

This Instrument Prepared by Thomas R. Palbick of HAGER WEINBERG AND ASSOCIATES, INC. Professional Land Surveyors Certificate of Authorization No. 6772 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431 Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwaljh @ bellsouth.net

THE PALMS AT ATLANTIS A Residential Planned Unit Development (P.U.D.) A Parcel of Land being in Section 31, Township 44 South, Range 43 East City of Atlantis, Palm Beach County, Florida

P.U.D. TABULATION

Table with 4 columns: Site Data, Building Setbacks, Front, Rear, Side, Boundary, Pool, Screen Enclosure, Patio/Deck. Includes details like Single Family Lots (60 Each), Number of Dwelling Units (60 Dwellings), Site Area (13.26 Acres), etc.

NOTICE: This Plat as recorded in its graphic form, is the Official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. 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.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that CENTERLINE HOMES AT ATLANTIS, LIMITED, a Florida Limited Partnership, owners of the land shown hereon, being a Portion of Section 31, Township 44 South, Range 43 East, Lying the City of Atlantis, Palm Beach County, Florida shown hereon as THE PALMS AT ATLANTIS, being more particularly described as follows:

BEGIN at the Southwest corner of "PLAT OF ATLANTIS ATRIUMS", as recorded in Plat Book 35, Pages 96 and 97, of the Public Records of Palm Beach County, Florida; Thence North 12°09'30" East, along the Westerly Boundary of said "PLAT OF ATLANTIS ATRIUMS", a distance of 288.17 feet; Thence North 00°25'48" East, along the Westerly line of said "PLAT OF ATLANTIS ATRIUMS", a distance of 115.00 feet to the Northwest corner of said "PLAT OF ATLANTIS ATRIUMS"; Thence South 89°34'12" East, along the North line of said "PLAT OF ATLANTIS ATRIUMS", a distance of 198.00 feet to the point of curvature of a curve to the right; said curve having a radius of 190.42 feet, a central angle of 34°39'50" and whose chord bears South 72°14'17" East; Thence Easterly, along the arc of said curve and the North line of said "PLAT OF ATLANTIS ATRIUMS", a distance of 115.20 feet to the end of said curve; Thence North 00°25'48" East, a distance of 393.79 feet to a point on the Southerly Right-of-Way line of Lake Worth Drainage District Canal No. 14; thence North 89°34'12" West, along said Southerly Right-of-Way line, a distance of 950.99 feet; Thence South 00°25'48" West, a distance of 730.00 feet to a point on the Northerly Right-of-Way line of Atlantis Boulevard, as shown on the "PLAT NO. 6, CITY OF ATLANTIS, FLORIDA", as recorded in Plat Book 28, Page 174 of the Public Records of Palm Beach County, Florida; Thence South 89°34'12" East, along said Northerly Right-of-Way line, a distance of 321.86 feet to the point of curvature of a curve to the right; said curve having a radius of 1300.00 feet, a central angle of 11°43'42" and a chord bearing of South 83°42'21" East; Thence Easterly, along the arc of said curve and said Northerly Right-of-Way line, a distance of 266.11 feet to the POINT OF BEGINNING.

SUBJECT TO an easement over the Westerly 30 feet thereof, to Lake Worth Drainage District for the C-15 Canal as recorded in Official Records Book 7056, Page 1582 of the Public Records of Palm Beach County, Florida.

