



PALM MEADOWS ESTATES

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF PARCEL A, PARCEL B, TRACTS A, B, C, D, L-1, L-2 AND L-3, PALM BEACH THOROUGHbred TRAINING FARM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

"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.

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD AND WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 JULY - 2014

0856-001

DEDICATIONS AND RESERVATIONS: KNOW ALL MEN BY THESE PRESENTS THAT STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND GPRA THOROUGHbred TRAINING CENTER, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PALM MEADOWS ESTATES, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF PARCEL A, PARCEL B, TRACTS A, B, C, D, L-1, L-2 AND L-3, PALM BEACH THOROUGHbred TRAINING FARM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL A, PARCEL B, TRACTS A, B, C, D, L-1, L-2 AND L-3, PALM BEACH THOROUGHbred TRAINING FARM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 20,119,701 SQUARE FEET OR 461.885 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. PRIVATE STREET TRACT R, AS SHOWN HEREON IS RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. RECREATIONAL AREAS TRACTS REC-1 THROUGH REC-4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. WATER MANAGEMENT TRACTS TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 4. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS 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 PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENTS IN TRACTS L1, L2 AND L3 AS SHOWN HEREON, ARE HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 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.

- 5. UTILITY EASEMENTS (UE) ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY 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, TELECOMMUNICATIONS 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

THE PALM BEACH COUNTY UTILITY EASEMENT (PBCUE) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS 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 THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

- 6. OPEN SPACE TRACTS TRACTS OS-1 THROUGH OS-10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 7. LIMITED ACCESS EASEMENTS (LAE) 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 RW, 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 LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE HOA FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MASS TRANSIT EASEMENT 1, AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

THE MASS TRANSIT EASEMENT 2, AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GPRA THOROUGHbred TRAINING CENTER, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THE NORTH 75.00 FEET AND EAST 35.00 FEET OF PARCEL A IS SUBJECT TO EXISTING LAKE WORTH DRAINAGE DISTRICT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 811, PAGE 1487 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATIONS AND RESERVATIONS CONTINUED

14. TRACTS A AND B TRACTS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR SAFE SIGHT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. PRESERVE AREAS PARCEL A AND TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ARE DEDICATED AS THE PRESERVE AREA FOR PALM MEADOWS ESTATES PETITION NO. 2006-099. PARCEL A AND TRACTS L-1, L-2 AND L-3 ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 23239, PAGES 900 THROUGH 947 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY, SAID PARCEL A AND TRACTS L-1, L-2 AND L-3 ARE RESERVED BY GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 3rd DAY OF March, 2015

STANDARD PACIFIC OF FLORIDA A FLORIDA GENERAL PARTNERSHIP BY: STANDARD PACIFIC OF FLORIDA GP, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA ITS MANAGING PARTNER DAN GROSSWALD DIVISION PRESIDENT

WITNESS: Swann Shachar PRINT NAME Swann Shachar NOTARY PUBLIC COMMISSION NUMBER: FF007026

BEFORE ME PERSONALLY APPEARED DAN GROSSWALD WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF STANDARD PACIFIC OF FLORIDA GP, INC., A DELAWARE CORPORATION, MANAGING PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AND 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 3 DAY OF March 2015

MY COMMISSION EXPIRES: 4-10-17 NOTARY PUBLIC Swann Shachar PRINT NAME

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND COMPTROLLER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 25th DAY OF February, 2015

GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS AS TO BOTH: Douglas Edwards PRINT NAME Douglas Edwards BY: Tim Mivo PRESIDENT SUSAN STEFANY PRINT NAME SUSAN STEFANY BY: Angie Coleman CONTRACTOR

ACKNOWLEDGMENT: STATE OF Maryland COUNTY OF Baltimore

BEFORE ME PERSONALLY APPEARED TIM MIVO AND ANGIE COLEMAN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CONTROLLER, RESPECTIVELY OF GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 25th DAY OF February 2015

MY COMMISSION EXPIRES: 7/29/17 Carys Bouck NOTARY PUBLIC Carys Bouck PRINT NAME

COMMISSION NUMBER: N/A

TABULAR DATA table with columns: DESCRIPTION, ACRES. Rows include: TOTAL AREA OF THIS PLAT (461.885), AREA OF TRACT R (ROADWAY) (15.640), AREA OF PARCEL A (245.678), AREA OF OPEN SPACE (TRACTS A, B, OS-1 THROUGH OS-4) (18.499), AREA OF RECREATION (TRACTS REC-1 THROUGH REC-4) (6.623), AREA OF RESIDENTIAL (LOT 1 THROUGH 28B) (60.742), AREA OF LAKES (TRACTS L-1 THROUGH L-3) (114.589), AREA OF ADDITIONAL RIGHT-OF-WAY (TRACT RW) (0.129), PETITION NO. 2006-099

ACCEPTANCE OF RESERVATIONS:

STATE OF Florida COUNTY OF Palm Beach THE PALM MEADOWS 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 3 DAY OF March, 2015

PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: Michael Metzkes PRESIDENT

WITNESS: Swann Shachar NAME Swann Shachar

ACKNOWLEDGMENT: STATE OF Florida COUNTY OF Palm Beach BEFORE ME PERSONALLY APPEARED Michael Metzkes WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 3 DAY OF March 2015

MY COMMISSION EXPIRES: 4-10-17 NOTARY PUBLIC Swann Shachar PRINT NAME

COMMISSION NUMBER: FF007026

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 29th DAY OF June, 2015 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: David T. Webb, P.E. COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, Steven J. Van der... 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 STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND GPRA THOROUGHbred TRAINING CENTER, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/20/2015 BY: Steven J. Van der... ATTORNEY AT LAW LICENSED IN FLORIDA 5/14/2015

Professional seals and stamps for Standard Pacific of Florida, GPRA Thoroughbred Training Center, Inc., Palm Meadows Estates Homeowners Association, Inc., County Engineer David T. Webb, P.E., and Surveyor David P. Lindley.