

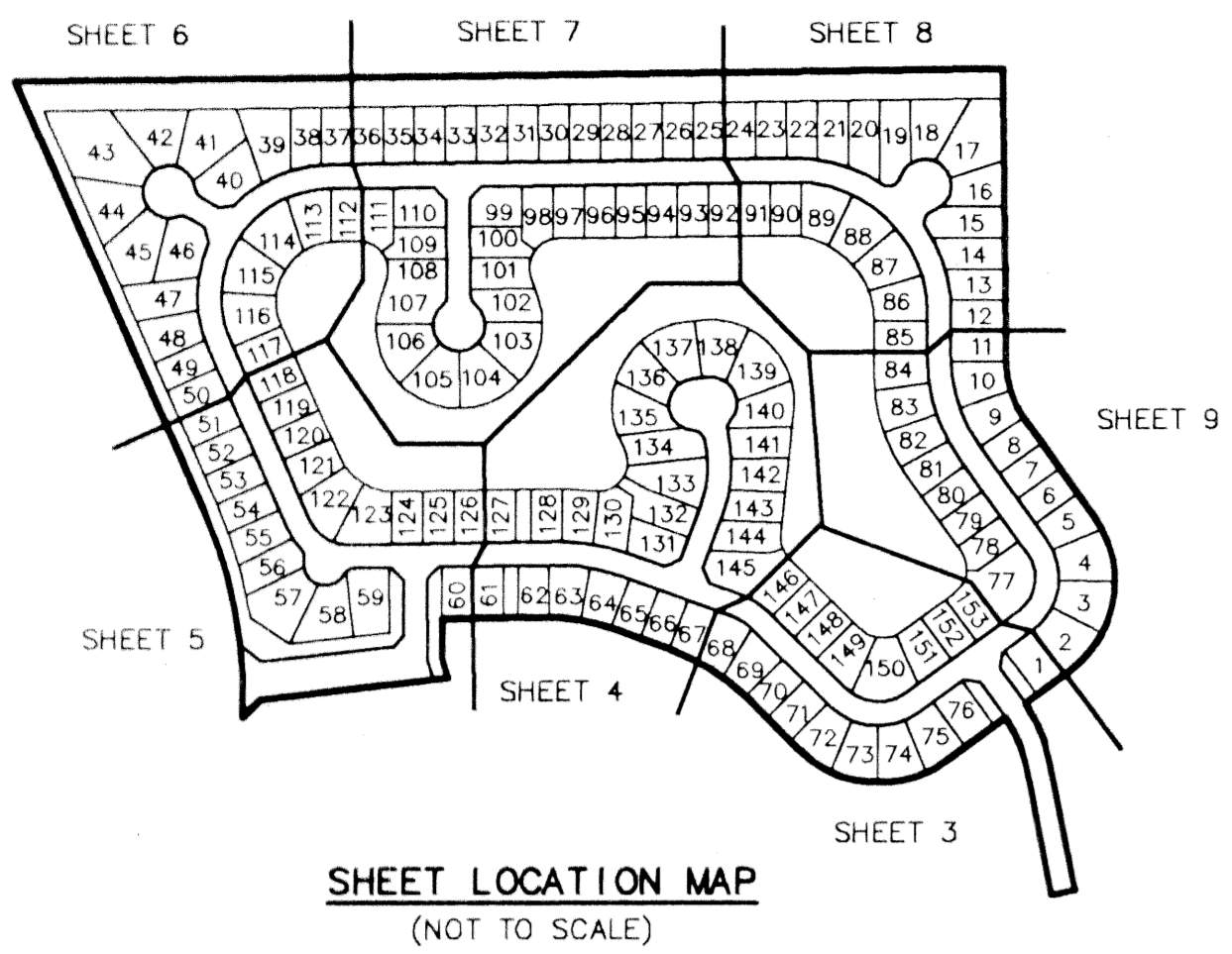
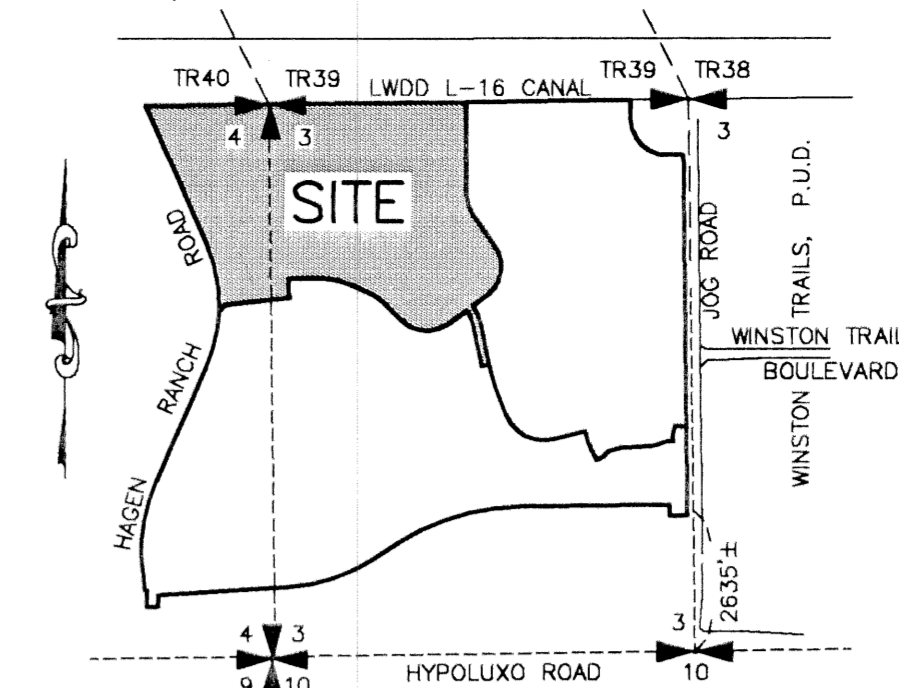
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119