SUBJECT TO easements, reservations, restrictions and rights-of-way of record. Containing 13.26 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- 1. TRACT "A" (Public Streets), as shown hereon, are hereby Dedicated to the CITY OF ATLANTIS, a Florida Municipal Corporation, its Successors and Assigns, for public street purposes and other purposes not inconsistent with this Dedication and is the perpetual maintenance obligation of said CITY OF ATLANTIS, its Successors and Assigns.
2. TRACT "W-1" and "W-2" (Water Management Tracts), as shown hereon, are reserved for the PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for storm water management and drainage purposes and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of Atlantis.
3. TRACTS "B" (Open Space), as shown hereon, is hereby reserved for the PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of Atlantis.
4. DRAINAGE EASEMENTS: The Drainage Easements, as shown hereon, are hereby dedicated in perpetuity for Drainage purposes.
5. LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements, as shown hereon, are hereby reserved for the PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water 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 the City of Atlantis.
6. UTILITY EASEMENTS: 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.
7. TRACT "C" (Park Tract), as shown hereon, is hereby reserved for the PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Recreational purposes and is the perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of Atlantis.
8. LANDSCAPE EASEMENTS: The Landscape Easements, as shown hereon, are hereby reserved for the PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Landscape purposes and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of Atlantis.
9. GOLF CART EASEMENTS: The Golf Cart Easements, as shown hereon, are hereby reserved for the PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Golf Cart Ingress and Egress to Garages and is the perpetual maintenance obligation of said Association, its Successors and Assigns without recourse to the City of Atlantis.

IN WITNESS WHEREOF, the above-named Limited Partnership has caused these presents to be signed by its General Partner, CENTERLINE HOMES AT ATLANTIS, INC., a Florida Corporation, this 30 day of December 1998.

CENTERLINE HOMES AT ATLANTIS, INC. A Florida Corporation its General Partner Witness: Lynda Bebler (Print Name) Lynda Bebler Lewis Moscovitch, President Witness: Kristin Kenneway (Print Name) Kristin Kenneway Stephen Margolis, Secretary

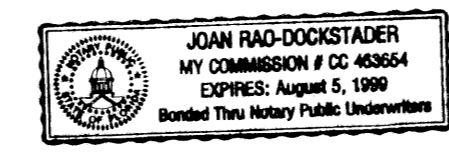
ACKNOWLEDGEMENT

State of Florida ss County of Broward

BEFORE ME personally appeared Lewis Moscovitch who is personally known to me and who executed the foregoing instrument as President of CENTERLINE HOMES AT ATLANTIS, INC., a Florida Corporation, as General Partner of CENTERLINE HOMES AT ATLANTIS, LIMITED, a Florida Limited Partnership and he 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 30 day of December 1998.

Notary Public - State of Florida My Commission Expires: August 5, 1999



ACCEPTANCE OF RESERVATIONS

State of Florida ss County of Broward

THE PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit 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 30 day of December 1998.

Witness: Kristin Kenneway (Print Name) Kristin Kenneway Witness: Phyllis A. Wright (Print Name) Phyllis A. Wright

THE PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC. a Florida Corporation, Not for profit By: Craig Perry, President (Print Name) Craig Perry, President

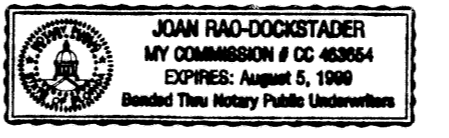
ACKNOWLEDGEMENT

State of Florida ss County of Broward

BEFORE ME personally appeared Craig Perry, who is personally known to me and who executed the foregoing instrument as President of THE PALMS AT ATLANTIS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit 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 30 day of December 1998.

