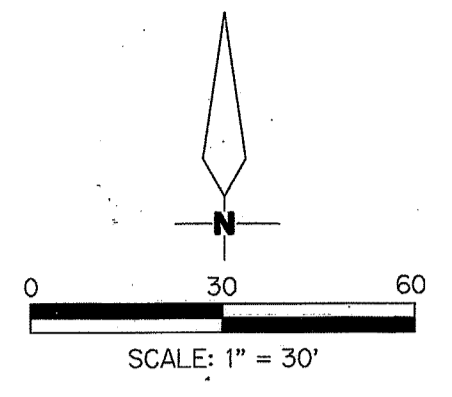
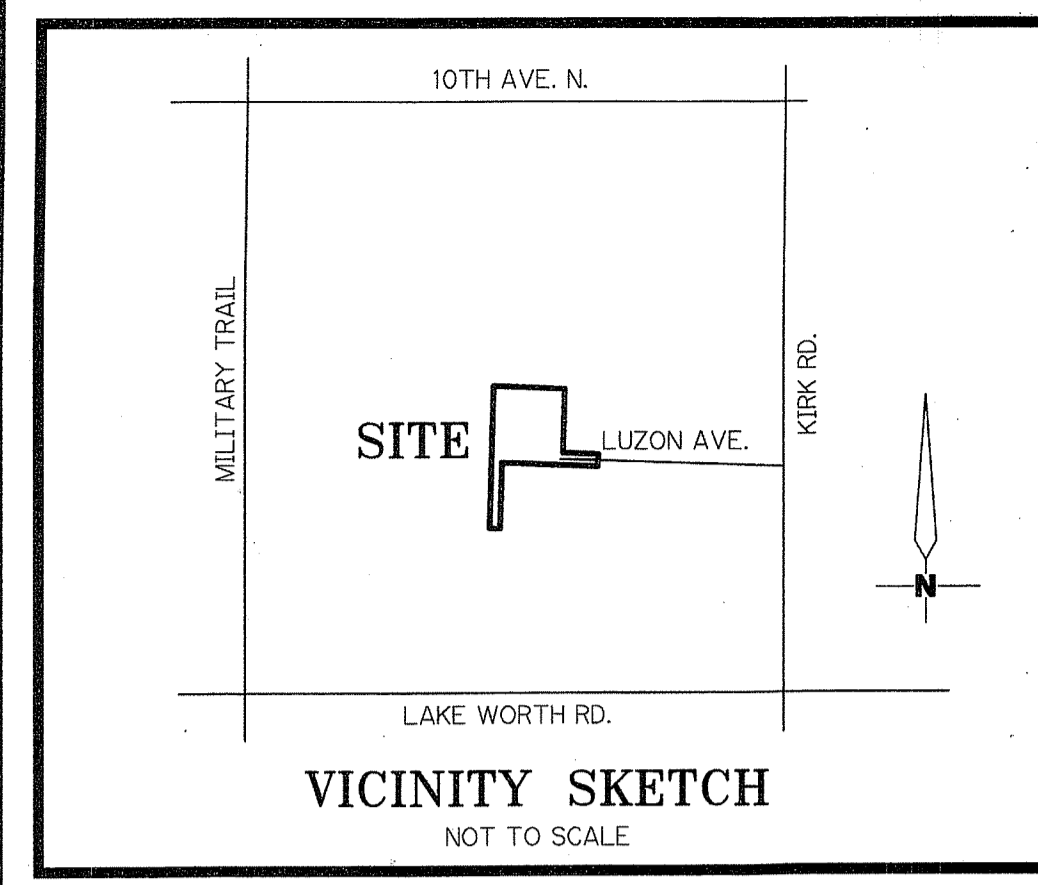


TAYLOR WOODS

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 1

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:56 P.M., THIS 9 DAY OF June, 2014, AND DULY RECORDED IN PLAT BOOK NO. 118 ON PAGE 33.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT KAK PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS TAYLOR WOODS, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, (LESS THE SOUTH 225 FEET; THE EAST 300 FEET OF THE NORTH 206 FEET OF THE SOUTH 431 FEET AND THE EAST 110 FEET OF THE NORTH 200 FEET), SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
CONTAINING 1.485 ACRES, MORE OR LESS.

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

TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED BY KAK PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID KAK PROPERTIES II, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 30' DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN THIS PLAT SHALL BE THE PERPETUAL OBLIGATION OF KAK PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, KAK PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 19 DAY OF May, 2014.

WITNESS: *[Signature]* BY: *[Signature]* KAK PROPERTIES II, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]* John Drevas

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *Kim Webb* WHO IS KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF KAK PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF May, 2014.

