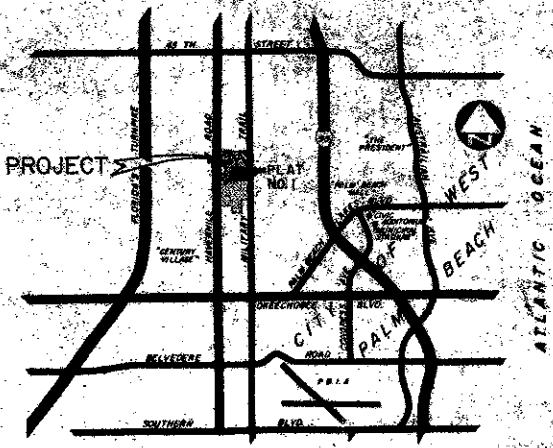
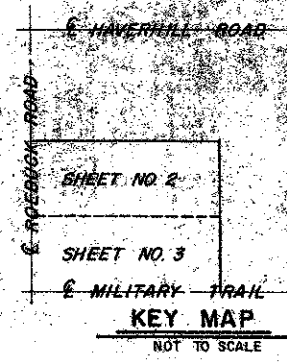


40-20



VICINITY SKETCH

A PORTION OF A PUD
LAKESIDE GREEN PLAT NO. 1
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS INSTRUMENT OF RECORD IS FILED
THIS 15th DAY OF JUNE
1980 and duly recorded in Palm Beach
County Public Records Book 40
Page 206-212-23
JOHN B. DUNKLE, CLERK
By: [Signature]

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MY DEVELOPMENT CO., LIMITED, A BRITISH VIRGIN ISLANDS CORPORATION, OWNER OF LAND SHOWN HEREON...

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 88°-23'-48" EAST ALONG THE SOUTH LINE OF SAID SECTION 12, SAID LINE BEING ALSO THE CENTERLINE OF ROEBUCK ROAD, A DISTANCE OF 1067.22 FEET; THENCE NORTH 1°-36'-12" EAST, A DISTANCE OF 40.06 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID ROEBUCK ROAD, THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE NORTH 46°-36'-12" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 1°-36'-12" EAST, A DISTANCE OF 775.00 FEET; THENCE SOUTH 88°-23'-48" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 1°-36'-12" EAST, A DISTANCE OF 45.00 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 25°-29'-09" FOR AN ARC DISTANCE OF 137.89 FEET; THENCE SOUTH 88°-23'-48" EAST, A DISTANCE OF 355.30 FEET; THENCE SOUTH 34°-42'-11" EAST, A DISTANCE OF 188.78 FEET; THENCE SOUTH 80°-51'-00" EAST, A DISTANCE OF 520.23 FEET; THENCE NORTH 29°-48'-21" EAST, A DISTANCE OF 170.06 FEET; THENCE SOUTH 60°-11'-39" EAST, A DISTANCE OF 23.03 FEET TO A POINT OF CURVATURE; FROM WHICH THE RADIUS POINT BEARS SOUTH 29°-48'-21" WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 2°-21'-19" FOR AN ARC DISTANCE OF 18.70 FEET; THENCE NORTH 32°-09'-40" EAST ALONG A LINE RADIAL TO SAID CURVE, A DISTANCE OF 310.00 FEET;

THENCE SOUTH 88°-03'-23" EAST, A DISTANCE OF 319.69 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 1°-56'-37" WEST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE 1037.23 FEET; THENCE SOUTH 88°-23'-48" WEST, A DISTANCE OF 35.26 FEET TO A POINT IN THE ABOVEMENTIONED NORTH RIGHT-OF-WAY LINE OF ROEBUCK ROAD; THENCE NORTH 88°-23'-48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1583.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,894.6 ACRES, MORE OR LESS.

- 1. THE RIGHT-OF-WAY FOR THE STREETS AND THE 10' ADDITIONAL R.O.W. FOR MILITARY TRAIL AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.
2. EASEMENTS
A. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
B. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
C. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS ALONG:
3. WATER MANAGEMENT TRACT
THE LAKE SHOWN HEREON AS WATER MANAGEMENT TRACT "A" IS HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION, INC. FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. TRACT "A" IS ALSO HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS AS A DRAINAGE EASEMENT.
4. LANDSCAPE AND BUFFER TRACT
TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKESIDE GREEN HOMES ASSOCIATION, INC. FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

- NOTES:
1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
6. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
7. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

COUNTY APPROVALS

ASST. COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF JUNE, 1980. [Signature]

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF JUNE, 1980. ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS.

BY: [Signature] DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUARDIAN TITLE AND ABSTRACT CO., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MY DEVELOPMENT CO., LTD. AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS/FREE OF ENCUMBRANCES, EXCEPT AS STATED HEREON, AND THAT ALL ENCUMBRANCES ARE SHOWN HEREON.

DATE: JUNE 4, 1980

GUARDIAN TITLE & ABSTRACT CO. BY: [Signature] PRESIDENT

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IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGING DIRECTORS. THIS 5th DAY OF JUNE, 1980. MY DEVELOPMENT CO., LIMITED. [Signature] ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MURRAY NORKIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT OF THE MY DEVELOPMENT CO., LIMITED A BRITISH VIRGIN ISLANDS CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF JUNE, 1980. [Signature]

MY COMMISSION EXPIRES: [Signature]

PUD DENSITY TABULATION table with columns: PLAT, AREA ACRES, NO. OF UNITS, PLAT DENSITY DU/ACRE, AGGR. ACRES, NO. OF UNITS, OVERALL DENSITY DU/ACRE. Row 1: PLAT NO. 1, 33,894.6, 106, 3.12, 33,894.6, 106, 3.12.

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (E. & M. 'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (E. & M. 'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6/5/80

[Signature] RICHARD L. SHEPARD, P.E. FLORIDA CERTIFICATE NO. 2112

THIS INSTRUMENT WAS PREPARED BY RICHARD SHEPARD IN THE OFFICES OF ROSSI & MALAVASI ENGINEERS, 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33411. TELEPHONE: 737-3045.

Notary and County Approval stamps for My Commission Expires, Notary, Title, County Approval, and County Approval.

ROSSI & MALAVASI ENGINEERS logo and address: 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33411. TELEPHONE: 737-3045.

A PORTION OF A PUD
LAKESIDE GREEN PLAT NO. 1
IN 3 SHEETS SHEET NO. 1