

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT THE DAY OF JANUARY 2013, AND DULY RECORDED IN PLAT BOOK 116 ON PAGES 67 THROUGH 68 SHARON R. BOCK, CLERK AND COMPTROLLER BY *A. Akun*

SHEET 1 OF 2



VERONA ESTATES

A REPLAT OF PORTIONS OF TRACTS 5 AND 7, SUBDIVISION OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST (P.B. 3, PG. 10, P.B.C.R.), CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA. DECEMBER, 2012

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
949A Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DR HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 5 AND 7, SUBDIVISION OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VERONA ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; AND THE EXTENDED NORTHERLY RIGHT-OF-WAY LINE OF NASH TRAIL (AS LAID OUT); THENCE SOUTH 88°06'15" EAST ALONG SAID EXTENDED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.72 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 41°43'05" WEST, A DISTANCE OF 36.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF HAVERHILL ROAD (AS LAID OUT); THENCE, NORTH 04°40'06" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 28.71 FEET TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY OF HAVERHILL ROAD, AND THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 588.72 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 7, SAID CURVE HAVING A RADIUS OF 18,254.93 FEET AND A CENTRAL ANGLE OF 1°50'52", A CHORD BEARING OF NORTH 03°44'40" EAST AND A CHORD DISTANCE OF 588.69 FEET; THENCE SOUTH 87°54'18" EAST, ALONG SAID NORTH LINE OF TRACTS 7 AND 5, A DISTANCE OF 800.47 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF SAID TRACT 5; THENCE SOUTH 02°02'17" WEST, ALONG THE EAST LINE OF THE WEST HALF (1/2) OF SAID TRACT 5, A DISTANCE OF 640.49 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF NASH TRAIL (AS LAID OUT NOW), BEING A POINT ON SAID LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACTS 5 AND 7; THENCE NORTH 88°06'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 794.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11.908 ACRES, MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A, as shown hereon, is hereby reserved for the Verona Estates Homeowners' Association, Inc., a Florida Corporation, Not for Profit, Its successors and assigns, for private street purposes and other purposes not in drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.

2. Tract B, the Water Management Tract, as shown hereon, is hereby reserved for the Verona Estates Homeowners' Association, Inc., a Florida Corporation, Not for Profit, Its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.

3. Tracts C, D and E, as shown hereon, are hereby reserved for the Verona Estates Homeowners' Association, Inc., a Florida Corporation, Not for Profit, Its successors and assigns, for buffer and open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.

4. 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.

5. The Landscape Buffer Easements, as shown hereon, are hereby reserved for the Verona Estates Homeowners' Association, Inc., a Florida Corporation, not for Profit, Its successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.

6. The drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Verona Estates Homeowners' Association, Inc., a Florida Corporation, Not for Profit, Its successors and assigns, without recourse to the City of Greenacres. The Lake Maintenance Easements and Lake Maintenance Access Easements, as shown hereon are hereby reserved for the Verona Estates Homeowners' Association, Inc., a Florida Corporation, Not for Profit, Its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.

The City of Greenacres, Its successors and assigns, 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, and lake maintenance access easements, and private streets associated with said drainage system.

7. The ten and twelve foot wide utility easements running adjacent and parallel to public roads, and the tracts for private road purposes, as shown hereon, are hereby dedicated to the public 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. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, Its successors and assigns.

8. All tracts for private street purposes, as shown hereon, are hereby subject to an overriding easement dedicated in perpetuity to the public 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 Palm Beach County Water Utilities Department, Its successors and assigns.

9. The Palm Beach County Utility Easements Identified on the plat hereon are exclusive easements and are hereby dedicated in perpetuity to Palm Beach County, Its successors and assigns, for the installation, operation, maintenance, repair, expansion, and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, Its successors and assigns.

10. The Emergency Access Easement, as shown hereon, is hereby reserved for the Verona Estates Homeowners' Association, Inc., a Florida Corporation, Not for Profit, Its successors and assigns, for emergency access purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.

In Witness Whereof, DR HORTON, INC., a Delaware Corporation, licensed to do business in the State of Florida has caused these presents to be signed this 2nd day of January, 2013.

DR HORTON, INC.,
a Delaware Corporation

By: *Rafael J. Roca*
Print Name: Rafael J. Roca
Title: VICE PRESIDENT

ACKNOWLEDGEMENT

State of Florida) ss
County of Palm Beach)

Before me personally appeared Rafael Roca, who is personally known to me, or has produced Identification, as Identification, and who executed the foregoing instrument as President of DR Horton, Inc., a Delaware Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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.

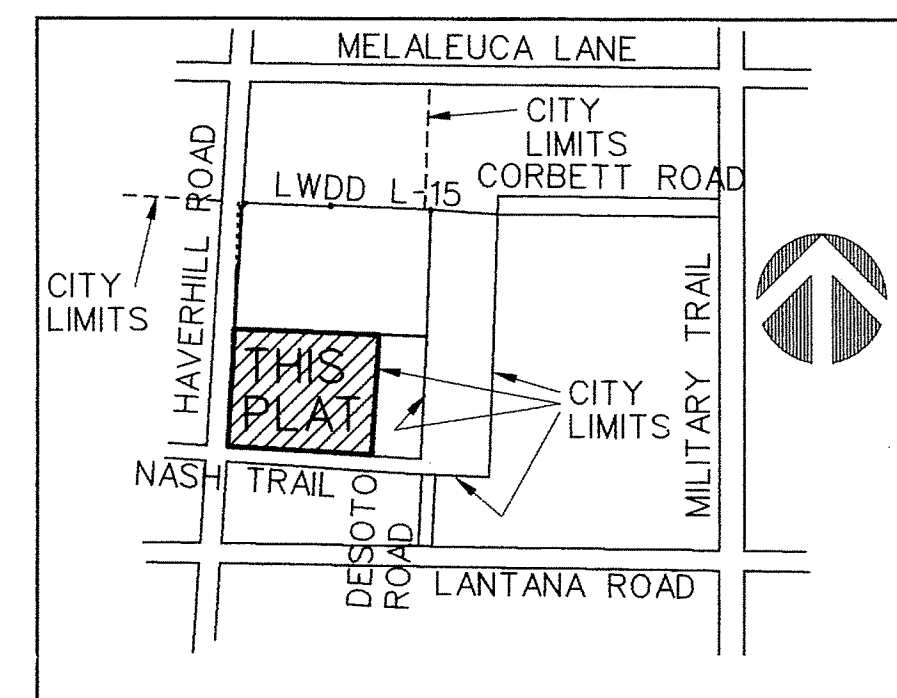
Witness my hand and official seal this 2 day of January, 2013.

My commission expires: September 3, 2016
Notary Public, Commission EE 206490
State of Florida

AREA TABLE

TRACT A	98,802 SF
TRACT B	81,664 SF
TRACT C	23,039 SF
TRACT D	21,729 SF
LOTS 1-53	293,489 SF
TOTAL	518,723 SF

0018-038



LOCATION MAP
NOT TO SCALE

CITY APPROVAL

It is hereby certified that this plat of Verona Estates has been officially approved for record by the City of Greenacres, Florida, this 1st day of January, 2013.

By: *Samuel J. Ferreri*
Samuel J. Ferreri, Mayor

By: *Wadley Atallah*
Wadley Atallah, City Engineer

By: *Denise McGrew*
Denise McGrew, City Clerk

CERTIFICATE OF REVIEWING SURVEYOR

On behalf of the City of Greenacres, Florida, the undersigned, a licensed professional surveyor and mapper, has reviewed this plat for conformity to Chapter 177, Part I, Florida Statutes.

Date: 1/03/2013
Gary M. Symon
Gary M. Symon, PSM #LS2633
Professional Surveyor and Mapper
Engenuity Group, Inc.
1201 Belvedere Road
West Palm Beach, FL 33405

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

The Verona Estates Homeowners' 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 28 day of December, 2012.

Verona Estates Homeowners' Association, Inc.
a Florida Corporation, Not for Profit

Witness: *Gregory J. Peltibau*
print name: Gregory J. Peltibau by: *Amelia Papachristou*
Amelia Papachristou, President

Witness: *Janet Ray*
print name: Janet Ray

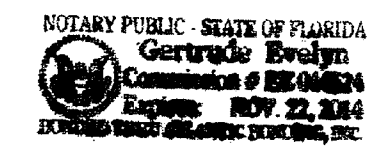
ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

Before me personally appeared Amelia Papachristou who is personally known to me or has produced Identification, as Identification, and who executed the foregoing instrument as President of the Verona Estates Homeowners' Association, Inc., a Florida Corporation, Not for Profit, 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 is 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 28 day of December, 2012.

