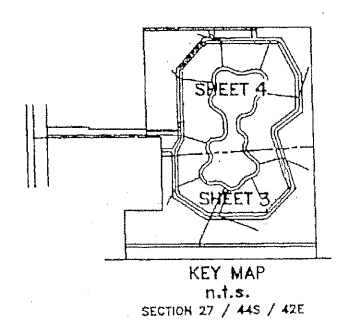
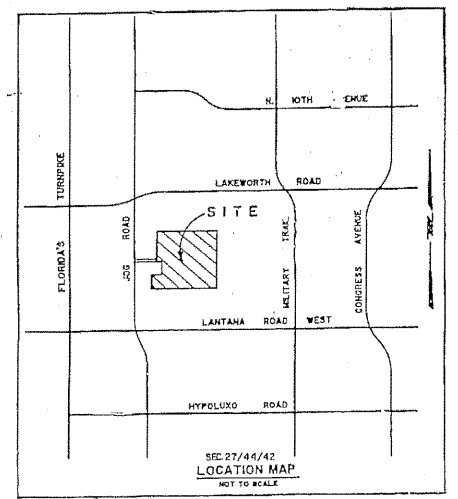




PLAT OF
CHELSEA COMMONS
LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 4 FEBRUARY , 1998



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:31
P.M. This 19 day of March 1998
and duly recorded in Plat Book No. 82
on Page 30-33
Dorothy H. Wilken, Clerk of the Circuit Court
By *Richard A. Stalley*, D.C.

- 6. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- 7. THE WATER/SEWER UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF WATER AND SEWER UTILITIES AND APPURTENANCES. THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED.
- 8. ALL OTHER 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 PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE CHELSEA COMMONS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP OF CHELSEA SAHP CORP., A FLORIDA CORPORATION, GENERAL PARTNERS OF CHELSEA COMMONS LIMITED PARTNERSHIP, THE OWNERS OF THE LAND SHOWN HEREON AS CHELSEA COMMONS, SITUATED IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 88°34'28" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 1014.33 FEET; THENCE NORTH 00°54'12" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 88°34'28" WEST ALONG THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 876.21 FEET; THENCE SOUTH 00°55'50" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27; THENCE NORTH 88°34'28" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 476.21 FEET; THENCE NORTH 00°57'29" EAST ALONG THE EAST LINE OF THE WEST 200 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 223.20 FEET; THENCE SOUTH 88°34'58" EAST, A DISTANCE OF 225.01 FEET; THENCE NORTH 00°57'29" EAST, A DISTANCE OF 447.51 FEET; THENCE NORTH 88°34'58" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 87.07 FEET; THENCE NORTH 00°56'39" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 670.74 FEET; THENCE SOUTH 88°35'28" EAST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 1013.36 FEET; THENCE SOUTH 00°54'12" WEST ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27 AND A PORTION OF THE WESTERLY BOUNDARY OF THE PLAT OF SHERWOOD LAKES (P.U.D.) PLAT NO. 2, AS RECORDED IN PLAT BOOK 41, PAGES 134 - 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1321.78 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 30.73 ACRES MORE OR LESS.

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

- 1. WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CHELSEA COMMONS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CHELSEA COMMONS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. THE 20 FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO CHELSEA COMMONS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER WHICH THE EASEMENT IS LOCATED.
- 4. PARCEL 1A, AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CHELSEA COMMONS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR MULTI-FAMILY DWELLINGS AND OTHER RELATED PURPOSES.
- 5. THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO CHELSEA COMMONS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS, UTILITIES AND DRAINAGE FACILITIES. THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER SAID EASEMENTS.

IN WITNESS WHEREOF, THE CHELSEA COMMONS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CHELSEA SAHP CORPORATION, A FLORIDA CORPORATION, THIS 6th DAY OF February, 1998.

CHELSEA COMMONS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

BY: CHELSEA SAHP CORPORATION
A FLORIDA CORPORATION, AS
GENERAL PARTNER

ATTEST: *Susan L. Harris* BY: *Michael L. Fowler*
SUSAN L. HARRIS, SECRETARY MICHAEL L. FOWLER, PRESIDENT

ACKNOWLEDGMENTS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME PERSONALLY APPEARED MICHAEL L. FOWLER AND SUSAN L. HARRIS WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CHELSEA SAHP CORPORATION, A CORPORATION, AS GENERAL PARTNER OF CHELSEA COMMONS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, 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.

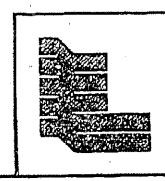
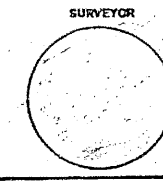
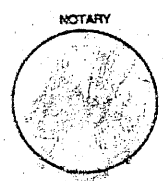
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF February, 1998
MY COMMISSION EXPIRES: Virginia R. Paxon
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

I, WILLIAM R. BLOOM, 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 CHELSEA COMMONS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND CHELSEA SAHP CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF CHELSEA COMMONS 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.

DATED: February 19, 1998 BY: William R. Bloom
WILLIAM R. BLOOM



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA
PLAT OF
CHELSEA COMMONS