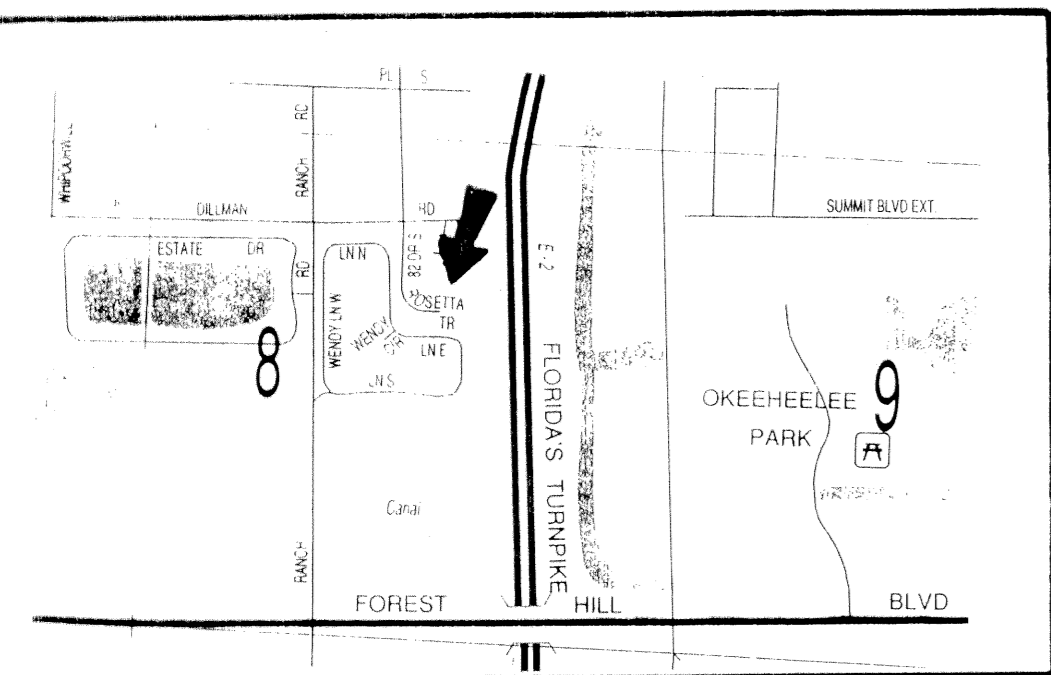


THOMASSON PLAT

BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 16, PALM BEACH FARMS COMPANY PLAT NO. 3
RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA ALL LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

JULY, 1998



LOCATION MAP: NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WILBUR LEROY THOMASSON AND BETTE JOAN THOMASSON, HIS WIFE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THOMASSON PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 2, BLOCK 16, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 180 FEET OF THE WEST 481.42 FEET, LESS THE NORTH 50 FEET AS RIGHT-OF-WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 6, LESS THE EASTERLY 13.58 FEET THEREOF, AND LESS THE WESTERLY 60 FEET FOR ROAD RIGHT-OF-WAY, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OF SAID TRACT 2, AS RECORDED IN OFFICIAL RECORDS BOOK 7257, PAGE 1803, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 2, BLOCK 16, PALM BEACH FARMS COMPANY PLAT NO. 3, AS SAME IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ANNUNZIATA ESTATES, AS SAME IS RECORDED IN PLAT BOOK 64, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 90°00'00" WEST (THE WEST LINE OF SAID TRACT 2, BLOCK 16 IS ASSUMED TO BEAR NORTH 00°00'00" EAST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 13.58 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 90°00'00" WEST ALONG SAID SOUTH LINE OF TRACT 2, A DISTANCE OF 165.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 180.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 421.42 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE 60.00 FEET EAST OF AND PARALLEL TO, THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 430.00 FEET; THENCE NORTH 90°00'00" EAST ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 586.42 FEET; THENCE SOUTH 00°00'00" WEST ALONG A LINE 13.58 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.471 ACRES, MORE OR LESS.

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

1. 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 THOMASSON SUBDIVISION HOME OWNERS' ASSOCIATION, INC., 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

2. 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.

3. THE "RESERVED INGRESS, EGRESS AND UTILITY EASEMENT" OVER THAT PORTION OF LOT 5 FRONTING DILLMAN ROAD IS INTENDED TO PROVIDE INGRESS AND EGRESS AND A UTILITY EASEMENT FOR THE BENEFIT OF LOT 4. THE OBLIGATION FOR THE MAINTENANCE AND REPAIR OF THE DRIVEWAY AND CULVERT CROSSING THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 6 CANAL LYING NORTH OF AND ADJACENT TO THE "RESERVED INGRESS AND EGRESS AND UTILITY EASEMENT" SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF LOT 5 AND NOT AN ASSOCIATION EXPENSE.

4. THE WATER MANAGEMENT TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE THOMASSON SUBDIVISION HOME OWNERS' 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, SUBJECT TO EXISTING EMBANKMENT EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11230, PAGE 1005, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE THOMASSON SUBDIVISION HOME OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.

IN WITNESS WHEREOF, WE WILBUR LEROY THOMASSON AND BETTE JOAN THOMASSON, DO HEREUNTO SET OUR HANDS THIS 6 DAY OF MARCH, 2000.