My commission expires: Nov 22, 2014
Notary Public *Gertrude Evelyn*
Gertrude Evelyn
print name: Gertrude Evelyn



CITY OF GREENACRES CITY ENGINEER VERONA ESTATES HOMEOWNERS' ASSOCIATION, INC. DR HORTON, INC. REVIEWING SURVEYOR SURVEYOR

Official stamps and signatures for the City of Greenacres, Verona Estates Homeowners' Association, Inc., Dr Horton, Inc., and the Reviewing Surveyor.

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

I, Richard MacFarland, duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the heron described property; that I find the title to the property is vested in DR Horton, Inc., a Delaware Corporation; that the current taxes have been paid; that there are no mortgages; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 1/2/13 By: *Richard MacFarland*
Richard MacFarland, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE NUMBER 0293563

NOTES:

- 01. The bearings shown hereon are based on the South line of the Southeast One-Quarter of Section 35-44-42 having a bearing of South 88°26'26" East, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment.
- 02. 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 City approvals or permits as required for such encroachments.
- 03. Building setback lines shall be as required by current City of Greenacres zoning regulations.
- 04. In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.
- 05. All lines which intersect curved lines are non-radial unless noted as being radial.
- 06. 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 Palm Beach County, Florida.
- 07. All distances shown are ground distances. Scale factor used for this plat was 1.0000355.

SURVEYOR'S 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 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 Sec. 177.091(9), F.S., will be set under the guarantees posted with the City of Greenacres for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of the City of Greenacres, and Palm Beach County, Florida.

Jeff S. Hodapp
Jeff S. Hodapp, P.S.M.
License No. LS5111
State of Florida
Perimeter Surveying & Mapping, Inc.
949A Clint Moore Road
Boca Raton, FL 33487
DATE: 12-28-2012

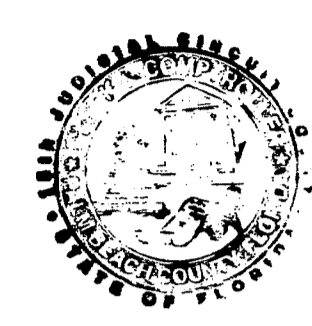
Certification of Authorization No. LB7264

VERONA ESTATES HOMEOWNERS' ASSOCIATION, INC. DR HORTON, INC. REVIEWING SURVEYOR SURVEYOR

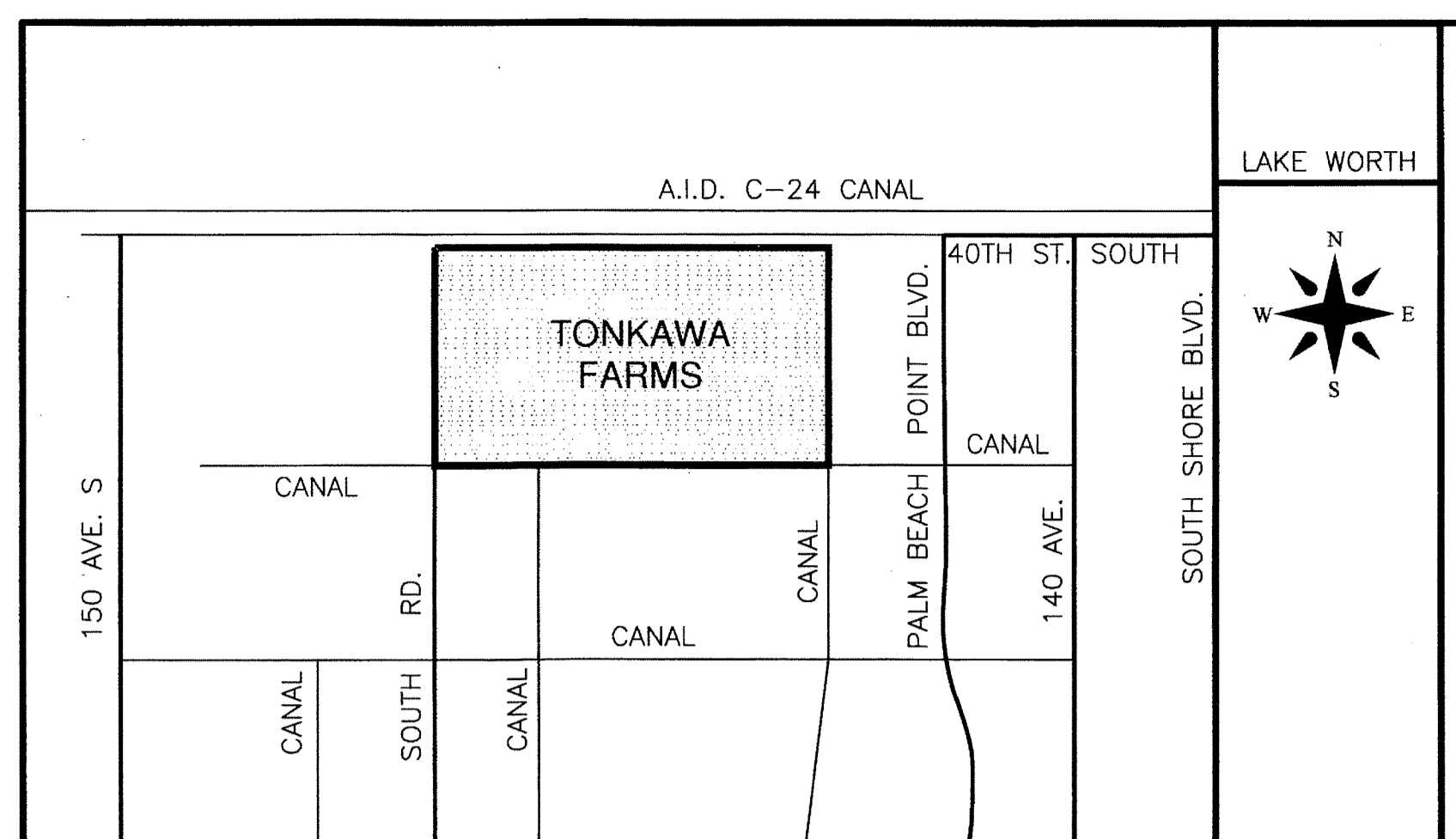
Tonkawa Farms

LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JANUARY 2012

00073-075



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:43
on the 15th day of JAN 2012
and duly recorded in Plat Book 116
on Page(s) 69-71
Sharon R. Beck, Clerk & County Auditor
By: A. Aiken D.C.



VICINITY MAP (N.T.S.)

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that South Road Wellington, L.P., a Texas Limited Partnership, owner of the land shown hereon as **TONKAWA FARMS**, lying in Section 29, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida, being more particularly described as follows:

A parcel of land lying in Section 29, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29; thence North 89°28'02" West, along the North line of said Section 29 (the north line of said Section 29 is assumed to bear North 89°28'02" West and all other bearings are relative thereto), a distance of 1372.21 feet to the Northwest corner of Palm Beach Point East, according to the plat thereof, recorded in Plat Book 39, Pages 64-65, Public Records of Palm Beach County, Florida; thence South 00°51'27" West, along the West line of said plat, a distance of 50.00 feet to a point on the South line of the Acme Improvement District C-24 Canal as shown on said plat and as conveyed to the Board of Supervisors of Acme Drainage District by deed recorded in Deed Book 1037, Page 686, as modified in Official Records Book 1375, Page 597, said point being the **POINT OF BEGINNING** of the following described parcel of land; thence continue along the West line of said plat, South 00°51'27" West for a distance of 1298.29 feet to a point on the North line of a 50 foot wide drainage easement as recorded in Official Records Book 2904, Page 692, said Public Records; thence North 89°29'42" West, along said North line, a distance of 2012.18 feet to the centerline of an eighty (80) foot wide road easement as recorded in Official Records Book 13440, Page 954, said Public Records; thence North 00°47'32" East, along said centerline, a distance of 1299.25 feet to a point on the South line of said Acme Improvement District C-24 Canal, thence South 89°28'02" East, along said South line (said South line being 50.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 29), a distance of 2013.65 feet to the **POINT OF BEGINNING**;

Containing in all, 60.016 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

PARCEL A

Parcel A, as shown hereon is hereby reserved by South Road Wellington, L.P., a Texas Limited Partnership, its successors and assigns, for purposes consistent with the zoning regulations of the Village of Wellington, Palm Beach County, Florida, and is the perpetual maintenance obligation of said South Road Wellington, L.P., a Texas Limited Partnership, its successors and assigns, without recourse to the Village of Wellington, Palm Beach County, Florida.

WATER MAIN EASEMENT

The Water Main Easement as shown hereon is hereby dedicated to the Village of Wellington, Palm Beach County, Florida, its successors and assigns, for access, construction, operation and maintenance of water facilities.