Notary Public - State of Florida My Commission Expires: August 5, 1999



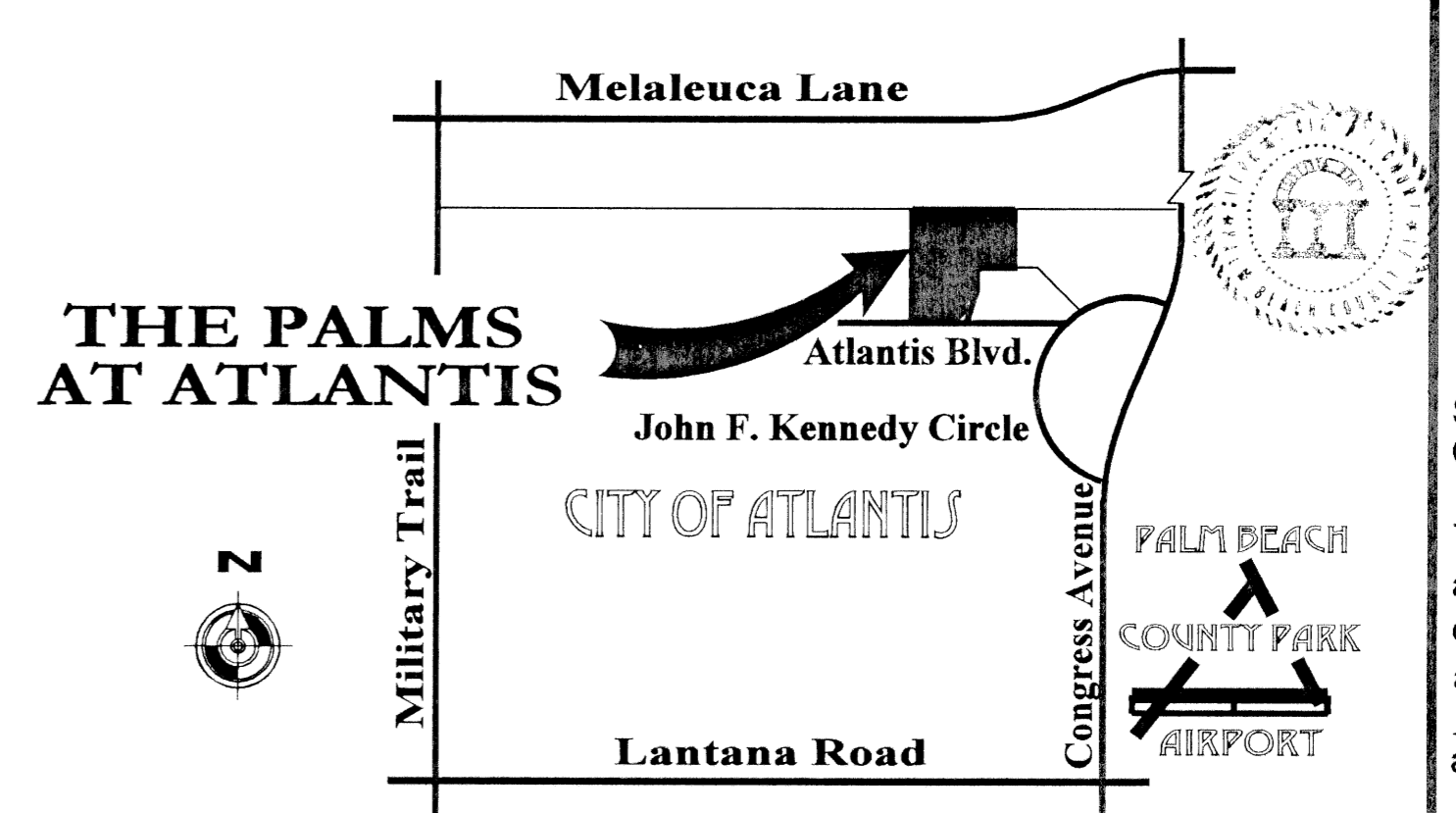
MORTGAGEE'S CONSENT

State of Florida ss County of Dade

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 10346 at page 594 of the Public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Senior Vice President and its Seal to be affixed hereon by and with the authority of its Board of Directors, this 4th day of January 1999.

SUN TRUST BANK, MIAMI, NATIONAL ASSOCIATION Licensed to do business in the State of Florida Clerk of the Circuit Court Witness: Martha Opitz (Print Name) Martha Opitz Robert Hummel, Senior Vice President Witness: Mercedes Blancos (Print Name) Mercedes Blancos



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State of Florida ss County of Palm Beach

This Plat was Filed for Record at 11:51am this 22 day of February 1999 and Duly Recorded in Plat Book 84 on Pages 92 and 93.

