

A PLANNED UNIT DEVELOPMENT

CAPELLA P.U.D. - PLAT ONE

79

A REPLAT OF A PORTION OF TRACTS 17 THRU 28, INCLUSIVE, 33, 34, 47 AND 48 ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AN ABANDONED 30 FOOT ROAD RIGHT OF WAY, ALL LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST. TOGETHER WITH A PORTION OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 1 OF 10 FEBRUARY, 1997



COUNTY OF PALM BEACH ) ss 358P
STATE OF FLORIDA )
This Plat was filed for record at 10 19 97
this 21 day of July
and duly recorded in Plat Book No. 80
on page 72
DOROTHY H. WILKIN, Clerk of Circuit Court
by [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G. L. HOMES OF BOCA RATON ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "CAPELLA P.U.D. - PLAT ONE", BEING A REPLAT OF A PORTION OF TRACTS 17 THROUGH 28, INCLUSIVE, 33, 34, 47 AND 48 ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AN ABANDONED 30 FOOT ROAD RIGHT OF WAY, ALL LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST. TOGETHER WITH A PORTION OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 17 OF SAID PLAT; THENCE SOUTH 00°50'48" EAST ALONG THE EAST LINE OF TRACTS 17 THROUGH 24, INCLUSIVE, 33 AND 34 OF SAID PLAT, DISTANCE OF 3,282.77 FEET; THENCE SOUTH 89°46'53" WEST ALONG THE SOUTH LINE OF TRACTS 34, 47 AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 47 OF SAID PLAT, A DISTANCE OF 3,037.81 FEET; THENCE NORTH 34°55'39" EAST, A DISTANCE OF 664.81 FEET; THENCE NORTH 89°55'28" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°40'32" WEST ALONG THE WEST LINE OF TRACTS 48, 25, 28 AND 27 OF SAID PLAT, A DISTANCE OF 974.10 FEET; THENCE NORTH 89°05'35" EAST, A DISTANCE OF 165.81 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 181.50 FEET AND A CENTRAL ANGLE OF 186°21'11" AND WHOSE RADIUS POINT BEARS SOUTH 87°50'51" EAST FROM SAID POINT; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 590.33 FEET, TO A POINT OF TANGENCY; THENCE NORTH 04°12'07" WEST, A DISTANCE OF 50.96 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 23°23'03"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.41 FEET, TO A POINT OF TANGENCY; THENCE NORTH 27°35'10" WEST, A DISTANCE OF 97.93 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°40'44"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.28 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00°54'25" WEST, A DISTANCE OF 63.62 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89°05'35" EAST, A DISTANCE OF 49.08 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1.151.00 FEET AND A CENTRAL ANGLE OF 08°02'21"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 161.50 FEET, TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 107°04'34"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.72 FEET, TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 181.50 FEET AND A CENTRAL ANGLE OF 207°01'33"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 655.81 FEET, TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 112°54'04"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 49.26 FEET, TO A POINT OF TANGENCY; THENCE NORTH 73°44'36" EAST, A DISTANCE OF 180.35 FEET; THENCE NORTH 13°19'21" EAST, A DISTANCE OF 169.98 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 01°59'52"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 33.47 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 78°40'31" EAST, A DISTANCE OF 80.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 01°59'52" AND WHOSE RADIUS POINT BEARS NORTH 78°40'31" WEST FROM SAID POINT; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°19'21" WEST, A DISTANCE OF 120.49 FEET; THENCE SOUTH 76°40'39" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 77°40'00" EAST, A DISTANCE OF 28.40 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 262.00 FEET AND A CENTRAL ANGLE OF 48°28'12" AND WHOSE RADIUS POINT BEARS NORTH 77°40'00" EAST FROM SAID POINT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.64 FEET, TO A POINT COMPOUND CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 947.00 FEET AND A CENTRAL ANGLE OF 25°30'14"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 421.53 FEET, TO A POINT COMPOUND CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 262.00 FEET AND A CENTRAL ANGLE OF 82°28'59"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 239.99 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE NORTH 89°09'12" EAST, A DISTANCE OF 105.67 FEET; THENCE NORTH 00°50'48" WEST, A DISTANCE OF 1,419.85 FEET; THENCE NORTH 45°52'14" EAST, A DISTANCE OF 113.74 FEET; THENCE NORTH 00°50'48" WEST, A DISTANCE OF 200.01 FEET; THENCE NORTH 89°45'19" EAST ALONG THE NORTH LINE OF TRACT 17 OF SAID PLAT, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 105.2196 ACRES, MORE OR LESS.