LAKE EASEMENTS AND CANAL EASEMENTS

The Lake Easements and Canal Easements, as shown hereon, are hereby reserved to South Road Wellington L.P., its successors and assigns, for construction, operation, and maintenance of stormwater and drainage facilities and for littoral marsh and water management purposes. The maintenance of all facilities located therein shall be the perpetual maintenance obligation of said South Road Wellington L.P., its successors and assigns, without recourse to the Village of Wellington, Florida.

The Village of Wellington, its successors and assigns shall have the right, but not the obligation, to monitor, inspect and maintain the littoral marsh and 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 and littoral marsh easements associated with said drainage system.

LIMITED ACCESS EASEMENTS (L.A.E.)

The Limited Access Easements, as shown hereon, are hereby dedicated to the Village of Wellington, its successors and assigns, for the purpose of control and jurisdiction over access rights.

Note: Above said control and jurisdiction applies solely to motorized, vehicular access rights, excluding golf carts and other intermodal transportation.

BRIDLE PATH EASEMENT (B.P.E.)

The Bridle Path Easement, as shown hereon, is hereby dedicated to the Village of Wellington, Palm Beach County, Florida, its successors and assigns, for purposes consistent with the zoning regulations of the Village of Wellington, Palm Beach County, Florida, and is the perpetual maintenance obligation of said Village of Wellington, Palm Beach County, Florida, its successors and assigns.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its General Partner, Hilcorp Ventures, Inc., a Texas Corporation, this 13th day of NOVEMBER, 2012.

South Road Wellington, L.P.,
a Texas Limited Partnership

By: Hilcorp Ventures, Inc.,
a Texas Corporation, as General Partner

WITNESS: L. Rodriguez BY: Douglas C. Kelly
Lillian Rodriguez Printed Name Douglas C. Kelly, President

WITNESS: Terrie Walker
Terrie Walker Printed Name

ACKNOWLEDGEMENT

State of Texas
County of HARRIS

Before me personally appeared Douglas C. Kelly, who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Hilcorp Ventures, Inc., a Texas Corporation, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 13th day of NOVEMBER, 2012.

01-03-2016
My Commission Expires:

23533
My Commission Number:

Evelyn M. Shupak
Signature of Notary Public

EVELYN M SHUPAK
Printed Name of Notary Public

TITLE CERTIFICATION

I, John T. Metzger, 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 in South Road Wellington, L.P., a Texas Limited Partnership; that the current taxes have been paid; and that all Village of Wellington special assessment items have been satisfied; 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 this 15th day of November, 2012.

John T. Metzger
John T. Metzger, Esquire
Florida Bar No. 0527531

VILLAGE ENGINEER

This plat is hereby approved for record this 15th day of JANUARY, 2012, and has been reviewed by a Professional Surveyor and Mapper employed by the Village of Wellington, Palm Beach County, Florida, in accordance with Section 177.081(1), Florida Statutes.

BY: William Riebe
William Riebe, P.E.
Village Engineer

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY VILLAGE OF WELLINGTON

State of Florida
County of Palm Beach

The Village of Wellington, its successors and assigns, hereby approves the plat and accepts the dedications to said Village of Wellington, as stated and shown hereon, this 8th day of JANUARY, 2012.

Village of Wellington,
a Political Subdivision of the State of Florida

ATTEST: Awilda Rodriguez BY: Bob Margolis
Awilda Rodriguez, Village Clerk Bob Margolis, Mayor

TABULAR DATA	
PETITION No.:	2011-026-SP2
TOTAL GROSS SITE AREA:	60.016 ACRES
TOTAL PARCELS:	1

HILCORP VENTURES, INC.	NOTARY TO HILCORP VENTURES, INC.	VILLAGE OF WELLINGTON	NOTARY TO VILLAGE OF WELLINGTON	ENGINEER	SURVEYOR
	<u>EVELYN M SHUPAK</u> Notary Public, State of Texas My Commission Expires January 03, 2016				

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Bob Margolis and Awilda Rodriguez, who are personally known to me and who executed the foregoing instrument as Mayor and Village Clerk of the Village of Wellington, a Florida political subdivision of the State of Florida and severally acknowledged to and before me that they executed such instrument as such officers of said Village and that the seal affixed to said instrument is the seal of said Village and that it was affixed by due and regular Village authority, and that said instrument is the free act and deed of said Village.

WITNESS my hand and official seal this 8th day of JANUARY, 2012.

10/26/2015
My Commission Expires:

EE135457
My Commission Number:

Barbie P. Calton
Signature of Notary Public

Rachel R. Calton
Printed Name of Notary Public

SURVEYOR & MAPPER'S 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 Permanent Reference Monuments (P.R.M.'s) according to Section 177.091(9), F.S., have been placed as required by law; and, further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Dated this 8th day of NOVEMBER, 2012.

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

NOTES

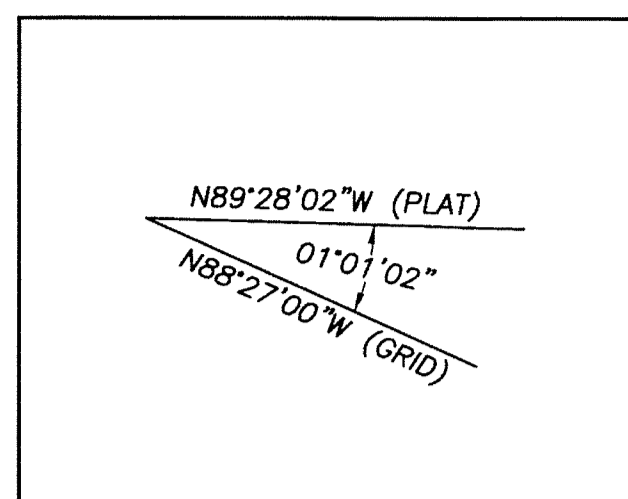
- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American datum of 1983, 1990 adjustment as readjusted by Palm Beach County, Florida, in 1998.
- All distances are ground.
- Scale factor = 1.000005644
- Ground distance x scale factor = grid distance
- The North line of Section 29, Township 44 South, Range 41 East, is assumed to bear North 89°28'02" West and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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.
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

PLAT OF		
Tonkawa Farms		
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551		
FIELD:	JOB No.: 11-1147.8	F.B. PG.
OFFICE: R.C.	DATE: JANUARY 2011	DWG. No.: 11-1147-6
C'KD:	REF.: 94-1155-14.DWG	SHEET 1 OF 3

Tonkawa Farms

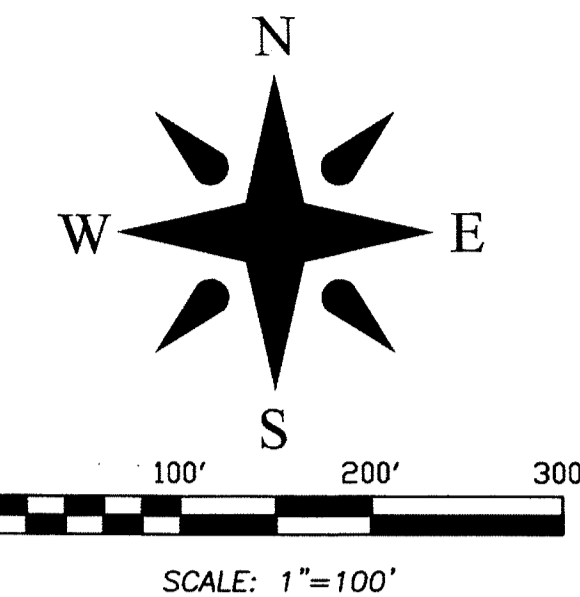
LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JANUARY 2012

BEARING ROTATION EQUATION



20' BRIDLE PATH, WATERLINE & COMMUNICATIONS EASEMENT (O.R.B. 17951, PG. 860)