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 2:20 AM
THIS 2 DAY OF March
AD. 2000 AND DUPLICATED
IN PLAT BOOK 37 ON PAGES
119 AND 127

DOROTHY H. WILKEN, CLERK
BY: David A. Standley, D.C.

CIRCUIT COURT SEAL



JOURNEY'S END PLAT THREE

PART OF SMITH DAIRY EAST P.U.D.
SITUATE IN SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
BEING A REPLAT OF A PORTION OF BLOCKS 38 AND 39,
AND THE 50' RIGHT OF WAY, AS SHOWN ON THE PLAT OF
PALM BEACH FARMS COMPANY, PLAT NO. 3, PB 2, PGS 45 - 54,
PALM BEACH COUNTY, FLORIDA
MAY, 1999 SHEET 1 OF 9

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOURNEY'S END-BOYNTON BEACH LIMITED PARTNERSHIP OWNER OF THE LAND SHOWN HEREON AS "JOURNEY'S END PLAT THREE", PART OF SMITH DAIRY EAST P.U.D., BEING SITUATED IN SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF BLOCKS 38 AND 39, AND THE 50' RIGHT OF WAY, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF BLOCKS 38 AND 39, AND THE 50' RIGHT OF WAY, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, THENCE NORTH 89°15'59" EAST ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1270.18 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°44'01" EAST A DISTANCE OF 617.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°57'37", AN ARC DISTANCE OF 131.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°41'38" EAST, A DISTANCE OF 247.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 236.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°46'33", AN ARC DISTANCE OF 365.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 53°04'55" WEST A DISTANCE OF 116.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 55°15'20" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°22'25", AN ARC DISTANCE OF 132.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°22'15" EAST, A DISTANCE OF 275.18 FEET; THENCE SOUTH 78°37'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 11°22'15" WEST, A DISTANCE OF 275.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°17'33", AN ARC DISTANCE OF 111.80 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 53°48'08" WEST, ALONG SAID NON-TANGENT LINE A DISTANCE OF 152.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 240.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°46'01" AN ARC DISTANCE OF 338.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°25'50" WEST, A DISTANCE OF 157.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°13'17", AN ARC DISTANCE OF 190.23 FEET TO THE POINT OF TANGENCY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°10'30", AN ARC DISTANCE OF 166.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°10'24" WEST, A DISTANCE OF 207.07 FEET; THENCE SOUTH 00°49'36" EAST, A DISTANCE OF 85.51 FEET; THENCE SOUTH 15°13'48" EAST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 83°32'03" WEST, A DISTANCE OF 396.11 FEET; THENCE SOUTH 42°53'05" WEST, A DISTANCE OF 52.11 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 994.93 FEET FROM WHICH A RADIAL LINE BEARS NORTH 87°45'53" WEST, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6342, AT PAGE 457 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'28", AN ARC DISTANCE OF 453.07 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23°51'21" WEST, A DISTANCE OF 983.52 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°19'28" EAST, A DISTANCE OF 802.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 56.48 ACRES OF LAND, MORE OR LESS.

