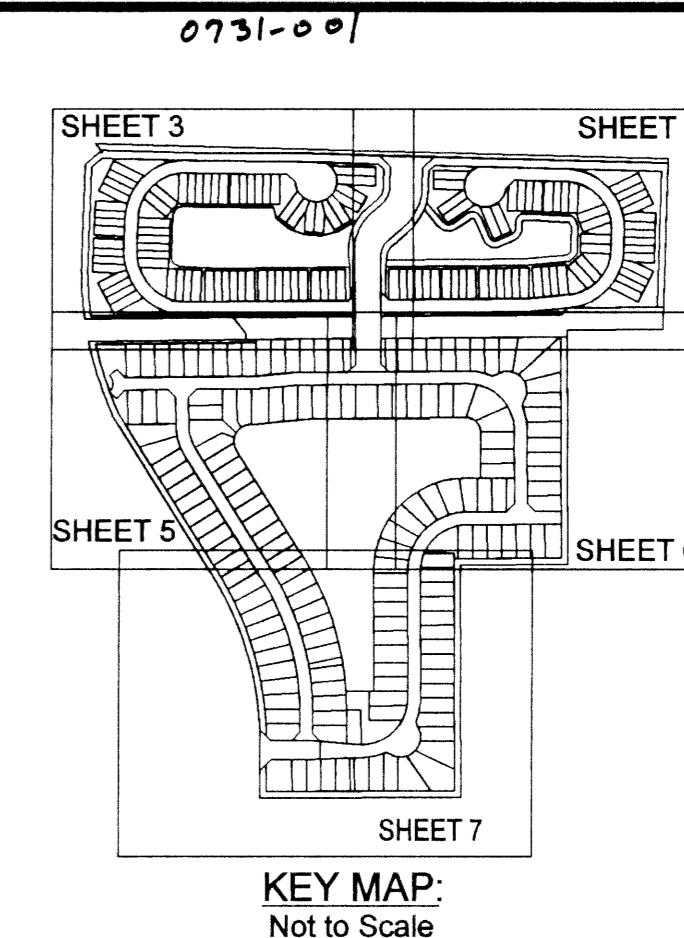


This Instrument Prepared by
 Thomas R. Palbickie of
HAGER WEINBERG AND ASSOCIATES, INC.
 Professional Land Surveyors
 Certificate of Authorization No. 6772
 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
 Phone: (561) 396-3600 Fax: (561) 396-2237 E-Mail: hwa@bellsouth.net

BRYNTESON NURSERY, P.U.D.
WILLOUGHBY FARMS

A Portion of Government Lot 2, Tract 37 and Government Lot 1, Tract 38 of the hiatus between Townships 44 and 45 South, Range 42 East (also known as Township 44 1/2 South, Range 42 East) together with a portion of Section 1 and 2, Township 45 South, Range 42 East Palm Beach County, Florida



199

State of Florida ss
 County of Palm Beach
 This Plat was Filed for Record at _____ this _____ day of _____ 199____ and Duly Recorded in Plat Book _____ on Pages _____ and _____
 Dorothy H. Wilken, Clerk
 By: _____ D.C.

Sheet 2 of 7 Sheets

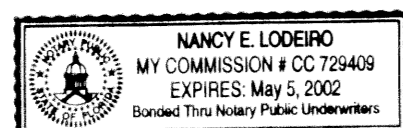
ACKNOWLEDGEMENT

State of Florida ss
 County of Dade

BEFORE ME personally appeared Paul Romanowski who is personally known to me and who executed the foregoing instrument as President of CONTINENTAL HOMES OF FLORIDA, 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 that said instrument is the free act and deed of said Corporation.

WITNESS my hand and Official seal this 8th day of December, 1999.

Nancy E. Lodeiro
 Notary Public - State of Florida
 My Commission Expires: 5/5/02



P.U.D. Statistics

Petition No.: PDD 97-109
 Gross Acreage: 56.197 Acres
 Dwelling Units (1): 156 D.U.
 Housing Type(1): Zero Lot Line/Detached
 Dwelling Units (2): 120 D.U.
 Housing Type(2): Townhome/Attached
 Total Dwelling Units: 276 D.U.
 Density: 4.9 D.U./Acre

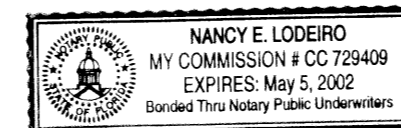
ACKNOWLEDGEMENT

State of Florida ss
 County of Dade

BEFORE ME personally appeared Michael Humphries who is personally known to me and who executed the foregoing instrument as President of WILLOUGHBY ESTATES 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.