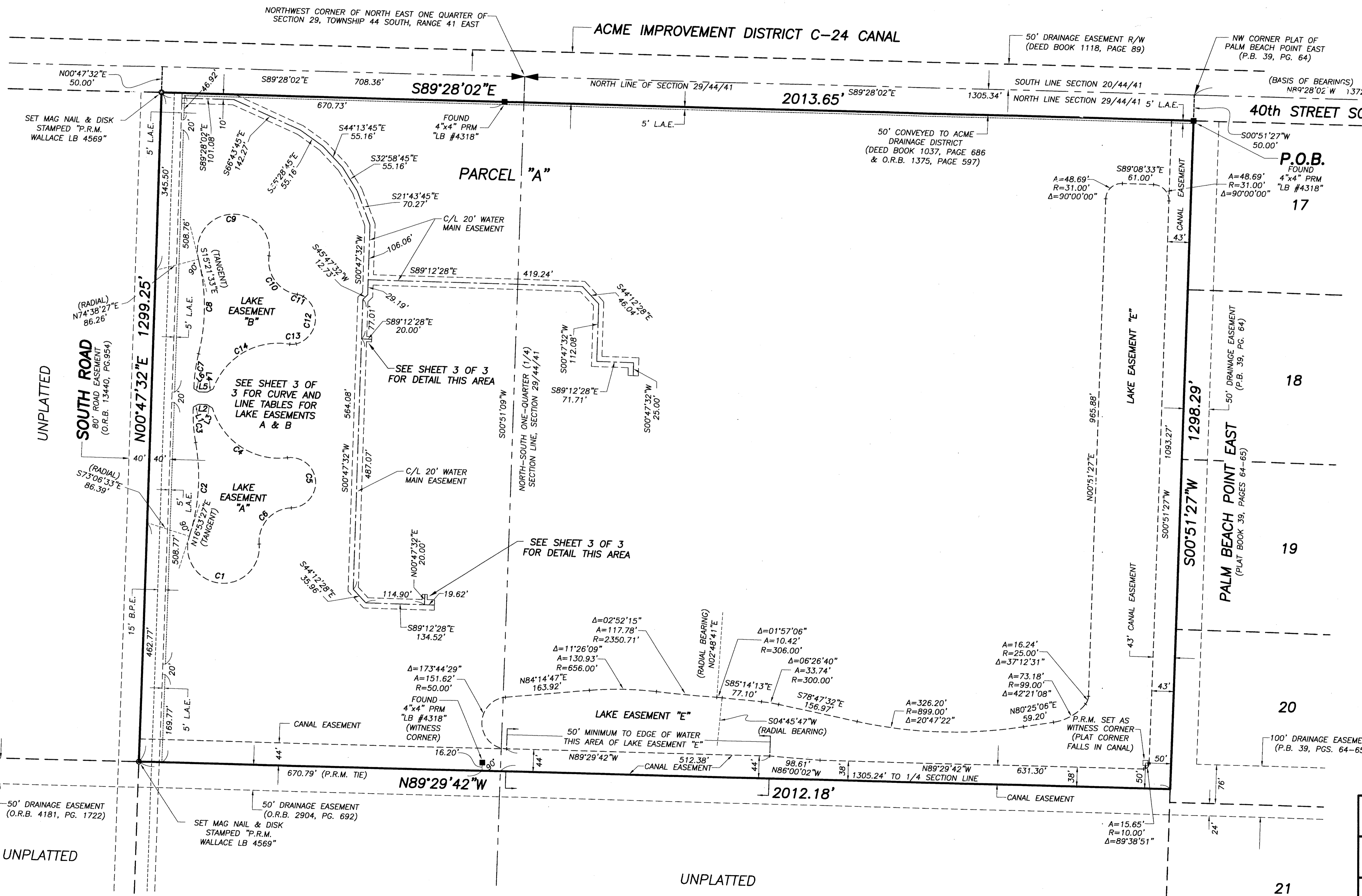
120' ADDITIONAL CANAL R/W DECEDED TO P.B.C. BY O.R.B. 6601, PG. 142 & CONVEYED TO THE VILLAGE OF WELLINGTON BY O.R.B. 10991, PG. 1445



70

UNPLATTED

UNPLATTED



P.O.C. NORTH EAST CORNER SECTION 29/44/41 SHEET 2 OF 3

ABBREVIATIONS AND SYMBOLS

1. = DENOTES SET 4" X 4" CONCRETE MONUMENT
2. = MAG NAIL & DISK STAMPED "P.R.M. WALLACE L.B. # 4569"
3. = BASELINE
4. = BRIDLE PATH EASEMENT
5. = CENTERLINE
6. = RIGHT OF WAY
7. = PLAT BOOK
8. = PAGES
9. = SECTION
10. = TOWNSHIP
11. = RANGE
12. = UTILITY EASEMENT
13. = DRAINAGE EASEMENT
14. = DEED BOOK
15. = ARC LENGTH
16. = CENTRAL ANGLE
17. = RADIUS
18. = CHORD BEARING
19. = OFFICIAL RECORDS BOOK
20. = ROAD PLAT BOOK
21. = UTILITY ACCESS EASEMENT
22. = POINT OF COMMENCEMENT
23. = POINT OF BEGINNING
24. = PALM BEACH COUNTY
25. = PERMANENT REFERENCE MONUMENT
26. = FOUND
27. = EASEMENT
28. = WESTERLY
29. = FLORIDA POWER AND LIGHT
30. = SAFE SIGHT EASEMENT
31. = NORTHING
32. = EASTING

NOTES

1. Coordinates shown are grid.
2. Datum = NAD 83, 1990 adjustment.
3. Zone = Florida East
4. Linear unit = US foot
5. Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American datum of 1983, 1990 adjustment as readjusted by Palm Beach County, Florida, in 1998.
6. All distances are ground.
7. Scale factor = 1.000005644
8. Ground distance x scale factor = grid distance
9. The North line of Section 29, Township 44 South, Range 41 East, is assumed to bear North 89°28'02" West and all other bearings are relative thereto.

PLAT OF

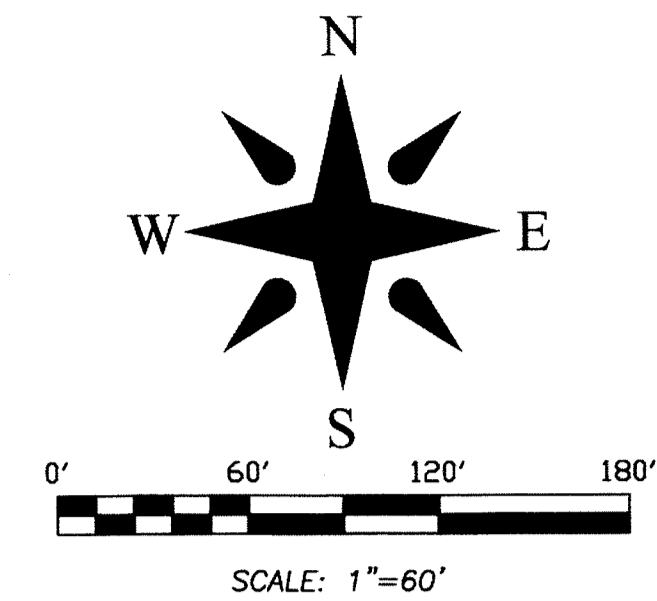
Tonkawa Farms

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 11-1147.8	F.B. PG.	
OFFICE: R.C.	DATE: JANUARY 2011	DWG. No.: 11-1147-6	
CK'D:	REF: 94-1155-14.DWG	SHEET 2 OF 3	