MY COMMISSION EXPIRES: 10/11/14

BY: *[Signature]*
NOTARY PUBLIC
COMMISSION NO. *033084*

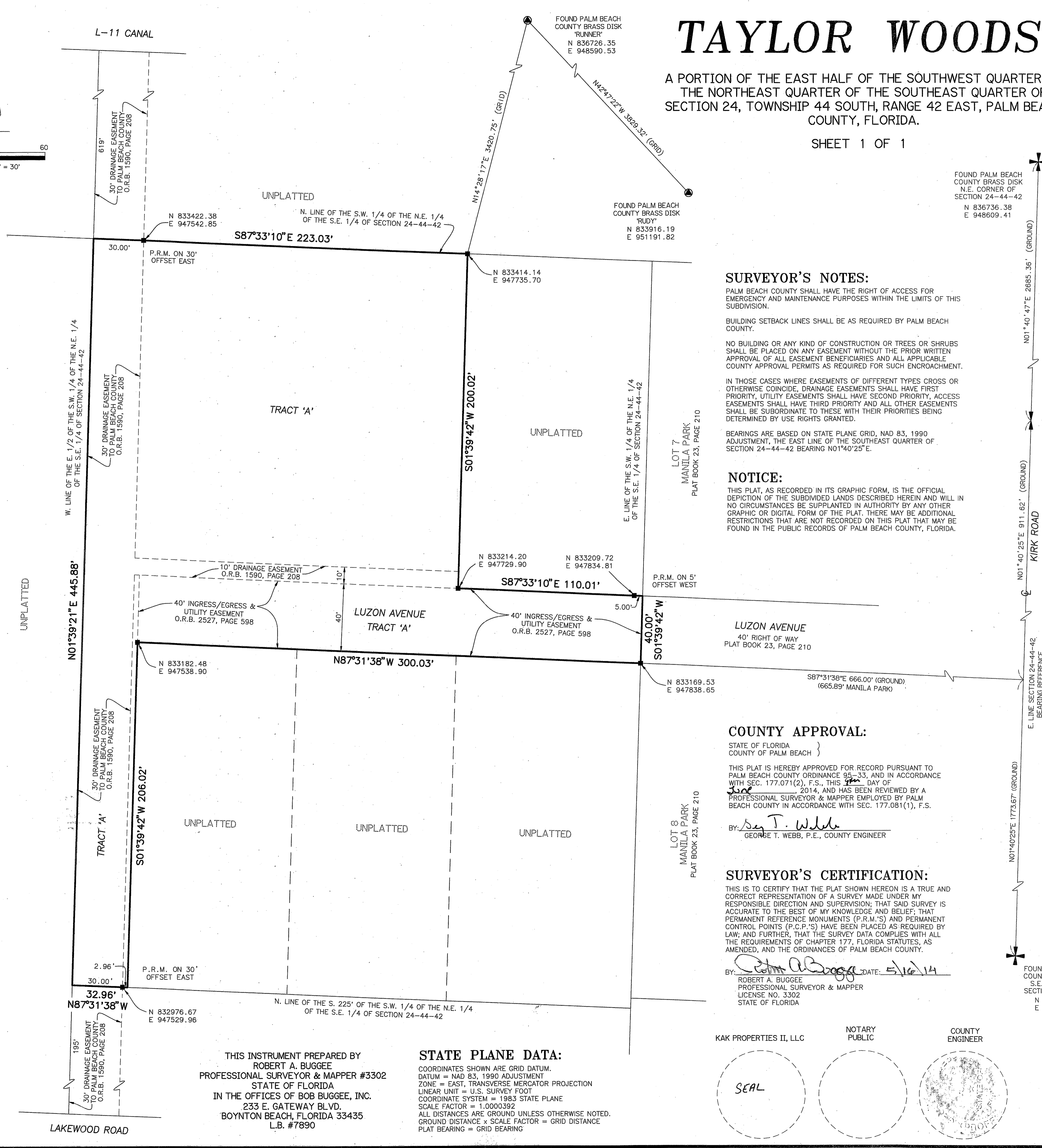
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, *Myra Gendel*, ESQUIRE, 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 KAK PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DECEMBER 31, 2013; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS 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.

DATE: *May 16, 2014*
BY: *[Signature]*
ATTORNEY AT LAW
STATE OF FLORIDA
FLORIDA BAR NO. *375391*

LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- - SET P.C.P. NAIL/DISK #3302
- - SET P.R.M. 4"x4" CONCRETE MONUMENT W/2" ALUMINUM DISK STAMPED "PRM LS3302"
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- N 832979.33
E 947500.19 - STATE PLANE COORDINATE



SURVEYOR'S NOTES:

PALM BEACH COUNTY SHALL HAVE THE RIGHT OF ACCESS FOR THIS SUBDIVISION.
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY.
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.

BEARINGS ARE BASED ON STATE PLANE GRID, NAD 83, 1990 ADJUSTMENT, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24-44-42 BEARING N01°40'25"E.

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.

COUNTY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 9 DAY OF June, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & 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 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) AND PERMANENT CONTROL POINTS (P.C.P.'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.
BY: *[Signature]* DATE: *5/16/14*
ROBERT A. BUGGEE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 3302
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
ROBERT A. BUGGEE
PROFESSIONAL SURVEYOR & MAPPER #3302
STATE OF FLORIDA
IN THE OFFICES OF BOB BUGGEE, INC.
233 E. GATEWAY BLVD.
BOYNTON BEACH, FLORIDA 33435
L.B. #7890

STATE PLANE DATA:
COORDINATES SHOWN ARE GRID DATUM.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = EAST, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE
SCALE FACTOR = 1.0000392
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING

Seals for KAK PROPERTIES II, LLC, NOTARY PUBLIC, COUNTY ENGINEER, and SURVEYOR.