

THIS INSTRUMENT WAS PREPARED BY: JON V. NOLTING OF CRAVEN THOMPSON & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS



CITY PLACE RESIDENTIAL PLAT NO. 1



DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, THE OWNER OF THE LAND IN FEE SIMPLE, CITYPLACE RESIDENTIAL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF A LEASEHOLD INTEREST IN THE LAND, SUCH LAND AS DESCRIBED HEREON, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE PLATTED IN THE MANNERS SHOWN HEREON AND TO BE KNOWN AS "CITYPLACE RESIDENTIAL PLAT NO. 1", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT D-1, CITYPLACE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 193-198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D-1; THENCE NORTH 00°52'49" EAST, ALONG THE WEST BOUNDARY OF SAID TRACT D-1, ALSO BEING ALONG THE EAST RIGHT-OF-WAY OF SOUTH SAPORILLA AVENUE AS SHOWN ON SAID PLAT, A DISTANCE OF 617.19 FEET; THENCE SOUTH 88°47'33" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT D-1, ALSO BEING ALONG THE SOUTH RIGHT-OF-WAY OF FERN STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 316.02 FEET; THENCE SOUTH 00°52'09" WEST, ALONG A PORTION OF THE EAST BOUNDARY OF SAID TRACT D-1, A DISTANCE OF 222.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.50 FEET AND A CENTRAL ANGLE OF 44°56'00", A DISTANCE OF 29.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°48'09" WEST, A DISTANCE OF 67.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 62.50 FEET AND A CENTRAL ANGLE OF 44°56'00", A DISTANCE OF 49.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°52'09" EAST, A DISTANCE OF 80.47 FEET; THENCE NORTH 89°07'11" WEST, A DISTANCE OF 187.05 FEET; THENCE SOUTH 09°52'49" WEST, A DISTANCE OF 277.91 FEET; THENCE SOUTH 89°07'11" WEST, A DISTANCE OF 187.11 FEET; THENCE SOUTH 00°52'09" WEST, A DISTANCE OF 76.93 FEET TO THE SOUTH BOUNDARY OF SAID TRACT D-1; THENCE NORTH 89°11'06" WEST, ALONG SAID SOUTH BOUNDARY, ALSO BEING ALONG THE NORTH RIGHT-OF-WAY OF HIBISCUS STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 239.54 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 116,858 SQUARE FEET (2.683 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

PARCELS A, K & M ARE HEREBY DEDICATED TO CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSES OF PEDESTRIAN INGRESS AND EGRESS AND UTILITY ACCESS AND USE. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR SUCH PARCELS SHALL BE THE RESPONSIBILITY OF CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

PARCELS B, F AND L ARE HEREBY DEDICATED TO CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR SUCH PARCELS SHALL BE THE RESPONSIBILITY OF CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

PARCELS C & E ARE HEREBY DEDICATED TO CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSES OF PEDESTRIAN INGRESS AND EGRESS, AND UTILITY ACCESS AND USE. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR SUCH PARCELS SHALL BE THE RESPONSIBILITY OF CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

PARCEL D IS HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF VEHICULAR, PEDESTRIAN AND UTILITY ACCESS AND USE. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR SUCH PARCEL SHALL BE THE RESPONSIBILITY OF CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

PARCELS G & H ARE HEREBY DEDICATED TO CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSES OF PEDESTRIAN INGRESS AND EGRESS, UTILITY ACCESS AND USE AND LANDSCAPING AND BUFFER. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR SUCH PARCELS SHALL BE THE RESPONSIBILITY OF CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

PARCELS I & J ARE HEREBY DEDICATED TO CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSES OF A RECREATIONAL PARK AREA, PEDESTRIAN INGRESS AND EGRESS AND UTILITY ACCESS AND USE. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR SUCH PARCELS SHALL BE THE RESPONSIBILITY OF CITYPLACE TOWNHOUSE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

THE SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR SIDEWALK PURPOSES. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR THE SIDEWALKS LOCATED WITHIN SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF CITYPLACE TOWNHOUSE POA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

A UTILITY EASEMENT UNDER, ACROSS AND OVER PARCELS B, F, H, J, L, AND M ARE HEREBY DEDICATED THE CITY OF WEST PALM BEACH FOR UTILITY PURPOSES.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED THE CITY OF WEST PALM BEACH FOR UTILITY PURPOSES.

THE FOOTING EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND CORPORATION, RESPECTIVELY, THIS 22nd DAY OF FEBRUARY, 2000.