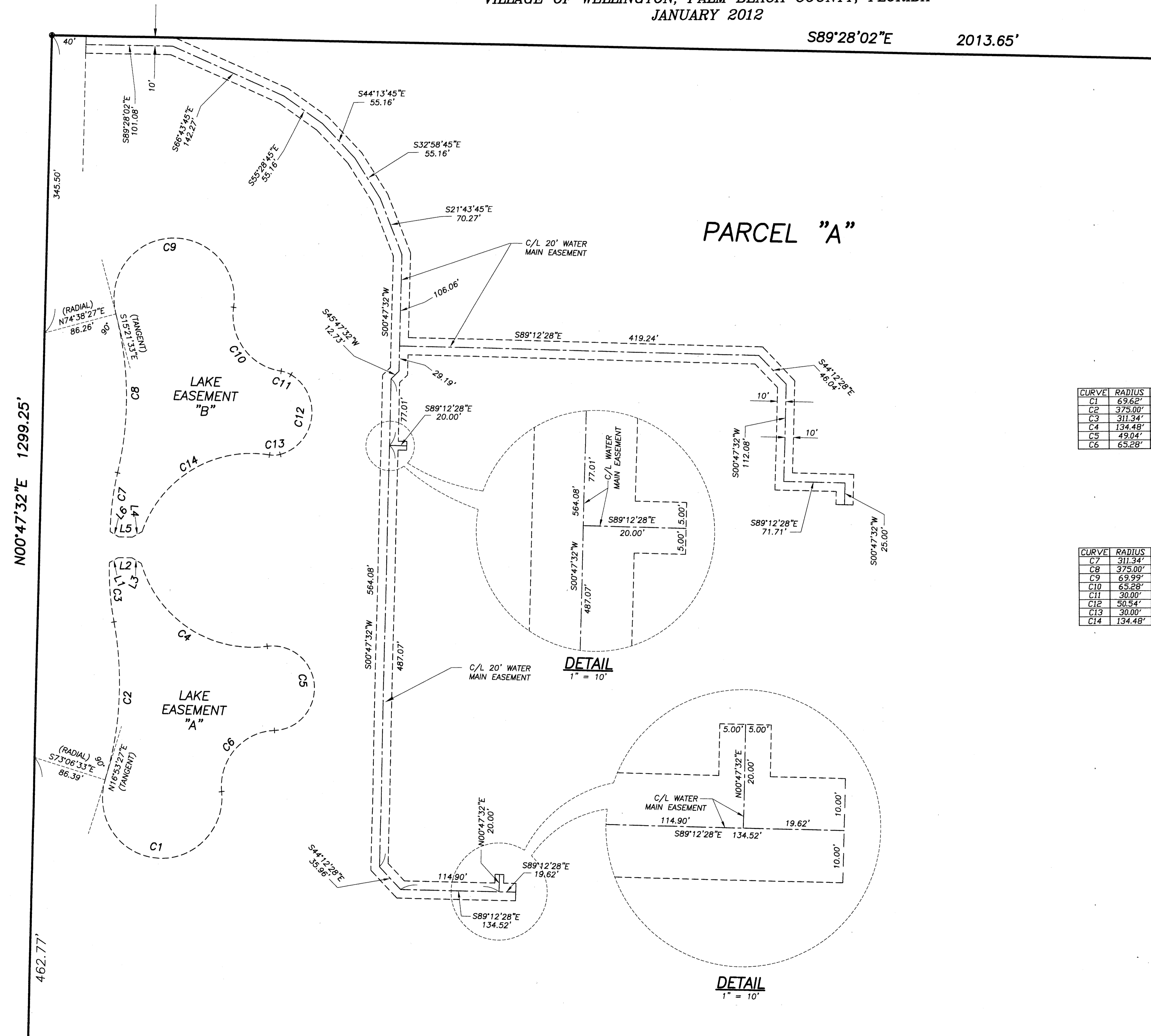
Tonkawa Farms

LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JANUARY 2012



71

SHEET 3 OF 3



LAKE EASEMENT "A"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	69.62'	247.20'	136.35'	S 84°49'33" E	203°26'01"	335.70'
C2	375.00'	185.16'	183.29'	N 02°44'44" E	28°17'26"	94.51'
C3	311.34'	69.41'	69.26'	S 05°00'48" E	12°46'22"	34.85'
C4	134.48'	191.23'	175.52'	S 57°32'50" E	81°28'42"	115.83'
C5	49.04'	158.75'	97.97'	N 05°32'57" W	185°28'29"	1025.72'
C6	65.28'	105.77'	94.57'	S 40°46'10" W	92°50'16"	68.59'

LINE	BEARING	DISTANCE
L1	N 61°50'51" E	11.76'
L2	S 88°09'09" E	16.00'
L3	S 58°09'09" E	12.77'

LAKE EASEMENT "B"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C7	311.34'	68.33'	68.20'	S 06°39'28" W	12°34'32"	34.30'
C8	375.00'	185.25'	183.37'	N 01°12'24" W	28°18'16"	94.56'
C9	69.99'	248.14'	137.13'	S 86°12'49" W	203°08'43"	341.78'
C10	65.28'	103.05'	92.68'	S 37°50'12" E	90°27'11"	65.79'
C11	30.00'	12.20'	12.11'	S 71°25'03" E	23°17'29"	6.18'
C12	50.54'	118.04'	92.98'	S 07°08'01" W	133°48'38"	118.52'
C13	30.00'	12.87'	12.77'	S 86°19'40" W	24°34'41"	6.54'
C14	134.48'	187.69'	172.82'	S 58°38'02" W	79°57'58"	112.77'

LINE	BEARING	DISTANCE
L4	N 61°50'51" E	12.90'
L5	S 88°09'09" E	16.00'
L6	S 58°09'09" E	11.74'

DETAIL
1" = 10'

DETAIL
1" = 10'

PLAT OF
Tonkawa Farms

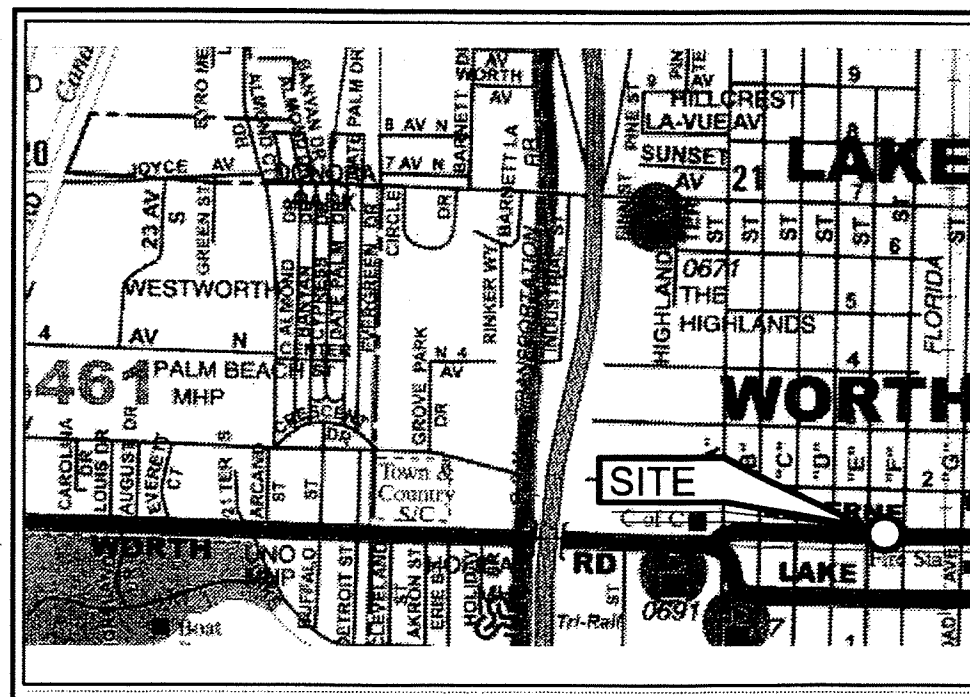
WALLACE SURVYNTS
CORP. LICENSED BUSINESS # 4889
5933 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD:	JOB No.: 11-1147.8	F.B. PG.
OFFICE: R.C.	DATE: JANUARY 2011	DWG. No.: 11-1147-6
C/K'D:	REF.: 94-1155-14.DWG	SHEET 3 OF 3

URBAN ARTS LOFTS

BEING A REPLAT OF LOTS 6 THRU 10, BLOCK "E", AND LOTS 21 THRU 30, BLOCK 10
"THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH)"
PLAT BOOK 2, PAGE 29
BEING IN SECTIONS 21 AND 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA
JANUARY 15 2013

SHEET 1 OF 2



LOCATION MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY, A FLORIDA PUBLIC AGENCY CREATED PURUANT TO CHAPTER 163, FLORIDA STATUTES OWNER OF THE LAND SHOWN HEREON BEING IN SECTIONS 21 AND 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, FLORIDA, SHOWN HEREON AS "URBAN ART LOFTS", BEING DESCRIBED AS FOLLOWS:

LOTS 6, 7, 8, 9 AND 10, BLOCK "E", THE PALM BEACH FARMS COMPANY, PLAT NO. 2, TOWNSITE OF LUCERNE (NOW KNOW AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 17,500 SQUARE FEET (0.402 ACRES).

TOGETHER WITH:

LOTS 21 AND 22, LESS THE SOUTH 5 FEET THEREOF; ALL OF LOT 23; LOTS 24 AND 25, LESS THE SOUTH 10 FEET THEREOF; ALL OF LOT 26; LOTS 27 AND 28, LESS THE SOUTH 10 FEET THEREOF; ALL OF LOTS 29 AND 30; ALL IN BLOCK 10, THE PALM BEACH FARMS COMPANY, PLAT NO. 2, TOWNSITE OF LUCERNE (NOW KNOW AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 33,175 SQUARE FEET (0.762 ACRES).

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

1.) TRACTS A AND B, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE URBAN ARTS LOFTS OF LAKE WORTH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, TRACTS A AND B SERVING ALL LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.

