

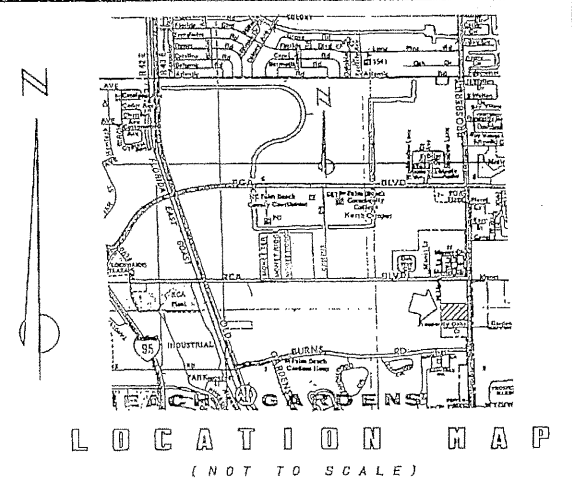
NATURES HIDEAWAY A P. U. D.

LYING IN THE NORTHWEST QUARTER OF SECTION 8
TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS
PALM BEACH COUNTY, FLORIDA

JULY 1996 SHEET 1 OF 2

EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS
2166 JOG ROAD
WEST PALM BEACH, FLORIDA, 33415

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at
this 13th day of January 1998
and duly received by the Clerk of
County of Palm Beach, Florida
Clerk
[Signature]



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT COAST FINANCIAL SERVICES, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON BEING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS NATURES HIDEAWAY, A P. U. D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH THREE QUARTERS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOGETHER WITH THE NORTH FIVE FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; LESS HOWEVER, THE EAST 3 FEET THEREOF FOR RIGHT OF WAY OF PROSPERITY FARMS ROAD.

CONTAINING: 7.741 ACRES, MORE OR LESS,
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- A. EASEMENTS FOR WATER AND SEWER PURPOSES, AS SHOWN HEREON AND DESIGNATED S. L. E. (SEWER LINE EASEMENT) AND H. L. E. (WATER LINE EASEMENT) ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- B. THE LIMITED SERVICE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CONSTRUCTION AND MAINTENANCE OF LIMITED SERVICE UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS, SIDEWALKS, APPURTENANT TO THE ROADWAY AND DRAINAGE FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- C. TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE NATURES HIDEAWAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS AND EGRESS, 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 THE CITY OF PALM BEACH GARDENS, FLORIDA.
- D. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT R IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE NATURES HIDEAWAY HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT R IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT R.
- E. THE LANDSCAPE BUFFER/NATURAL AREA IS HEREBY RESERVED FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE NATURES HIDEAWAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- F. 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 NATURES HIDEAWAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT.
- G. THE WETLAND PRESERVATION AREAS, AS SHOWN HEREON, SHALL BE MAINTAINED AS PROVIDED FOR IN THE CONSERVATION AGREEMENT.

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 6th DAY OF January 1998.

COAST FINANCIAL SERVICES, INC.,
A FLORIDA CORPORATION
BY: Michael E. Sand
MICHAEL E. SANDS, PRESIDENT
WITNESS: Dolores B. Rickert
DOLORES B. RICKERT

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL E. SANDS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COAST FINANCIAL SERVICES, INC., A FLORIDA 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF January 1998.
MY COMMISSION EXPIRES: 02/14/00 Laura Heins
NOTARY PUBLIC

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 9144, PAGES 984 THRU 1001, INCLUSIVE, 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 ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF January 1998.

ATTEST: John C. Trammel FIRST FEDERAL SAVINGS AND LOAN OF THE PALM BEACHES, A CORPORATION OF THE STATE OF FLORIDA
JOHN C. TRAMMEL, SECRETARY F. DEVOE BASSFORD, VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED F. DEVOE BASSFORD AND JOHN C. TRAMMEL, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF FIRST FEDERAL OF THE PALM BEACHES, 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 5th DAY OF January 1998.

MY COMMISSION EXPIRES: 3/7/98 Kenny S. Harley, Jr.
NOTARY PUBLIC

APPROVALS

STATE OF FLORIDA
CITY OF PALM BEACH GARDENS, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF January 1998.

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

ATTEST:
LINDA Y. KOSIER, CNC, CITY CLERK

BY: Laura Heins
CITY CLERK

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF January 1998.
BY: Lennart E. Lindahl
LENNART E. LINDAHL, CITY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, EXPRESS LAND TITLE COMPANY, 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 COAST FINANCIAL SERVICES, INC., A FLORIDA CORPORATION; 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 NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 1/6/98
BY: Mike Rus
MIKE RUS, PRESIDENT
EXPRESS LAND TITLE COMPANY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE 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. N. 'S) AND PERMANENT CONTROL POINTS (P. C. P. 'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA CONFORMS WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: January 6, 1998
BY: Kent H. Ewing, Jr.
KENT H. EWING, JR.
REGISTERED SURVEYOR NO. 3988
STATE OF FLORIDA

THIS INSTRUMENT HAS PREPARED BY
KENT H. EWING, JR., IN THE OFFICE OF
EWING AND SHIRLEY, INC.
2166 JOG ROAD
WEST PALM BEACH, FLORIDA 33415

