



COUNTY OF PALM BEACH) ss STATE OF FLORIDA) ss This Plat was filed for record at 12:28 P.M. this 22 day of September 19 97 and duly recorded in Plat Book No. 80 on page 141-195 DOROTHY H. WILKIN, Clerk of Circuit Court by Leigh A. Standley J.C.

SMITH DAIRY WEST P.U.D.-PLAT No. 5 BEING A REPLAT OF PART OF TRACT "A" OF SMITH DAIRY WEST P.U.D.- PLAT No. 3 AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 AND PART OF BLOCK 38 OF PALM BEACH FARMS COMPANY PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PART OF SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 JANUARY 1997

DEDICATION AND DESCRIPTION KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWS HEREON AS SMITH DAIRY WEST P.U.D.- PLAT No. 5, BEING A REPLAT OF PART OF TRACT "A" OF SMITH DAIRY WEST P.U.D.- PLAT No. 3 AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 AND PART OF BLOCK 38 OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PARCEL OF LAND IN SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING PART OF BLOCK 38, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 98 AND 99 OF SAID PUBLIC RECORDS, AND SMITH DAIRY WEST P.U.D.-PLAT No. 3, AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 OF SAID PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 802.06 FEET; THENCE CONTINUING SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST, A DISTANCE OF 87.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6342, PAGE 457 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUING SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST, A DISTANCE OF 1837.75 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES, 18 MINUTES, 59 SECONDS WEST ALONG THE SAID NORTH LINE OF SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88 DEGREES, 50 MINUTES, 05 SECONDS WEST ALONG THE NORTH LINE OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A DISTANCE OF 544.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 16 OF BLOCK 38, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF SAID PUBLIC RECORDS, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 98 AND 99 OF SAID PUBLIC RECORDS; THENCE SOUTH 01 DEGREES, 00 MINUTES, 50 SECONDS EAST ALONG A LINE CONNECTING THE WESTERLY LINES OF TRACTS 16, 17, 48, 49, AND 80 OF SAID BLOCK 38, SAME LINE ALSO BEING 72.85 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY AS SHOWN ON RIGHT-OF-WAY MAP, STATION 2334+53.14 TO STATION 2342+94.41, CONTRACT No. 3.2, SHEET 8 OF 13, A DISTANCE OF 1570.24 FEET; THENCE CONTINUE SOUTH 01 DEGREES, 00 MINUTES, 50 SECONDS EAST ALONG SAID WESTERLY TRACT LINE, A DISTANCE OF 507.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES, 00 MINUTES, 50 SECONDS EAST ALONG SAID WESTERLY TRACT LINE, A DISTANCE OF 647.68 FEET TO THE INTERSECTION OF SAID WESTERLY TRACT LINE WITH THE NORTH LINE OF SMITH DAIRY WEST P.U.D.-PLAT No. 3 AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 59 MINUTES, 10 SECONDS EAST ALONG SAID NORTH LINE OF SMITH DAIRY WEST P.U.D.- PLAT No. 3, A DISTANCE OF 595.91 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 168.00 FEET AND A RADIAL BEARING OF NORTH 82 DEGREES, 32 MINUTES, 44 SECONDS EAST AT SAID INTERSECTION; THENCE SOUTHWESTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 167 DEGREES, 07 MINUTES, 08 SECONDS A DISTANCE OF 490.02 FEET TO SAID NORTH LINE OF SMITH DAIRY WEST P.U.D.-PLAT No. 3; THENCE NORTH 88 DEGREES, 59 MINUTES, 10 SECONDS EAST ALONG SAID NORTH LINE OF SMITH DAIRY WEST P.U.D.-PLAT No. 3, A DISTANCE OF 25.49 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2130.00 FEET, AND A RADIAL BEARING OF NORTH 02 DEGREES, 10 MINUTES, 50 SECONDS EAST AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES, 16 MINUTES, 10 SECONDS, A DISTANCE OF 381.77 FEET; THENCE NORTH 02 DEGREES, 03 MINUTES, 00 SECONDS WEST, A DISTANCE OF 207.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 860.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES, 38 MINUTES, 22 SECONDS, A DISTANCE OF 84.65 FEET TO A POINT, SAID CURVE HAVING A RADIAL BEARING OF SOUTH 86 DEGREES, 24 MINUTES, 38 SECONDS EAST AT SAID POINT; THENCE SOUTH 82 DEGREES, 02 MINUTES, 44 SECONDS WEST, A DISTANCE OF 403.39 FEET; THENCE SOUTH 88 DEGREES, 59 MINUTES, 10 SECONDS WEST, A DISTANCE OF 45.84 FEET; THENCE NORTH 19 DEGREES, 44 MINUTES, 23 SECONDS WEST, A DISTANCE OF 26.40 FEET; THENCE SOUTH 88 DEGREES, 59 MINUTES, 10 SECONDS WEST, A DISTANCE OF 458.43 FEET TO THE POINT OF BEGINNING.

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

AMBELSIDE WAY, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BRIDLEWOOD VILLAGE 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.

TRACT 1, AS SHOWN HEREON IS HEREBY RESERVED FOR MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT No. 6, AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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 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 SMITH FARM MASTER 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS 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.