2.) UTILITY EASEMENTS - THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LAKE WORTH AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF LAKE WORTH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF January, 2013

WITNESS: Madlyn McKendry URBAN ARTS LOFTS OF LAKE WORTH, INC. A FLORIDA CORPORATION, NOT FOR PROFIT
PRINT NAME: Madlyn McKendry
WITNESS: Joan Owa
PRINT NAME: Joan Owa PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY SABOL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF URBAN ARTS LOFTS OF LAKE WORTH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 15 DAY OF January, 2013

MY COMMISSION EXPIRES: July 4, 2014 NOTARY PUBLIC: Emilia Theodosiakos
NOTARY NUMBER: DD 941412
PRINT NAME: EMILIA THEODOSIAKOS

SEAL



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE URBAN ARTS LOFTS OF LAKE WORTH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 15 DAY OF January 2013

BY: [Signature] PRESIDENT
WITNESS: Madlyn McKendry
PRINT NAME: Madlyn McKendry
WITNESS: Joan Owa
PRINT NAME: Joan Owa

ACKNOWLEDGEMENT

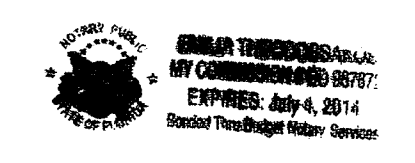
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY SABOL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE URBAN ARTS LOFTS OF LAKE WORTH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF January, 2013

MY COMMISSION EXPIRES: July 4, 2014

NOTARY PUBLIC: Emilia Theodosiakos
PRINT NAME: EMILIA THEODOSIAKOS
NOTARY LICENSE NO. DD 941412



TITLE CERTIFICATION

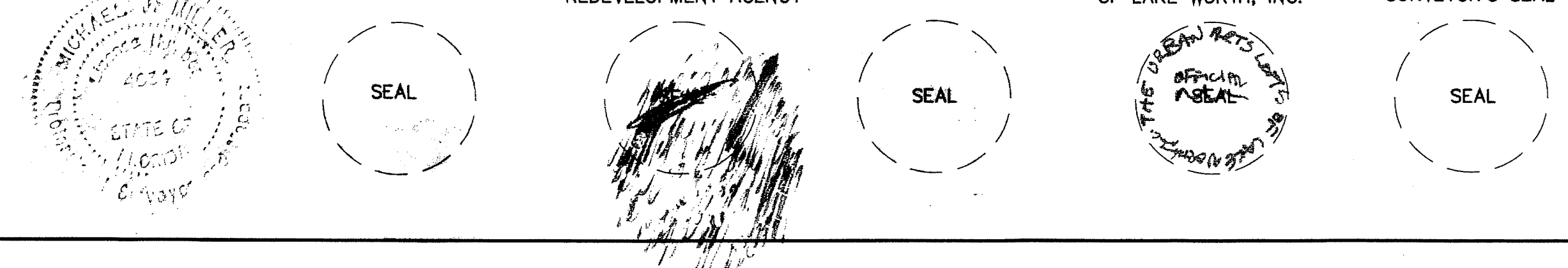
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID N. TOLCES, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN THE LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY, THAT THERE ARE NO UNPAID PAST DUE TAXES, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

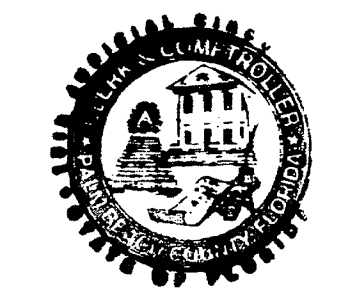
DATE: January 23, 2013

David N. Tolces
ATTORNEY AT LAW
FLORIDA BAR NO. 0816363

CITY OF LAKE WORTH THE LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY CITY OF LAKE WORTH THE URBAN ARTS LOFTS OF LAKE WORTH, INC. REVIEWING SURVEYOR'S SEAL



00038-042



SURVEYOR'S 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 PERMANENT REFERENCE MONUMENTS ("P.R.M.S") AND MONUMENTS ACCORDING TO SECTION 177.09(9), FLORIDA STATUTES HAVE BEEN PLACED AND LOT CORNER MONUMENTATION WILL BE PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

DATE: 1/15/2013

MILLER LAND SURVEYING
CERTIFICATE OF AUTHORIZATION L.B. NO. 6838

[Signature]
MICHAEL J. MILLER
FLORIDA CERTIFICATE NO. 4034
STATE OF FLORIDA

SURVEYOR'S NOTES

- 1. 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.
- 2. BEARINGS, SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S 00°00'00" E, BEING THE CENTERLINE OF NORTH "F" STREET, IN THE CITY OF LAKE WORTH, FLORIDA.
- 3. THE CITY OF LAKE WORTH, FLORIDA, IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 4. NO BUILDING 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 4. MILLER LAND SURVEYING, LISCENSED AUTHORIZATION NO. L.B. 6838.

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081 FLORIDA STATUES THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS AND MONUMENTS AT LOT CORNERS.

DATE: 1/23/2013

BY: [Signature]
PRINT NAME: MICHAEL J. MILLER

PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4034

CITY OF LAKE WORTH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF January 2013

BY: Pam Triolo
PAM TRIOLO, (MAYOR)

BY: Pamela Lopez
PAMELA LOPEZ (CITY CLERK)

BY: Michael Bornstien
(PLANNING BOARD CHAIRMAN)

BY: Michael Bornstien
MICHAEL BORNSTIEN, (CITY MANAGER)

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.L.S. IN THE OFFICES OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL. 33460

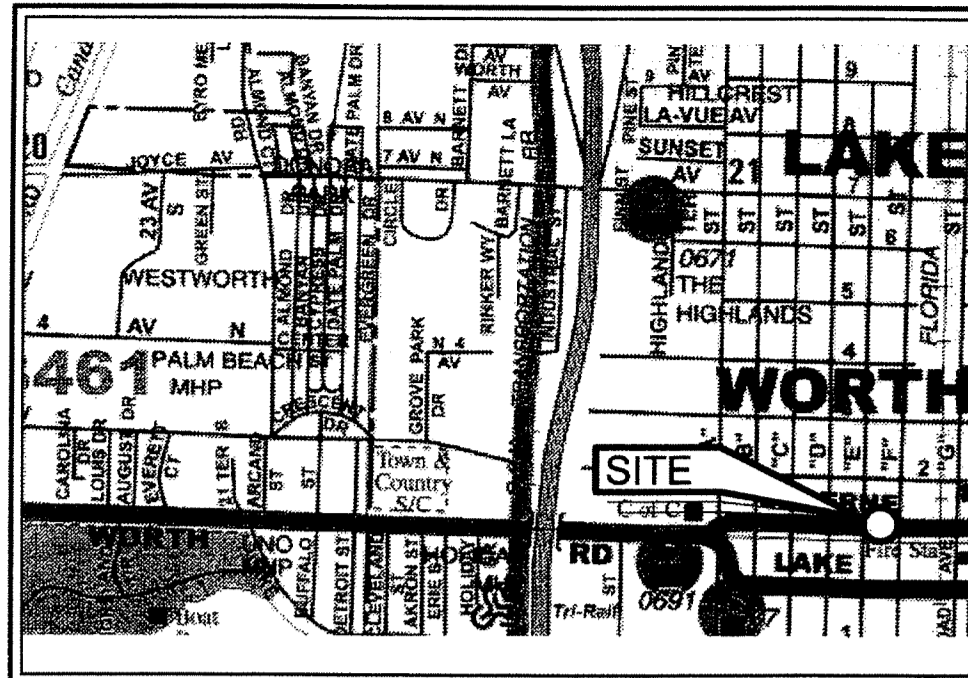
SCALE: AS NOTED	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: millersurveying@aol.com	REFERENCES: 867/15
DRAWN BY: PICARD		PREV. JOB NOS.
FIELD WK: MUNDT		JOB NO. Y110913
DATE: 01/10/2012		L - 1799

URBAN ARTS LOFTS

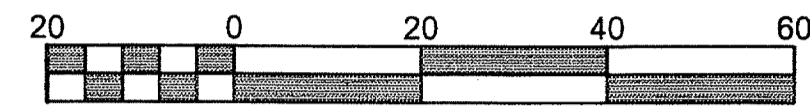
BEING A REPLAT OF LOTS 6 THRU 10, BLOCK "E", AND LOTS 21 THRU 30, BLOCK 10
 "THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH)"
 PLAT BOOK 2, PAGE 29
 BEING IN SECTIONS 21 AND 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
 CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA
 JANUARY 2012

SHEET 2 OF 2

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ DAY OF _____ M. THIS
 20____ AND DULY RECORDED
 IN PLAT BOOK No. _____
 ON PAGE _____
 SHARON R. BROCK
 CLERK CIRCUIT COURT
 BY: _____
 DEPUTY CLERK



LOCATION MAP N.T.S.