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

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACTS B, C, D, E, F, G, AND H, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACTS LK-4, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. 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.
5. THE LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH DAIRY MASTER MAINTENANCE ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER 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 PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 8. THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6620, PAGE 1347 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.
9. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. TRACT I, THE LAKE WORTH DRAINAGE DISTRICT L-16 CANAL EASEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. TRACT I IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN OFFICIAL RECORD BOOK 5415 AT PAGE 1844 AND OFFICIAL RECORD BOOK 5702, AT PAGE 0091 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

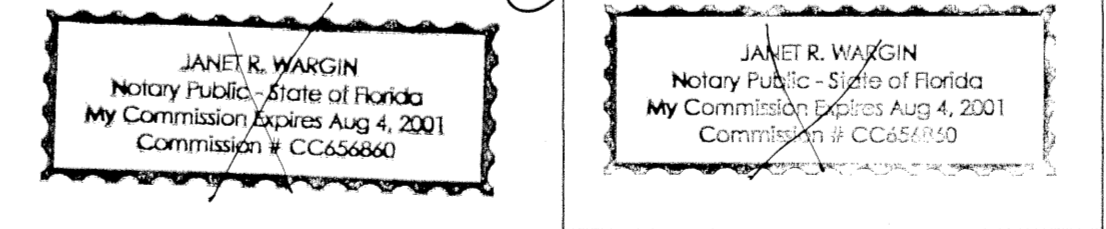
IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF February, 2000.

JOURNEY'S END-BOYNTON BEACH LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP
BY: FL MS11/SEP11 GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY GENERAL PARTNER
WITNESS: [Signatures]
BY: HEARTHSTONE, A CALIFORNIA CORPORATION MANAGER
BY: JAMES K. GRIFFIN, JR. SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JAMES K. GRIFFIN, JR., WHO IS PERSONALLY KNOW TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF HEARTHSTONE, A CALIFORNIA CORPORATION, MANAGER, 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 11th DAY OF February, 2000.
MY COMMISSION EXPIRES: 8/4/01
DATE [Signature]
NOTARY PUBLIC

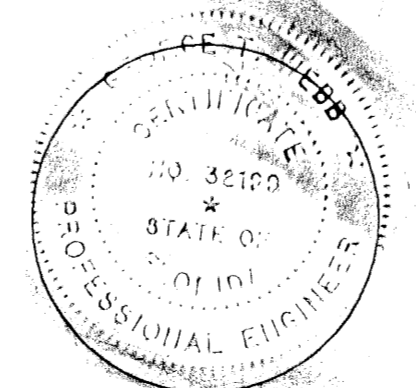


JANET R. WARGIN
Notary Public - State of Florida
My Commission Expires Aug 4, 2001
Commission # CC056860
Commission # 656860
My Commission Expires - 8/4/01

SEAL
JOURNEY'S END-BOYNTON BEACH LIMITED PARTNERSHIP



SEAL
COUNTY ENGINEER



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE SMITH DAIRY MASTER MAINTENANCE 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 18th DAY OF February, 2000.

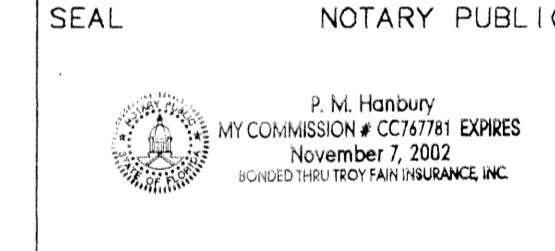
SMITH DAIRY MASTER MAINTENANCE ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: [Signature] DAVID L. SMITH
BY: [Signature] DAVID F. WEBBER VICE PRESIDENT
WITNESS: [Signature] MARY HANNA CLODFELTER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID F. WEBBER, WHO IS PERSONALLY KNOW TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SMITH MASTER MAINTENANCE 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 18th DAY OF February, 2000.
MY COMMISSION EXPIRES: 11-7-02
DATE [Signature]
NOTARY PUBLIC



APPROVALS

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), F.S., THIS 2 DAY OF March, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.
BY: [Signature] GEORGE T. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA
SMITH DAIRY EAST P.U.D. PHASE ONE (PARCEL B) PETITION NO. 95-87 PDD
TOTAL AREA 56.48 ACRES
ROADS 8.90 ACRES
OPEN SPACE 2.12 ACRES
WATER MANAGEMENT TRACTS 11.29 ACRES
LWDD L-16 CANAL 2.60 ACRES
DENSITY 2.7 DWELLING UNITS PER ACRE
NUMBER OF UNITS 153

THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS
7520 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, Fax 478-7248

JOURNEY'S END PLAT THREE
PART OF SMITH DAIRY EAST P.U.D.
SITUATE IN SEC 3 AND 4, TWP 45 S, RGE 42 E,
BEING A REPLAT OF A PORTION OF BLOCKS 38 AND 39,
AND THE 50' RIGHT OF WAY, AS SHOWN ON THE PLAT OF
PALM BEACH FARMS COMPANY, PLAT NO. 3, PB 2, PGS 45-54,
PALM BEACH COUNTY, FLORIDA

REVISION
PAGE 119
FLOOD MAP # 175B
ZONING SE
COUNTY # 4934
ZIP CODE 33403
FILE: /SM_BRP01

REV.
10-21-99
09-16-99