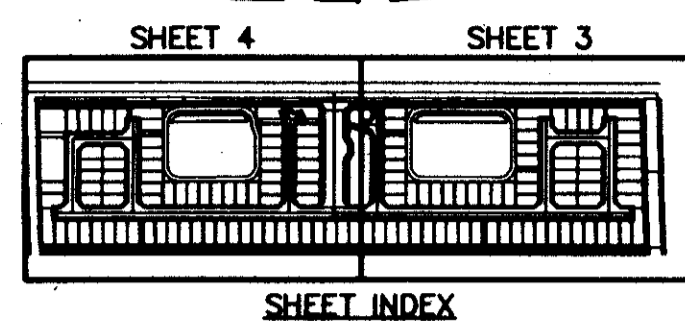


TWIN LAKES P.U.D.

BEING A REPLAT OF A PORTION OF BLOCKS 79, 80, 81, 112, 113 AND ALL OF TRACTS 82, 111, AND 114 OF THE PLAT OF "THE PALM BEACH FARMS CO. PLAT NO. 8 OF SEC.30, T.45S., R.43E., PALM BEACH COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 5, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 48 EAST
PALM BEACH COUNTY, FLORIDA



SHEET NO. 1 OF 4
GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1996

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, THAT GORDON FAMILY HOMES INC., a Florida Corporation, the owner of the lands shown hereon, being in Section 30, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as TWIN LAKES P.U.D., BEING A REPLAT OF A PORTION OF BLOCKS 79, 80, 81, 112, 113 AND ALL OF TRACTS 82, 111, AND 114 OF THE PLAT OF "THE PALM BEACH FARMS CO. PLAT NO. 8 OF SEC. 30, T.45S., R.43E., PALM BEACH COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 5, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, being more particularly described as follows:

Tract A LESS the North 60 feet thereof, Tracts B through E, of Block 79, Tract A LESS the North 60 feet thereof, Tracts B through E, of Block 80, LESS the West 15.00 feet thereof, for road Right-Of-Way; Tracts A through E of Block 81, LESS the West 15 feet thereof, for road Right-Of-Way; Tracts A through E of Block 111, Tracts A through E of Block 112, LESS the West 15 feet thereof, for road Right-Of-Way; Tracts A through E of Block 113, LESS the West 15 feet thereof, for road Right-Of-Way; Tracts A through E of Block 114, "PALM BEACH FARMS CO. PLAT NO. 8 OF SEC. 30, T. 45S., R. 43E. PALM BEACH COUNTY, FLORIDA" according to the plat thereof as recorded in Plat Book 5, Page 73 of the Public Records in and for Palm Beach County, Florida. The above described parcel being more particularly described as follows: Commencing at the Northwest corner of the Southwest one-quarter of Section 30, Township 45 South, Range 43 East, Palm Beach County, Florida; thence South 00° 32' 28" East along the West line of the said Southwest one-quarter of Section 30, for 58.82 feet; thence North 89° 27' 32" East, for 40.00 feet to the POINT OF BEGINNING;

thence North 87° 43' 40" East along a line being 60.00 feet South of (as measured at right angles) and parallel with the North line of said Blocks 79 and 80, for 607.93 feet; thence South 00° 38' 35" East along the East lines of said Blocks 79, 82, 111 and 114, same line also being 15.00 feet West of (as measured at right angles) and parallel with the West line of "PLAT NO. 21 QUAIL RIDGE" as recorded in Plat Book 40, Page 172 of the said Public Records, for 2507.32 feet; thence South 87° 54' 37" West along the South line of said Blocks 113 and 114, same line also being 40.00 feet North of (as measured at right angles) and parallel with the South line of the said Southwest one-quarter of Section 30, for 612.33 feet; thence North 00° 32' 28" West along the East Right-Of-Way line of Lawrence Road as shown on Road Plat Book 4 Page 53 of the said Public Records, same line also being 15.00 feet East of (as measured at right angles) and parallel with the West line of said Blocks 113, 112, 81 and 80, same line also being 40.00 feet East of (as measured at right angles) and parallel with the said West line of the Southwest one-quarter of Section 30, for 2505.50 feet to the POINT OF BEGINNING.

Containing 35.09 acres, more or less.