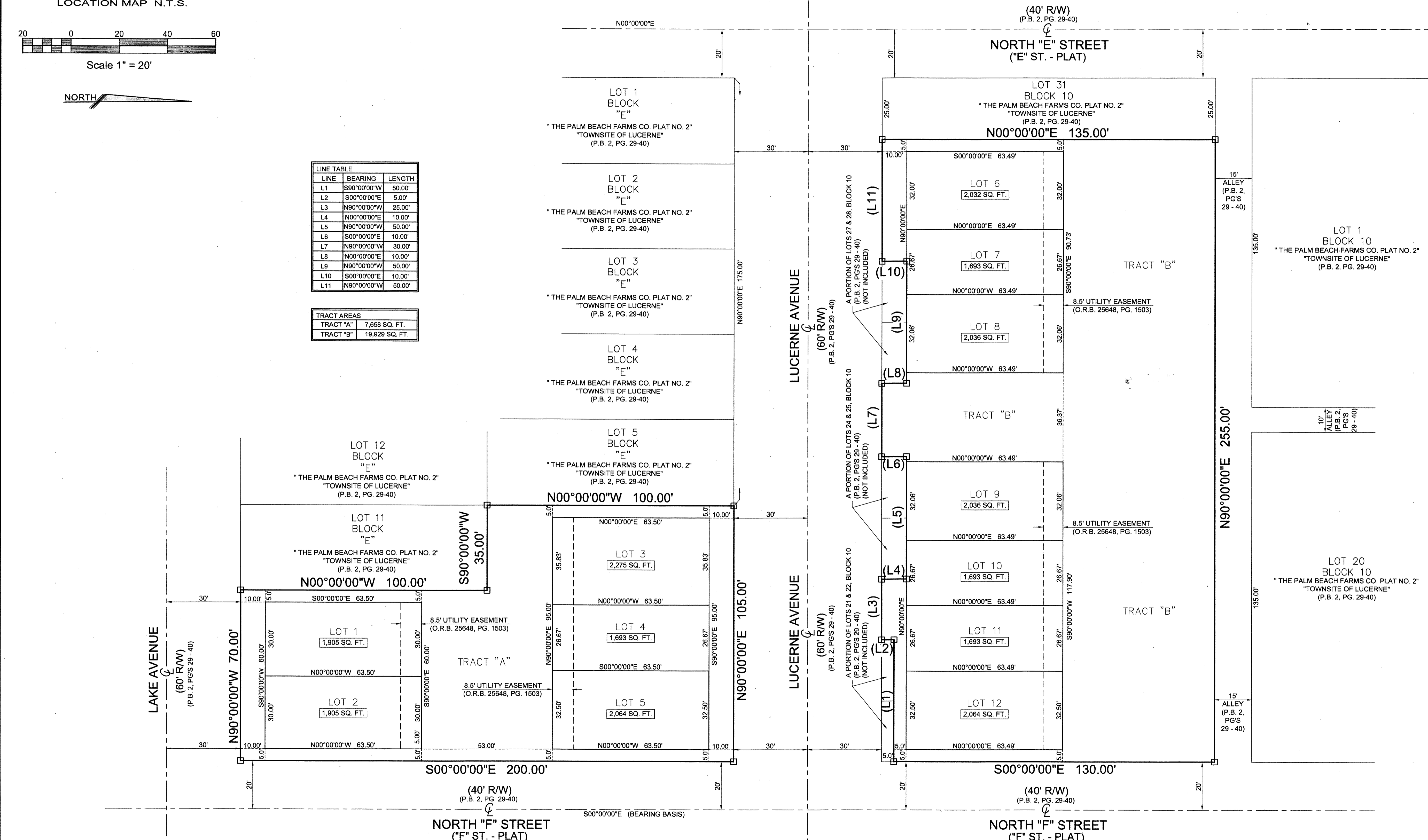


Scale 1" = 20'



LINE	BEARING	LENGTH
L1	S80°00'00"W	50.00'
L2	S00°00'00"E	5.00'
L3	N90°00'00"W	25.00'
L4	N00°00'00"E	10.00'
L5	N90°00'00"W	50.00'
L6	S00°00'00"E	10.00'
L7	N90°00'00"W	30.00'
L8	N00°00'00"E	10.00'
L9	N90°00'00"W	50.00'
L10	S00°00'00"E	10.00'
L11	N90°00'00"W	50.00'

TRACT AREAS	AREA
TRACT "A"	7,658 SQ. FT.
TRACT "B"	19,929 SQ. FT.



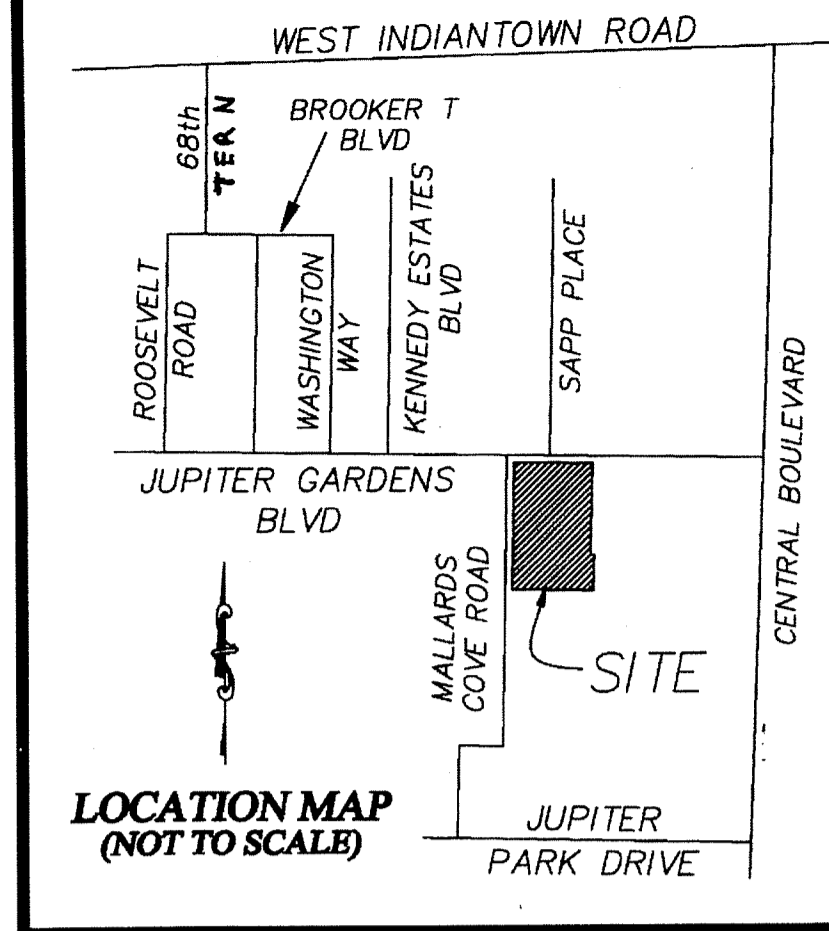
LEGEND:

	= SET P.C.P., "P.K." NAIL & DISC STAMPED		= ARC LENGTH
	= SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT STAMPED "M.L.S., L.B.#6838"		= OFFICIAL RECORD BOOK
	= CENTRAL ANGLE		= PAGE
	= CENTERLINE		= PERMANENT CONTROL POINT
	= EASEMENT		= RADIUS
			= RIGHT OF WAY

SCALE: AS NOTED	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: millersurveying@aol.com	REFERENCES: B67/15
DRAWN BY: PICARD		REV. JOB NO'S.
FIELD WK: NA		JOB NO. Y110913
DATE: 01/10/2012		L - 1799

20130046192

74
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 3:57 P.M. THIS 10 DAY OF JANUARY 2013 AND DULY RECORDED IN PLAT BOOK NO. 116 ON PAGE 74 THROUGH 75
SHARON R. BOCK, CLERK AND COMPTROLLER BY *[Signature]* D.C.



WEST JUPITER HOUSING 2

IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
JANUARY 2013
SHEET 1 OF 2

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WEST JUPITER HOUSING 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION PARCEL 1
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE SOUTH 408 FEET OF THE NORTH 424.5 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS THE NORTH 32.5 FEET THEREOF TAKEN BY PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY PURPOSES, LESS ALSO THAT PORTION LYING EAST OF A LINE 660.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3.

