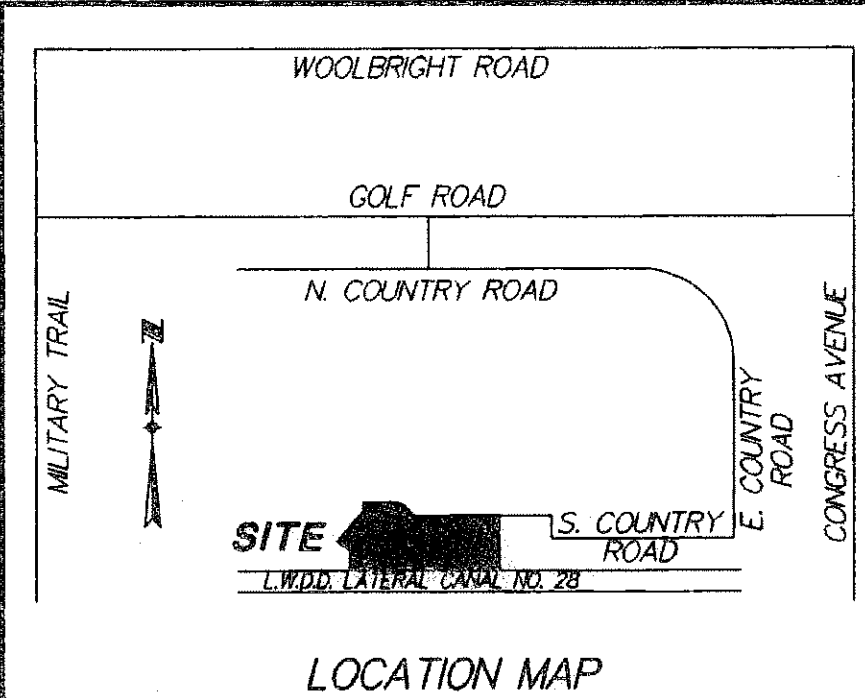


RABORN ESTATES AT VILLAGE OF GOLF

BEING A PORTION OF THE SOUTHWEST QUARTER (S.W.1/4)
OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST,
VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

00066-002



DEDICATION & RESERVATIONS

KNOW ALL MEN BY THESE PRESENT THAT RICHARD B. RABORN, AS TRUSTEE UNDER THE RABORN FARM TRUST AGREEMENT DATED JANUARY 25, 1991, AND LENORE R. BOONSTRA, FORMERLY KNOWN AS LENORE RABORN, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RABORN ESTATES AT VILLAGE OF GOLF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 40 FEET THEREOF, AS CONVEYED IN DEED BOOK 18, PAGE 518, AND LESS THAT PARCEL DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTH HALF (S1/2) OF SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 40 FEET THEREOF, AS CONVEYED IN DEED BOOK 18, PAGE 518, AND LESS THAT PARCEL DESCRIBED AS FOLLOWS:

AND TOGETHER WITH: THAT PART OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

AND TOGETHER WITH: A PARCEL OF LAND LYING IN THE NORTHWEST ONE QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST ONE QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

SUBJECT TO A ROAD EASEMENT OVER THE NORTHERLY 30 FEET THEREOF.

TOGETHER WITH: THAT PART OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED PARCELS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 31, THENCE N87°56'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1040.85 FEET TO A POINT ON THE EAST LINE OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

CONTAINING 902,315 SQUARE FEET OR 20.71 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND FURTHER DEDICATED AS FOLLOWS: LOTS 1, 2 AND 3 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE VILLAGE OF GOLF.

INGRESS-EGRESS EASEMENT NO. 1 IS HEREBY RESERVED FOR THE OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE MAINTENANCE OBLIGATION OF SAID OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF GOLF.

INGRESS-EGRESS EASEMENT NO. 2 IS HEREBY RESERVED FOR THE OWNER OF LOT 3, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE MAINTENANCE OBLIGATION OF SAID OWNER OF LOT 3, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF GOLF.

THE ROAD, UTILITY & DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF GOLF FOR INGRESS, EGRESS AS WELL AS ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES FOR ALL PUBLIC UTILITIES AND DRAINAGE ACTIVITIES.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF GOLF FOR DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION.