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA

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

- 1. TRACTS "A", "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
3. 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 PURPOSE OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT ROADS.
4. TRACTS "OS1" THROUGH "OS5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA 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.
5. TRACTS "BT1" THROUGH "BT10", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACTS "L1" THROUGH "L5", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "L1" THROUGH "L5" ARE SUBJECT TO LITTORAL PLANTING RESTRICTIONS AS RECORDED IN OFFICIAL RECORD BOOK 9829, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA 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. THERE SHALL BE NO LANDSCAPING IN THAT PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
8. 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 SATURNIA HOMEOWNERS ASSOCIATION, INC., 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
9. 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.
10. 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.
11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., 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.
12. THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SATURNIA 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.
13. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, G.L. HOMES OF BOCA RATON ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, BY: G.L. HOMES OF BOCA RATON III CORPORATION, GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF MAY, 1997.

G.L. HOMES OF BOCA RATON ASSOCIATES III, LTD. A FLORIDA LIMITED PARTNERSHIP
BY: G.L. HOMES OF BOCA RATON III CORPORATION A FLORIDA CORPORATION, GENERAL PARTNER

BY: [Signature] ALAN J. FANT, VICE PRESIDENT

WITNESS: [Signatures]
WITNESS: [Signatures]

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME AS [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOCA RATON III CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 23rd DAY OF MAY, 1997.

[Signature] Notary Public
MY COMMISSION EXPIRES: 3-18-01

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

THE SATURNIA HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 23rd DAY OF MAY, 1997.

SATURNIA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: [Signature] ALAN J. FANT, VICE PRESIDENT

WITNESS: [Signatures]

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME AS [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SATURNIA HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 23rd DAY OF MAY, 1997.

[Signature] Notary Public
MY COMMISSION EXPIRES: 3-18-01

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF BROWARD

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 9201, PAGE 1221, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF June, 1997.

NATIONS BANK, NA (SOUTH), A NATIONAL BANKING ASSOCIATION

BY: [Signature] BRETT W. McMILLAN, VICE PRESIDENT

WITNESS: [Signatures]

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED BRETT W. McMILLAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONS BANK, NA (SOUTH), AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 24th DAY OF June, 1997.

[Signature] Notary Public
MY COMMISSION EXPIRES: 12-6-98

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS 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 G.L. HOMES OF BOCA RATON ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

BY: [Signature] MARY PIA BASTRENAKES, V.P. MARY PIA BASTRENAKES, VICE PRESIDENT

DATE: June 6, 1997

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") 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.

PERRY C. WHITE PROFESSIONAL LAND SURVEYOR LICENSE NO. 4213 STATE OF FLORIDA

DATE: 2-1-97

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 29 DAY OF July, 1997.

BY: [Signature] GEORGE A. WEBB, P.E., COUNTY ENGINEER

Any references in this document to NationsBank, N.A. (South) shall mean NationsBank, N.A.