ALSO DESCRIBED AS:
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PROCEED SOUTHERLY ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS HOWEVER, THE NORTH 424.5 FEET; ALSO LESS THAT PORTION OF SAID EAST 1/2 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
FROM THE SOUTHWEST CORNER OF SAID SECTION 3, BEAR S 88°54'17" E ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 958.64 FEET; THENCE N 01°05'57" E, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 16.50 FEET; THENCE CONTINUE N 01°05'57" E, ALONG SAID WEST LINE, A DISTANCE OF 1155.41 FEET; THENCE S 89°09'04" E, A DISTANCE OF 322.87 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE N 01°15'40" E, ALONG SAID EAST LINE, A DISTANCE OF 106.50 FEET TO A POINT IN THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY, AS RECORDED IN O.R. BOOK 3485, PAGE 1142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S 89°09'44" E, ALONG THE SOUTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, (A PORTION OF WHICH IS RECORDED IN O.R. BOOK 3485, PAGE 1144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 323.17 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S 01°25'22" W, ALONG SAID EAST LINE, A DISTANCE OF 506.82 FEET, FOR A POINT OF BEGINNING OF THE AFOREMENTIONED LINE; THENCE S 88°54'17" E A DISTANCE OF 321.73 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3.

AND
DESCRIPTION PARCEL 2
THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST; LESS HOWEVER, THE NORTH 424.5 FEET; ALSO LESS THAT PORTION OF SAID EAST 1/2 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
FROM THE SOUTHWEST CORNER OF SAID SECTION 3, BEAR S 88°54'17" E ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 958.64 FEET; THENCE N 01°05'57" E, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 16.50 FEET; THENCE CONTINUE N 01°05'57" E, ALONG SAID WEST LINE, A DISTANCE OF 1155.41 FEET; THENCE S 89°09'04" E, A DISTANCE OF 322.87 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE N 01°15'40" E, ALONG SAID EAST LINE, A DISTANCE OF 106.50 FEET TO A POINT IN THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY, AS RECORDED IN O.R. BOOK 3485, PAGE 1142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S 89°09'44" E, ALONG THE SOUTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, (A PORTION OF WHICH IS RECORDED IN O.R. BOOK 3485, PAGE 1144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 323.17 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S 01°25'22" W, ALONG SAID EAST LINE, A DISTANCE OF 506.82 FEET, FOR A POINT OF BEGINNING OF THE AFOREMENTIONED LINE; THENCE S 88°54'17" E A DISTANCE OF 321.73 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3.

MORE PARTICULARLY DESCRIBED AS:
DESCRIPTION OVERALL PARCEL (PARCEL 1 AND PARCEL 2)
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID SECTION 3, BEAR SOUTH 88°54'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 958.64 FEET; THENCE NORTH 01°05'57" EAST, ALONG THE WEST LINE OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 16.50 FEET; THENCE CONTINUE NORTH 01°05'57" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1155.41 FEET; THENCE SOUTH 89°09'04" EAST, A DISTANCE OF 322.87 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01°15'40" EAST, ALONG SAID EAST LINE, A DISTANCE OF 106.50 FEET TO A POINT IN THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY, AS RECORDED IN O.R. BOOK 3485, PAGE 1142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 89°09'44" EAST, ALONG THE SOUTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, (A PORTION OF WHICH IS RECORDED IN O.R. BOOK 3485, PAGE 1144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 323.17 FEET TO A POINT IN THE EAST LINE OF THE WEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 506.82 FEET; THENCE SOUTH 88°54'17" EAST A DISTANCE OF 321.73 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE (NORTH 01°35'02" EAST) A DISTANCE OF 143.75 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 15.80 FEET TO A LINE 660.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3; THENCE NORTHERLY ALONG SAID PARALLEL LINE (NORTH 01°54'20" EAST) A DISTANCE OF 364.56 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WESTERLY PARALLEL TO SAID NORTH LINE (NORTH 89°09'44" WEST) A DISTANCE OF 309.43 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE OR RESERVE AS FOLLOWS:
TRACT R-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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.

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.

TRACT OS-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT OS-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT B-1 AND TRACT B-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' 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.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF JANUARY, 2013.

HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS: *[Signature]* BY: *[Signature]*
BRAD JANKOWSKI
PRESIDENT
PRINT NAME: Martin L. Buxler III
WITNESS: *[Signature]*
PRINT NAME: Bernard J. Godek

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED BRAD JANKOWSKI WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SEAL 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 10 DAY OF JANUARY, 2013.
MY COMMISSION EXPIRES: April 5, 2015
[Signature]
Paula J. Portch
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. EE 081617

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH
WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON. DATED THIS 10 DAY OF JANUARY, 2013.

WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS: *[Signature]* BY: *[Signature]*
BRAD JANKOWSKI
PRESIDENT
PRINT NAME: Martin L. Buxler III
WITNESS: *[Signature]*
PRINT NAME: Bernard J. Godek

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED BRAD JANKOWSKI WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF JANUARY, 2013.
MY COMMISSION EXPIRES: April 5, 2015
[Signature]
Paula J. Portch
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. EE 081617

MORTGAGEE'S 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 23223 AT PAGE 1078 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID POLITICAL SUBDIVISION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT COUNTY ADMINISTRATOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS THIS 10 DAY OF JANUARY, 2013.

PALM BEACH COUNTY A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
WITNESS: *[Signature]* BY: *[Signature]*
SHANNON LOROCQUE
ASSISTANT COUNTY ADMINISTRATOR
PRINT NAME: Patricia A. Hindle
WITNESS: *[Signature]*
PRINT NAME: Jacqui H. Mobley

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED SHANNON LOROCQUE WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT COUNTY ADMINISTRATOR OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS ASSISTANT COUNTY ADMINISTRATOR OF SAID POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID POLITICAL SUBDIVISION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF PALM BEACH COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF JANUARY, 2013.
MY COMMISSION EXPIRES: August 23, 2016
[Signature]
Sharon C. Meeks
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. EE 828575

MORTGAGEE'S 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 24647 AT PAGE 0319 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF JANUARY, 2013.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA
A PUBLIC BODY CORPORATE AND POLITICAL ENTITY
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: David Brandt PRINT NAME: Bobby "Tony" Smith
WITNESS: *[Signature]* PRINT TITLE: Chairman
PRINT NAME: Jennifer Hamilton

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED BOBBY "TONY" SMITH WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF HOUSING AND FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA, A PUBLIC BODY CORPORATE AND POLITICAL ENTITY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR PUBLIC BODY CORPORATE AND POLITICAL ENTITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF JANUARY, 2013.
MY COMMISSION EXPIRES: 8/11/2014
[Signature]
Sharon C. Meeks
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. EE 081896

TABULAR DATA TABLE

TOTAL ACRES =	3.63	LOT DENSITY	5.23 DWELLING UNITS PER ACRE
NUMBER OF LOTS	0	LAND USE TABLE	
SINGLE FAMILY	0	PARCEL	0.70 ACRES
ZERO LOT LINE	19	FOUNDATION WAY	0.04 ACRES
TOTAL =	19	TRACT OS-1	0.19 ACRES
		TRACT OS-2	0.40 ACRES
		TRACT B-1	0.02 ACRES
		TRACT B-2	0.23 ACRES
		WATER MANAGEMENT TRACT	0.23 ACRES

TITLE CERTIFICATE
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, WILTON WHITE, 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 HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 1/13 BY: *[Signature]*
WILTON WHITE
FLORIDA BAR NO. 782531

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 30 DAY OF JANUARY, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S 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 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 SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

DATED: 1/14/2013 BY: *[Signature]*
TIMOTHY C. WHITAKER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 6620, STATE OF FLORIDA

- SURVEYOR'S NOTES**
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ "PRM LB 4318"
 - PERMANENT CONTROL POINTS ARE SHOWN THUS: ● "PCP LB 4880"
 - THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 88 DEGREES, 54 MINUTES, 17 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 (NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT).
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY, FLORIDA.
 - NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - DISTANCES ARE IN THE HORIZONTAL PLANE.
 - PLAT POSITION AND ORIENTATION
COORDINATES SHOWN ARE GRID
DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES SHOWN ARE GROUND DISTANCES
SCALE FACTOR = 1.00003150
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
POSITIONAL ACCURACY EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY

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 PALM BEACH COUNTY, FLORIDA.
THIS INSTRUMENT WAS PREPARED BY TIMOTHY C. WHITAKER, PLS OF CYPRESS LAND SURVEY'S, INC., 702 AVE. A NORTHWEST, WINTER HAVEN, FLORIDA 33881.

HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC. WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC. MORTGAGEE'S SEAL MORTGAGEE'S SEAL COUNTY ENGINEER'S SEAL SURVEYOR'S SEAL

WEST JUPITER HOUSING 2
SHEET NO. 1 OF 2
SCALE: N/A
DATE: JANUARY 2013
JOB NO. KE PHASE II
FILE: KE PHASE II.DWG
CYPRESS LAND SURVEY'S, INC.
702 Avenue "A", N.W.
Winter Haven, Florida 33881-3139
Phone (888) 299-8185
Fax (888) 294-4301
Florida License # LB. 4980