THE GENERAL UTILITY EASEMENT AS SHOWN HEREON IS DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE LAKE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF LOTS 1, 2 AND 3, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS OF LOTS 1, 2 AND 3, WITHOUT RECOURSE TO THE VILLAGE OF GOLF.

ALL SURFACE EASEMENT AREAS TO BE MAINTAINED BY THE RESPECTIVE OWNERS WITHIN WHICH THE EASEMENT LIES, WITHOUT RECOURSE TO THE VILLAGE OF GOLF.

IN WITNESS WHEREOF I RICHARD B. RABORN, AS TRUSTEE UNDER THE RABORN FARM TRUST AGREEMENT DATED JANUARY 25, 1991, DO HERELYTO ACCEPT ALL RESERVATIONS, DEDICATIONS AND MAINTENANCE OBLIGATIONS AS SHOWN HEREON AND SET MY HAND AND SEAL THIS 20th DAY OF November, 2008.

WITNESS: Kelly A. Parsons, PRINT NAME: Kelly S. Parsons, BY: Richard B. Raborn

WITNESS: Larry T. Schone, PRINT NAME: LARRY T. SCHONE

IN WITNESS WHEREOF I LENORE R. BOONSTRA, FORMERLY KNOWN AS LENORE RABORN, DO HERELYTO ACCEPT ALL RESERVATIONS, DEDICATIONS AND MAINTENANCE OBLIGATIONS AS SHOWN HEREON AND SET MY HAND AND SEAL THIS 20th DAY OF November, 2008.

WITNESS: Kelly A. Parsons, PRINT NAME: Kelly S. Parsons, BY: Lenore R. Boonstra

WITNESS: Larry T. Schone, PRINT NAME: LARRY T. SCHONE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD B. RABORN AND LENORE R. BOONSTRA WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF November, 2008.

MY COMMISSION EXPIRES: BY: Larry T. Schone, PRINT NAME: LARRY T. SCHONE, NOTARY PUBLIC

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.08(1) FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS OR LOT CORNERS.
DATE: Nov 24, 2008 BY: Mary Hanna Clodfelter, PRINT NAME: Mary Hanna Clodfelter, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION NO. 4763

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF GOLF:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE VILLAGE OF GOLF, FLORIDA, AND THE VILLAGE ACCEPTS ALL DEDICATIONS TO SAID VILLAGE AS SHOWN HEREON, THIS 20th DAY OF November, 2008.

VILLAGE OF GOLF, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA
WITNESS: Kelly A. Parsons, PRINT NAME: Kelly S. Parsons
WITNESS: Larry T. Schone, PRINT NAME: LARRY T. SCHONE
BY: Thomas E. Lynch, MAYOR
BY: Carol Mariani, VILLAGE CLERK

MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19558 AT PAGE 303 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF November, 2008.

GULFSTREAM BUSINESS BANK, A FLORIDA BANKING CORPORATION
WITNESS: Larry T. Schone, PRINT NAME: LARRY T. SCHONE
WITNESS: Jeff Silkworth, PRINT NAME: JEFF SILKWORTH, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFF SILKWORTH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GULFSTREAM BUSINESS BANK, A FLORIDA BANKING 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 20th DAY OF November, 2008.

MY COMMISSION EXPIRES: BY: Larry T. Schone, PRINT NAME: LARRY T. SCHONE, NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY T. SCHONE, ESQ., 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 RICHARD B. RABORN, AS TRUSTEE UNDER THE RABORN FARM TRUST AGREEMENT DATED JANUARY 25, 1991 AND LENORE R. BOONSTRA, FORMERLY KNOWN AS LENORE RABORN, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: November 19, 2008 BY: Larry T. Schone, PRINT NAME: LARRY T. SCHONE, ATTORNEY-AT-LAW, STATE OF FLORIDA, LAWYERS FLORIDA BAR NO. 05622785

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 MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S. WILL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF GOLF FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF GOLF, FLORIDA.

PAUL D. ENGLISH, SURVEYOR AND MAPPER #5708, STATE OF FLORIDA
O'BRIEN, SLITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445, CERTIFICATE OF AUTHORIZATION NO. LB 353

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COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 12:50 THIS 24th DAY OF November, 2008 AND DULY RECORDED IN PLAT BOOK NO. 112 ON PAGE 3-4.
SHARON R. BOCK, CLERK OF CIRCUIT COURT AND COMPTROLLER
BY: [Signature]