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

- Parcel A, as shown hereon, is hereby reserved for the PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns as a residential access street for private street purposes, drainage, water, sewer, utilities 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, Florida.
- Parcels B & C, as shown hereon, are hereby reserved for the PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for storm water management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcels D & E as shown hereon, are hereby reserved for the PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for private recreation and private civic purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcel H, as shown hereon, is hereby dedicated to PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns for buffer, perimeter walls, and fencing and landscaping purposes and is the perpetual maintenance obligation of said association its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcels F, G, I, J, K, L, M & N, as shown hereon, are hereby dedicated in perpetuity to the PALLADIUM 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, Florida.
- Parcel P, as shown hereon, is hereby reserved for the PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for private road purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
- 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 PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, Florida. 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 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 5' 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.
- The overhang easements, as shown hereon, are hereby reserved to the lot owner whose lot abuts the easement for maintenance, access and roof overhangs without recourse to Palm Beach County, Florida.
- The 20' lake maintenance easements, and the lake maintenance access easements, as shown hereon, are hereby reserved for the PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for access to storm water 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.
- The additional Right-Of-Way Parcels 1 & 2, 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 public street purposes.
- 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, private roads and residential access streets associated with said drainage system.
- The permanent construction easement, as shown hereon, is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of performing any and all construction activities associated with adjacent thoroughfare roads.
- Parcels Q & R, as shown hereon, are hereby reserved for littoral zone and water management purposes for the PALLADIUM HOMEOWNERS ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said Parcels without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

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 1st day of October, 1996.

Witness: *Louise Adams*
Witness: *[Signature]*

GORDON FAMILY HOMES INC.
a Florida Corporation
By: *[Signature]*
Gary Gordon - President

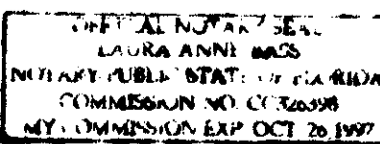
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Gary Gordon who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of GORDON FAMILY HOMES, INC., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 1st day of October, 1996.

My commission expires: 10/26/97

Louise Adams
Notary Public
CC# 326398



LAND USE

RESIDENTIAL LOTS (144)	18.75 ACRES
RESIDENTIAL ACCESS STREET (PARCEL A)	4.75 ACRES
PRIVATE ROAD (PARCEL P)	0.88 ACRES
LAKES (PARCELS B & C)	5.76 ACRES
LITTORAL ZONE (PARCELS Q & R)	0.45 ACRES
RECREATION PARCELS (PARCELS D & E)	1.43 ACRES
OPEN SPACE (PARCELS F, G, I, J, K, L, M, N)	0.61 ACRES
BUFFER (PARCEL H)	2.32 ACRES
ADDITIONAL R/W #1	0.11 ACRES
ADDITIONAL R/W #2	0.03 ACRES
TOTAL	35.09 ACRES
DENSITY	4.10 D.U./ACRE

NOTES

All bearings shown hereon are relative to Grid North for the East Zone of Florida and are based on a line between Palm Beach County Survey Department monuments for the West Line of the Northwest one-quarter of Section 30, Township 45 South, Range 43 East having a bearing of South 00° 32' 28" West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No building or any kind of construction or 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.

Where Utility and Drainage easements or Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

All lot lines are non-radial unless otherwise noted.

The State Plane Coordinates shown hereon conform to the Florida State Plane Coordinate System, Transverse Mercator, East Zone, on the North American Datum of 1983, 1990 Adjustment as established, adopted and published by the Palm Beach County Survey Section. The State Plane Coordinates shown hereon, for the Permanent Reference Monuments, are based on Palm Beach County Survey Section Control Points and are derived from field measurements which exceed the requirements of the Minimum Technical Standards for Commercial High Risk Surveys as defined in Chapter 61G17-6 of the Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Scale factor used for State Plane Coordinates is 1.0000389.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

COUNTY ENGINEER:
This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, in accordance with Sec. 177.02(1)(2), F.S., this 1st day of October, 1997.
By: *George T. Webb*
George T. Webb, P.E., County Engineer

