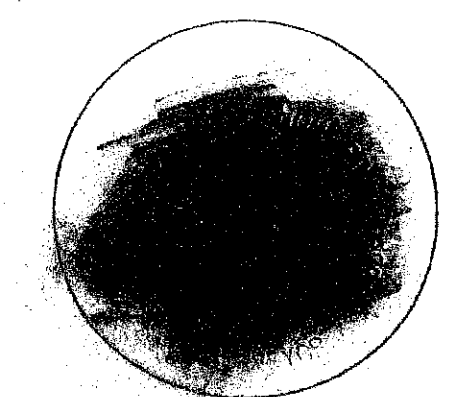
SURVEYORS CERTIFICATION:

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

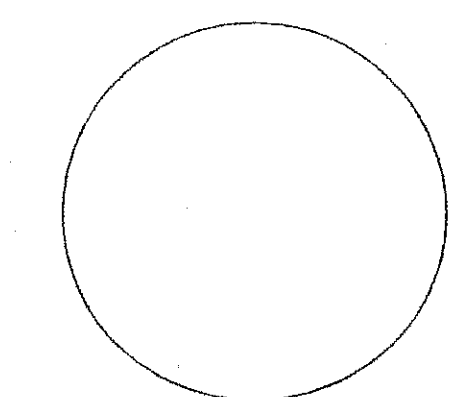
DATED THIS 3 DAY OF JUNE, 2008.



VILLAGE SEAL



REVIEWING SURVEYOR'S SEAL



SURVEYOR'S SEAL

Burlison A. Gentry
BURLISON A. GENTRY
REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 2580
LAND SURVEYOR BUSINESS NO. 2322
STATE OF FLORIDA