Dorothy H. Wilken, Clerk By: Barbara A. Platt D.C.

Sheet 1 of 2 Sheets

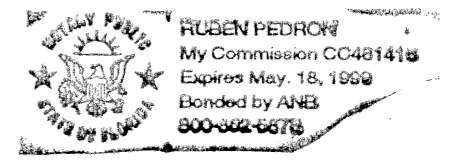
ACKNOWLEDGEMENT

State of Florida ss County of Dade

BEFORE ME personally appeared Robert Hummel, who is personally known to me and who executed the foregoing instrument as Senior Vice President of SUN TRUST BANK, MIAMI, NATIONAL ASSOCIATION and severally acknowledged to and before me that he executed such instrument as such Officer of said Association, and that the Seal affixed to the foregoing instrument is the Seal of said Association and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and Official seal this 4th day of January 1999.

Notary Public - State of Florida My Commission Expires: 5/18/99



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) and Monuments according to Section 177.091(9), F.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 City of Atlantis, Florida; and, further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Atlantis, Florida.

Thomas R. Palbick Professional Land Surveyor Florida Registration No. 5061

TITLE CERTIFICATION

State of Florida ss County of Palm Beach

We, RELIANCE TITLE COMPANY, a Title Insurance Company, 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 CENTERLINE HOMES AT ATLANTIS, LIMITED, a Florida Limited Partnership; that 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.

Larry Rothenberg, President Dated 1/5/99 Reliance Title Company

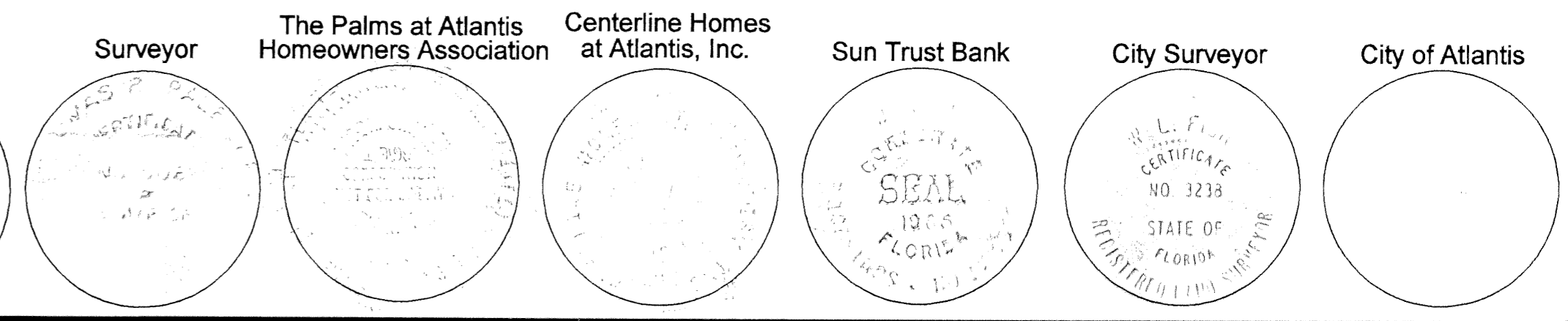
CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS

CITY OF ATLANTIS, A MUNICIPAL CORPORATION This Plat is hereby approved for record this 12th day of February 1999. The City of Atlantis accepts the Streets after satisfactory completion thereof for Maintenance and Operation.

Attest: Betty A. Yon, City Clerk By: William P. Howell, Mayor

This Plat has been reviewed for conformity to Chapter 177, Florida Statutes.

Date: FEBRUARY 15, 1999 By: Wayne L. Fish, Professional Surveyor and Mapper Florida Registration No. 3222



ATLANTIS PAGE 92 PLACED MAP ZONING ZIP CODE 33409