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Nancy E. Lodeiro
 Notary Public - State of Florida
 My Commission Expires: 5/5/02



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 Section 177.091 (9), Florida Statutes, will be set under the guarantees 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.

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

TITLE CERTIFICATION

State of Florida ss
 County of Dade

I, Juan E. Rodriguez, Esquire, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that we find the title to the property is vested to CONTINENTAL HOMES OF FLORIDA, INC., a Florida Corporation; that current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Juan E. Rodriguez December 8, 1999
 Juan E. Rodriguez, Esquire Dated
 Attorney at Law, Licensed in Florida

**COUNTY APPROVAL
 COUNTY ENGINEER**

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 28th day of December, 1999, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George T. Webb, P.E.
 George T. Webb, P.E., County Engineer
 Edw'n A. Jack, P.E., Deputy County Engineer

ACCEPTANCE OF RESERVATIONS

State of Florida ss
 County of Dade

The WILLOUGHBY FARMS MASTER 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 8th day of December, 1999.

WILLOUGHBY FARMS MASTER HOMEOWNERS ASSOCIATION INC.
 a Florida Corporation, not for profit

Witness: Joyce S. Villar
 (Print Name) Joyce S. Villar

Witness: Francis J. Guerra
 (Print Name) FRANCIS J. GUERRA

By: Michael Humphries
 (Print Name) Michael Humphries

ACCEPTANCE OF RESERVATIONS

State of Florida ss
 County of Dade

The WILLOUGHBY TOWNHOMES 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 8th day of December, 1999.

WILLOUGHBY TOWNHOMES HOMEOWNERS ASSOCIATION INC.
 a Florida Corporation, not for profit

Witness: Joyce S. Villar
 (Print Name) Joyce S. Villar

Witness: Francis J. Guerra
 (Print Name) FRANCIS J. GUERRA

By: Michael Humphries
 (Print Name) Michael Humphries

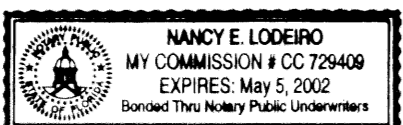
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State of Florida ss
 County of Dade

BEFORE ME personally appeared Michael Humphries who is personally known to me and who executed the foregoing instrument as President of WILLOUGHBY FARMS MASTER 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 8th day of December, 1999.

Nancy E. Lodeiro
 Notary Public - State of Florida
 My Commission Expires: 5/5/02



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 County of Dade

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 (Print Name) Joyce S. Villar

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 (Print Name) FRANCIS J. GUERRA

By: Michael Humphries
 (Print Name) Michael Humphries

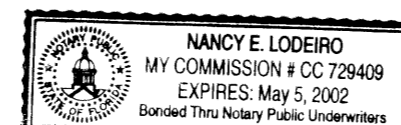
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 County of Dade

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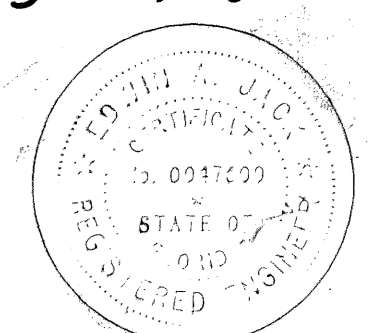
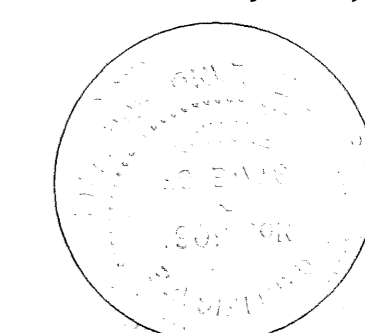
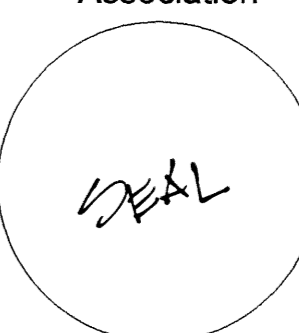


WILLOUGHBY ESTATES Homeowners Association

WILLOUGHBY TOWNHOMES Homeowners Association

WILLOUGHBY Master Homeowners Association

Surveyor Deputy County Engineer



Willoughby Farms
 199 1758
 210 34 B PUB
 97-109 33443
 PUD
 BRYNTESON NURSERY