TRACT OS-1, OS-2 AND OS-3 AS SHOWN HEREON ARE HEREBY RESERVED FOR BRIDLEWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER, AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS B-1, B-2, B-3, AND B-4 AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ADJUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, SAID BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.

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 1 DAY OF August, 1997.

MINTO COMMUNITIES, INC. A FLORIDA CORPORATION ATTEST: Phillippe Joannisse VICE PRESIDENT BY: Michael Greenberg PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILLIPPE JOANISSE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, 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 1 DAY OF Aug 1997.

MY COMMISSION EXPIRES: 10/5/98 Sharon Rosenblum NOTARY PUBLIC CC 393499

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

SMITH FARM MASTER 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 12 DAY OF AUGUST, 1997.

SMITH FARM MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT WITNESS: T.R. BEER, PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SMITH FARM MASTER ASSOCIATION, 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 12 DAY OF August, 1997.

MY COMMISSION EXPIRES: 10/5/98 Sharon Rosenblum NOTARY PUBLIC CC 393499

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

BRIDLEWOOD VILLAGE 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 20 DAY OF AUGUST, 1997.

BRIDLEWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: T.R. BEER, PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BRIDLEWOOD VILLAGE HOMEOWNERS ASSOCIATION, 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 20 DAY OF August, 1997.

MY COMMISSION EXPIRES: 10/5/98 Sharon Rosenblum NOTARY PUBLIC CC 393499

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH

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 9332 AT PAGE 1197 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE 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 4 DAY OF August, 1997.

BARNETT BANK, N.A., A SUCCESSOR BY MERGER TO BARNETT BANK OF BROWARD COUNTY, N.A., FOR ITSELF AND AS ATTORNEY IN FACT FOR THE TORONTO-DOMINION BANK, PURSUANT TO THE POWER OF ATTORNEY CONTAINED IN THE MORTGAGE

WITNESS: Mark A. Imes VICE-PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mark A. Imes, VP WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BARNETT BANK, N.A., 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 4th DAY OF August, 1997.

MY COMMISSION EXPIRES: 10/9/99 NOTARY PUBLIC CC# S00395

APPROVALS 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 23 DAY OF Sept 1997

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

MINTO COMMUNITIES, INC. SEAL NOTARY SEAL SMITH FARM MASTER ASSOCIATION, INC. SEAL NOTARY SEAL COUNTY ENGINEER'S SEAL BARNETT BANK, N.A. SEAL NOTARY SEAL HB TITLE OF FLORIDA, INC. SEAL SURVEYOR'S SEAL BRIDLEWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. SEAL

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

WE, HB TITLE OF FLORIDA, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: 8-12-97 HARRY BINNIE, PRESIDENT HB TITLE OF FLORIDA, INC.

SURVEYOR'S NOTES

- 1. PLAT POSITION AND ORIENTATION A. COORDINATES SHOWN ARE GRID B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT C. ZONE = FLORIDA EAST D. LINEAR UNIT = U.S. SURVEY FOOT E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION F. ALL DISTANCES ARE GROUND G. SCALE FACTOR = 1.0000326 H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.L.S. 4828 3. PERMANENT CONTROL POINTS ARE SHOWN THUS: P.C.P. 4828 4. BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A GRID NAD 83, 1990 ADJUSTMENT BEARING OF SOUTH 01°00'50" EAST ALONG THE WEST LINE OF TRACTS 16, 17, 48, 49, 80, AND 81, BLOCK 38 PALM BEACH FARMS COMPANY PLAT No. 3 (PER PLAT BOOK 2, PAGES 45 THROUGH 54) AS RELATED TO HYPOLUXO ROAD AS SHOWN ON HYPOLUXO ROAD RIGHT OF WAY MAP, PROJECT No. 87098, DATED NOVEMBER, 1987. 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS. 6. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 7. 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. 8. 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. 9. THE RIGHT, TITLE, INTEREST, CLAIM, AND DEMAND OF ABSOLUTE, INC., WEST PENINSULAR TITLE COMPANY, MINERAL LAND, INC. AND JOAN E. O'DELL AS TRUSTEE, TO PLATTED ROAD RIGHTS OF WAY OF PALM BEACH FARMS COMPANY PLAT No.3 WITHIN THE BOUNDARY OF THE PLAT SHOWN HEREON, WERE RELEASED TO CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE, THROUGH QUIT CLAIM DEEDS FILED AT OFFICIAL RECORD BOOK (O.R.B.) 8374, PAGE 1558, O.R.B. 8374, PAGE 1600, O.R.B. 8374, PAGE 1612, O.R.B. 8374, PAGE 1624. 10. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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 REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8/19/97 GARY A. RAGER, P.S.M. LICENSE No. 4828 STATE OF FLORIDA THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

Table with columns: SCALE, DATE: FEB. 1997, NICK MILLER, INC. Surveying Planning & Development Consultants, DRAWN BY: CHK:

SMITH DAIRY WEST P.U.D.-PLAT No.5

2560 RCA Blvd. Suite 105 Palm Beach Gardens, Florida 33410 (407) 627-5200 DRAWING NUMBER 940148S

SUBDIVISION * Smith Dairy West BOOK 80 PAGE 194 FLOOD ZONE 0 FLOOD MAP #1704 QUAD # 49 ZONING PUD SE 94-77 ZIP CODE 33469 PUD NAME Smith Dairy West PLAT #5

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