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

BY: Joel T. Daves, Mayor

ATTEST: Florence M. Warren, Deputy City Clerk

CITYPLACE RESIDENTIAL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: CITYPLACE RESIDENTIAL PARTNERS, A FLORIDA GENERAL PARTNERSHIP, ITS SOLE MANAGING MEMBER

BY: TRG CITYPLACE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS ADMINISTRATIVE PARTNER

BY: TRG CITYPLACE, INC., A FLORIDA CORPORATION

BY: Roberto S. Rocha, Executive Vice President

A REPLAT OF A PORTION OF TRACT D-1, CITYPLACE PLAT NO. 1, AS RECORDED IN PLAT BOOK 83, PAGES 193-198, PALM BEACH COUNTY RECORDS, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, FEBRUARY 2000

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED... AND WHO EXECUTED THE FOREGOING INSTRUMENT AS... ON BEHALF OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID AGENCY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND IS THE FREE ACT AND DEED OF SAID AGENCY.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF MIAMI-DADE BEFORE ME PERSONALLY APPEARED ROBERTO S. ROCHA, AS EXECUTIVE VICE PRESIDENT OF TRG CITYPLACE, INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF TRG CITYPLACE, LTD., A FLORIDA LIMITED PARTNERSHIP, THE ADMINISTRATIVE PARTNER OF CITYPLACE RESIDENTIAL PARTNERS, A FLORIDA GENERAL PARTNERSHIP, THE SOLE MANAGING MEMBER OF CITYPLACE RESIDENTIAL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION, AS ACTS OF THE PARTNERSHIPS AND THE LIMITED LIABILITY CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF FEBRUARY, 2000.

Elizabeth Yevallos, Notary Public, State of Florida at Large, My Commission Expires:

JOINDER AND CONSENT

STATE FLORIDA COUNTY OF MIAMI-DADE THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A LEASEHOLD 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 RECORDS BOOK 11455, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

BY: Gary M. Fitzgerald, Vice President

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF MARCH, 2000.

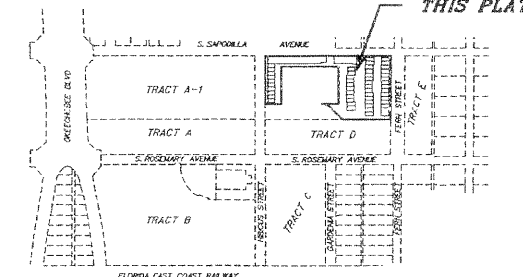
Brunilda Rodriguez, Notary Public, State of Florida at Large, My Commission Expires:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MIAMI-DADE I, E. RICHARD ALHADEFF, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND (A) THE FEE SIMPLE TITLE TO THE PROPERTY IS VESTED IN WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; AND (B) THE LEASEHOLD TITLE TO THE PROPERTY IS VESTED IN CITYPLACE RESIDENTIAL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; THAT THE AD VALOREM TAXES HAVE BEEN PAID THROUGH 1998; THAT THE ONLY MORTGAGE NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW IS THAT CERTAIN LEASEHOLD MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 10, 1999, FILED FOR RECORD NOVEMBER 15, 1999, FROM CITYPLACE RESIDENTIAL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, IN FAVOR OF FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 11455, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THIS CERTIFICATION IS BASED SOLELY UPON CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY NO. 10 1721 108 0000002 COMPLETELY COVERING THE PERIOD FROM THE BEGINNING TO DECEMBER 17, 1999 AT 4:06 P.M., INCLUSIVE AND TITLE UPDATE COMPLETELY COVERING THE PERIOD FROM DECEMBER 17, 1999 AT 4:06 P.M. TO FEBRUARY 11, 2000 AT 11:00P.M. INCLUSIVE

E. Richard Alhadef, Attorney-at-Law, Licensed in Florida, Dated: February 28, 2000



LOCATION MAP NOT TO SCALE

CITY APPROVAL

STATE OF FLORIDA COUNTY OF PALM BEACH CITY OF WEST PALM BEACH

THIS PLAT, AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE THE SIDEWALK EASEMENTS AS SHOWN ON THE UNDERLYING PLAT THAT LIE WITHIN THE LIMITS OF THIS PLAT THIS 15th DAY OF MARCH, 2000.

BY: Joel T. Daves, Mayor

APPROVED: Feb. 15, 2000 CITY PLANNING BOARD

BY: David Schultz, Chairman

CITY SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: Vincent J. Noel, Professional Surveyor & Mapper No. 4169, State of Florida, Date: 3/7/00

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; AND 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

CRAVEN THOMPSON & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LB271

BY: Jon V. Nolting, Professional Surveyor & Mapper No. 4499, State of Florida, Date: 2-25-2000

SURVEYOR'S NOTES:

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. WHETHER GRAPHIC OR DIGITAL THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY AND/OR COUNTY.

THE BEARINGS REFERENCED HEREIN ARE BASED ON A BEARING OF NORTH 00°52'49" EAST ALONG THE WEST BOUNDARY OF TRACT D-1 AS SHOWN ON CITYPLACE PLAT NO. 1 AS RECORDED IN PLAT BOOK 83, PAGES 193-198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AREA TABULATION

Table with 2 columns: Parcel ID and Area in Square Feet. Total area is 116,858 square feet.

Five official stamps: West Palm Beach Community Redevelopment Agency, Cityplace Residential, L.L.C., First Union Bank, National Banking Association, and Surveyor's seal for Vincent J. Noel.