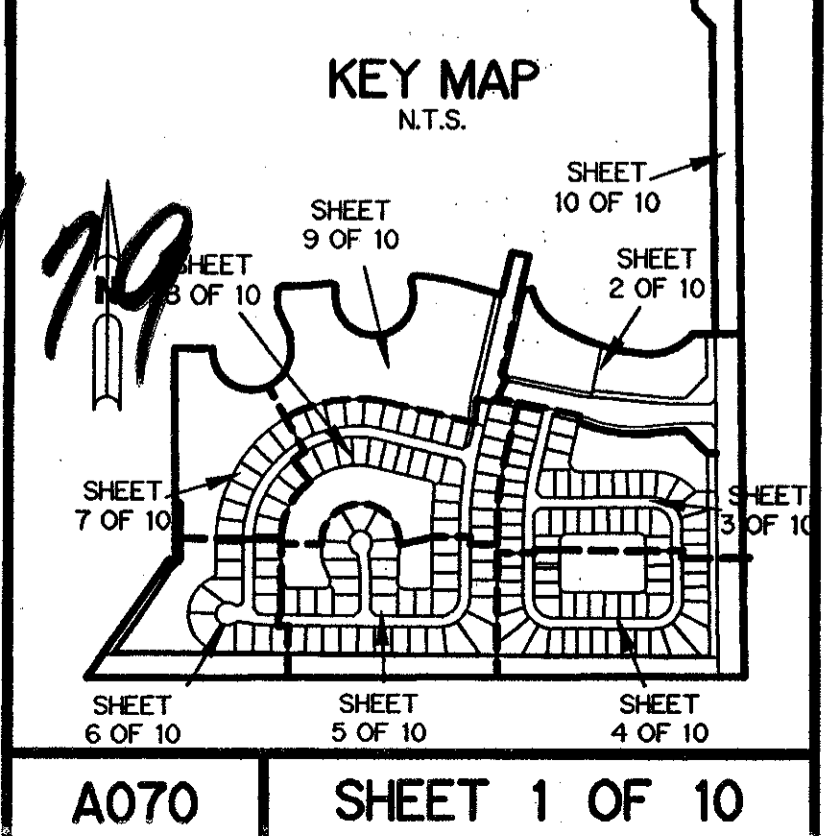
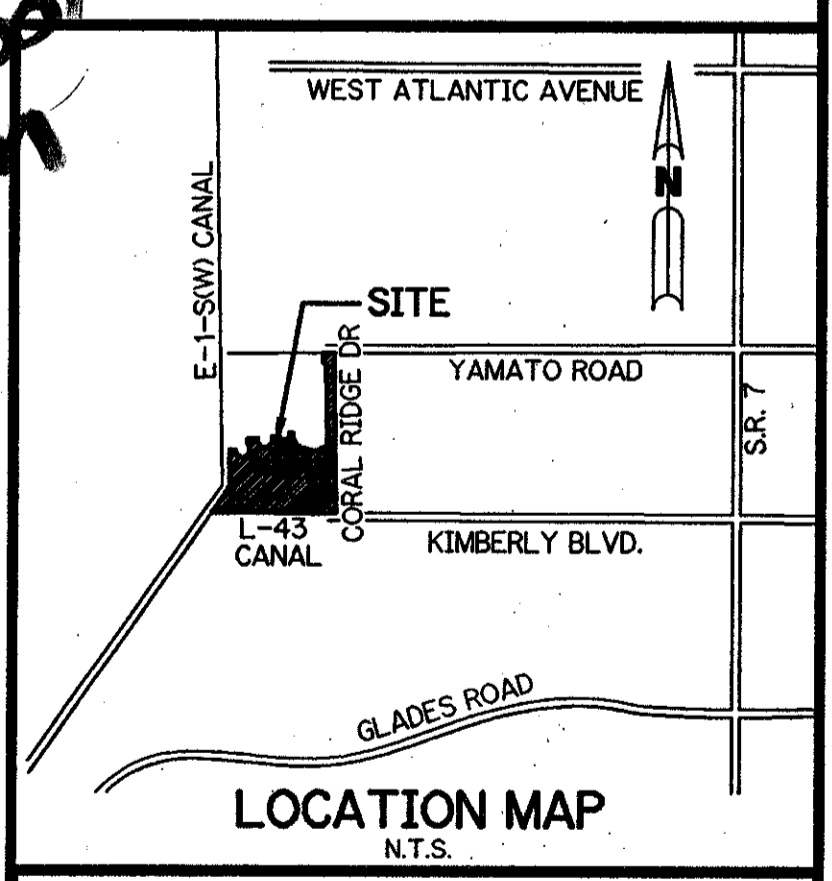
SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83 (1990 ADJUSTMENT). THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST BEARS SOUTH 00°50'48" EAST.
2) 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.
3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5) 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.
6) COORDINATES SHOWN ARE GRID COORDINATES COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET SCALE FACTOR = 1.0000121 BEARING ROTATION = 0°11'11" COUNTERCLOCKWISE (PLAT TO GRID) ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
7) THERE SHALL BE NO ABOVE GROUND CONSTRUCTION WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

SITE PLAN DATA

Table with 2 columns: Zoning Petition No., Total Area, Total Dwelling Units, Density, Parcel C, Parcel D, Recreation Tract, Water Management Tracts. Values include PDD-96-44, 105,219 ACRES, 163 DUU, 1.55 DUU/AC, 33,888 ACRES, 21,789 ACRES, 2.48 ACRES, 31,788 ACRES.

PET. 96-44 Alloc. #0091 5/3/97



PAGE 79 FLOOD MAP 4/10/08 ZONING PUBLISHED ROAD # 68 ZIP CODE 33498 MISS. NAME CAPELLA PLAT 1

Professional seals and stamps for G.L. HOMES OF BOCA RATON III CORPORATION, NOTARY FOR ALAN J. FANT, CABELL P.U.D. ASSOCIATION, INC., NOTARY FOR DORIS CORCORAN, PERRY C. WHITE SURVEYOR, and GEORGE A. WEBB, COUNTY ENGINEER.

0700-007