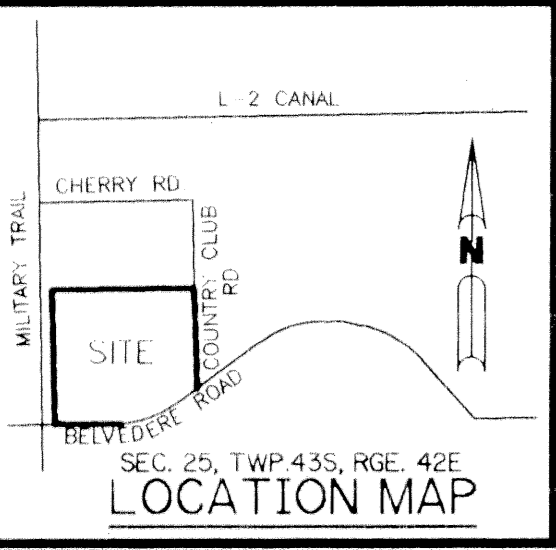


# BMC PLAT

### A MULTIPLE USE PLANNED DEVELOPMENT LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF A PORTION OF CENTRAL BANK SUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 145 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 3      OCTOBER, 1999



#### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 AGREE THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9917 AT PAGE 1491 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF November, 1999.

WITNESS: Lorri Macdonald FIDELITY FEDERAL SAVINGS BANK OF FLORIDA  
BY: Joseph C. Bova  
Joseph C. Bova  
Vice President

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 AGREE THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9364 AT PAGE 1221 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12<sup>th</sup> DAY OF Nov., 1999.

WITNESS: Ronald J. Heller REPUBLIC SECURITY BANK  
A FLORIDA BANKING CORPORATION, AS SUCCESSOR BY MERGER  
OF FIRST BANK OF FLORIDA, F/K/A FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION OF THE PALM BEACHES  
BY: Roger P. Savage  
Roger P. Savage  
Vice President

#### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Joseph C. Bova WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED As Identification AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sec. V.P. OF FIDELITY SAVINGS BANK OF FLORIDA, 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 5 DAY OF November, 1999.

8/2/03  
MY COMMISSION EXPIRES:  
Lorri Macdonald  
NOTARY PUBLIC - STATE OF FLORIDA

#### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Roger P. Savage WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED As Identification AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sec. V.P. OF REPUBLIC SECURITY BANK, A FLORIDA BANKING CORPORATION'S SUCCESSOR BY MERGER OF FIRST BANK OF FLORIDA, F/K/A FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, 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<sup>th</sup> DAY OF November, 1999.

12-31-01  
MY COMMISSION EXPIRES:  
Brenda J. Burkhammer  
NOTARY PUBLIC - STATE OF FLORIDA  
Brenda J. Burkhammer

#### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, LANDMARK 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SCHOOLEY CADILLAC INC., A FLORIDA CORPORATION, STEVEN L. CRAIG, TRUSTEE UNDER UNDER THE PROVISIONS OF TRUST AGREEMENTS DATED DECEMBER 23 1986, GENE R. BARBATO, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED NOVEMBER 10, 1987, SPEARS CORP., A FLORIDA CORPORATION, F/K/A/ BARNWELL-SPEARS ENTERPRISES, INC., A FLORIDA CORPORATION, BELVEDERE MILITARY CORPORATION, A FLORIDA CORPORATION, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, 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.

DATE: 11-12-99  
BY: Sherry J. Charvati  
SHERIFF - FLORIDA  
TITLE: VICE-PRESIDENT

#### SURVEYOR'S NOTES:

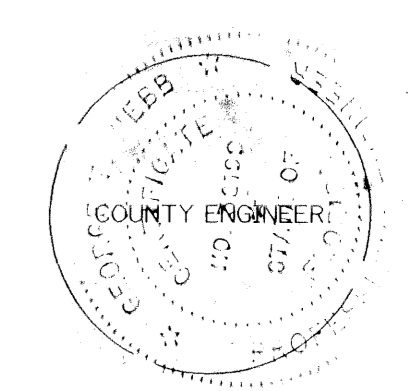
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43, RANGE 42 EAST, BEING S88°07'58" E.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE
4. 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.
5. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
6. COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000380  
S. 88°07'58" E. (PLAT BEARING)  
S. 88°31'07" E. (GRID BEARING)  
BEARING ROTATION (PLAT TO GRID):  
00°23'09" COUNTER CLOCKWISE

#### 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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Wilbur F. Divine  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 10-11-99



THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB6674

BMC Plat  
PAGE 163  
FLOOD MAP # 1568  
ZONING RM  
ZIP CODE 33417  
PUD NAME BMC

