

SMITH DAIRY WEST P.U.D. - PLAT No. 7, PHASE II
BEING A REPLAT OF ALL OF WATER MANAGEMENT TRACT No. 7, AS SHOWN ON
THE PLAT OF SMITH DAIRY WEST P.U.D. PLAT No. 4, AS RECORDED IN PLAT
BOOK 81, PAGES 170-176 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA AND A PORTION OF SECTION 4, TOWNSHIP 45 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTION ALSO
BEING PART OF BLOCK 38 OF PALM BEACH FARMS COMPANY PLAT No. 3,
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54
OF SAID PUBLIC RECORDS
SHEET 2 OF 8
AUGUST 1998

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 23 DAY OF December, 1998

SMITH FARM MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]
Brenda Rothenspan T. R. BEER, PRESIDENT

ACKNOWLEDGMENT

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 23 DAY OF December, 1998.

MY COMMISSION EXPIRES: 10/5/2002 [Signature]
CC 766787 NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

LEGACY CHASE 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 23 DAY OF December, 1998

LEGACY CHASE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]
Brenda Rothenspan T. R. BEER, PRESIDENT

ACKNOWLEDGMENT

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 THE LEGACY CHASE 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 23 DAY OF December, 1998.

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SURVEYOR'S NOTES

- PLAT POSITION AND ORIENTATION
 - COORDINATES SHOWN ARE GRID
 - DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = U.S. SURVEY FOOT
 - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR = 1.0000326
 - GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: L.B. 4318 UNLESS OTHERWISE NOTED.
- PERMANENT CONTROL POINTS ARE SHOWN THUS: P.C.P. L.B. 4318
- 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.
- 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 APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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 1588 O.R.B. 8374, PAGE 1600, O.R.B. 8374, PAGE 1612, O.R.B. 8374 PAGE 1624.
- THE POSITION OF THE EASEMENT SHOWN AS A 20 FOOT DRAINAGE EASEMENT ON SHEET 4 OF 8 IS APPROXIMATE AND IS BASED ON AN INTERPRETATION OF THE DESCRIPTION CONTAINED IN O.R.B. 6620, PAGE 1347. MATHEMATICAL INCONSISTENCIES IN THE DESCRIPTION PREVENT ANY EXACT PLACEMENT OF THIS EASEMENT.

LAND USE - MASTER PLAN SMITH DAIRY POD "G"

ROADS	5.70Ac.
(MARBLE TREE LANE)	
(SQUIREWOOD WAY)	
WATER DANCE WAY)	
TRACT B-1	0.08Ac.
TRACT B-2	0.41Ac.
TRACT B-3	1.66Ac.
TRACT OS-1	0.21Ac.
TRACT OS-2	0.02Ac.
WATER MANAGEMENT TRACT No. 12	10.76Ac.
LOTS	<u>23.32Ac.</u>
TOTAL	<u>42.16Ac.</u>
NUMBER OF UNITS = 108	
TYPE USE = SINGLE FAMILY	
PETITION NUMBER = 94-077	
DENSITY = 3.5 DWELLING UNITS / ACRE	

SMITH DAIRY WEST
 PLAT 7
 PHASE II
 BOOK 81
 PAGE 170-176
 FLOOD MAP # 17DA
 ZONING PUD
 QUAD # 49
 SE 94-77
 TAZ 942
 PUD NAME Smith Dairy West

SCALE: SHOWN
 DATE: AUGUST 1998

NMI NICK MILLER, INC.
 Surveying & Mapping Consultants

SMITH DAIRY WEST P.U.D. - PLAT No. 7, PHASE II

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 D.B.P.R. Business License No. 4318

DRAWING NUMBER
94014CR