LEGEND

-----	Permanent Reference Monument (LS # 4609)	PC	Point of Curve
O	Permanent Control Point (LS # 4609)	R/W	Right-Of-Way
L.M.A.E.	Lake Maintenance Access Easement	CHBC	Chord Bearing
P.R.M.	Permanent Reference Monument	CH	Chord Length
L.W.D.D.	Lake Worth Drainage District	O.E.	Overhang Easement
L.M.E.	Lake Maintenance Easement	D.E.	Drainage Easement
P.C.C.	Point of Compound Curve	PT	Point of Tangency
P.C.P.	Permanent Control Point	U.E.	Utility Easement
P.R.C.	Point of Reverse Curve		
L.A.E.	Limited Access Easement		
O.R.B.	Official Record Book		
O.E.	Overhang Easement		
D.E.	Drainage Easement		
PT	Point of Tangency		
U.E.	Utility Easement		

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

The PALLADIUM HOMEOWNERS ASSOCIATION, INC. 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 1st day of October, 1996.

Witness: *Louise Adams*
Witness: *[Signature]*

PALLADIUM HOMEOWNERS ASSOCIATION, INC.
a Florida Corporation not for profit
By: *[Signature]*
Gary Gordon - President

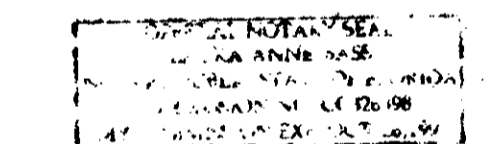
PET. 95-92

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Gary Gordon who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of the PALLADIUM HOMEOWNERS ASSOCIATION, INC., a corporation, 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 1st day of October, 1996.
My commission expires: 10/26/97

Louise Adams
Notary Public
CC# 326398



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
I, Michael Weiner, 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 Gordon Family Homes Inc., that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon, and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 10/10/96

1/27/97 TMS/LL

Michael Weiner
By: Michael Weiner
Attorney-at-Law
licensed in the state of Florida

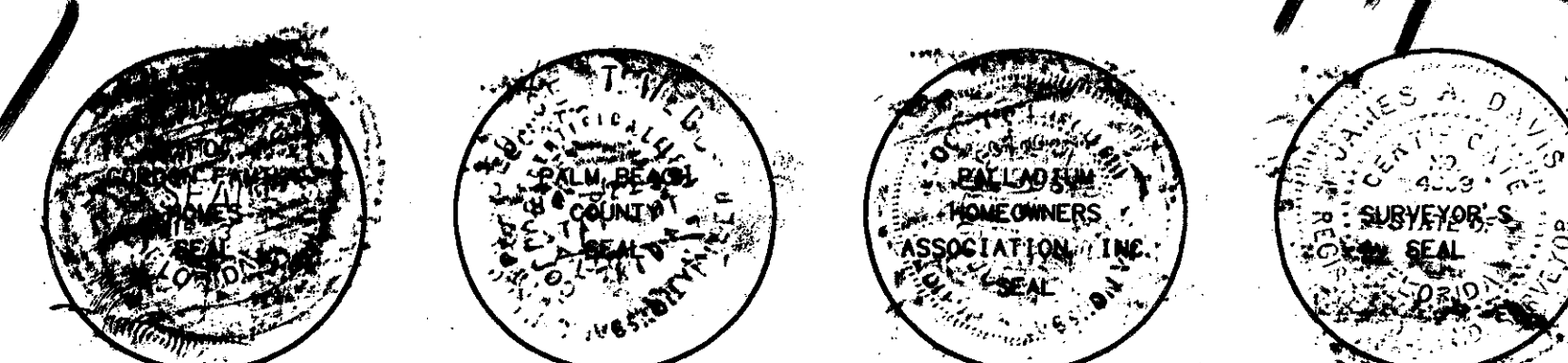
SURVEYOR'S CERTIFICATION

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") have been placed as required by law and that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners 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 Palm Beach County, Florida.

James A. Davis
James A. Davis, P.L.S.
License No. 4609, State of Florida

79/30

0682-001



THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, PLS
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

SUBDIVISION: TWIN LAKES
BOOK: 79
PAGE: 50
FLOOD ZONE: AH
FLOOD MAP: 1980S
QUAD: 30
ZONING: AR
SE
PUD NAME: TWIN LAKES
ZIP CODE: 33426

COMPUTED
DRAWN: MKH
CHECKED
APPROVED
JOB NO.: 95-243.20