WITNESS: Kimberly A. Inglis BY: Wilbur Leroy Thomasson
WILBUR LEROY THOMASSON
WITNESS: Billy E. Cooper BY: Bette Joan Thomasson
BETTE JOAN THOMASSON
WITNESS: Kimberly A. Inglis
WITNESS: Billy E. Cooper

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILBUR LEROY THOMASSON AND BETTE JOAN THOMASSON, HIS WIFE, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND RESPECTFULLY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF MARCH, 2000.

COMMISSION NO. 00100532
MY COMMISSION EXPIRES NOV. 11, 2000
OFFICIAL NOTARY PUBLIC
LEWANDA FIX

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE THOMASSON SUBDIVISION HOME OWNERS' 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 6 DAY OF MARCH, 2000.

THOMASSON SUBDIVISION HOME OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Kimberly A. Inglis BY: Wilbur Leroy Thomasson
WILBUR LEROY THOMASSON
WITNESS: Billy E. Cooper TITLE: PRESIDENT

ACKNOWLEDGMENT

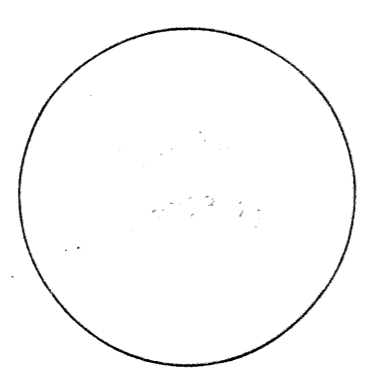
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILBUR LEROY THOMASSON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THOMASSON SUBDIVISION HOME OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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.

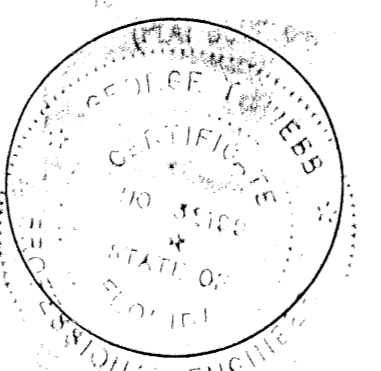
WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF MARCH, 2000.

COMMISSION NO. 00100532
MY COMMISSION EXPIRES NOV. 11, 2000
OFFICIAL NOTARY PUBLIC
LEWANDA FIX

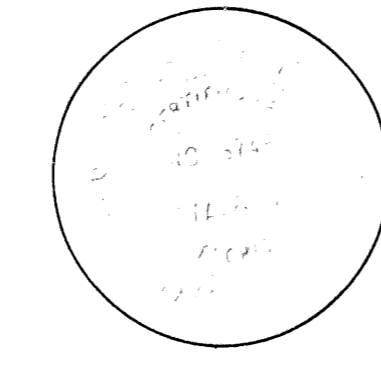
SEAL
FIDELITY FEDERAL
SAVINGS BANK OF FLORIDA



SEAL
COUNTY ENGINEER



SEAL
PROFESSIONAL
SURVEYOR AND MAPPER



SEAL
THOMASSON SUBDIVISION
HOME OWNERS'
ASSOCIATION, INC.



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 8141 AT PAGE 442 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF MARCH, 2000.

FIDELITY FEDERAL SAVINGS BANK OF FLORIDA
A FLORIDA CORPORATION

WITNESS: Debra K. Schiavone BY: Debra K. Schiavone
WITNESS: Debra K. Schiavone NAME: Debra K. Schiavone
WITNESS: Debra K. Schiavone TITLE: Sec'y. V.P.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Debra Schiavone WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Secretary OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A 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 6th DAY OF MARCH, 2000.

COMMISSION NO. 00100275
MY COMMISSION EXPIRES FEB. 9, 2001

OFFICIAL NOTARY PUBLIC
LEWANDA FIX

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, TROPICAL LAND TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO WILBUR LEROY THOMASSON AND BETTE JOAN THOMASSON, HIS WIFE, 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: 3/6/00 BY: Wendy K. Foster, President
WENDY K. FOSTER, PRESIDENT
TROPICAL LAND TITLE INSURANCE AGENCY, INC.

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF ANNUNZIATA ESTATES, AS RECORDED IN PLAT BOOK 64, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE ROTATION NOTE SHEET 2 OF 2.)

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. 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 THIS COUNTY.

6. = DENOTES A SET 4"x4" PERMANENT REFERENCE MONUMENT, STAMPED LB#4852, DESIGNATED AS A P.R.M., UNLESS OTHERWISE NOTED.

0715-001



170
STATE OF FLORIDA
COUNTY OF PALM BEACH
SS
This Plat was filed for record at 2:45
P.M. this 11 day of April, 2000
and duly recorded at Plat Book No. 87
on Pages 170 through 171
Dorothy H. Wilken, Clerk of the Circuit Court
By: Debra K. Schiavone D.C.

SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

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, 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.

THIS 6th DAY OF MARCH, 2000.

Peter T. Krick
PETER T. KRICK
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3748
STATE OF FLORIDA

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 11 DAY OF April, 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: George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

TABULAR DATA

THOMASSON PLAT PETITION NO. Z 97-64

TOTAL AREA OF PLAT = 6.471 ACRES

NUMBER OF LOTS = 5

ACREAGE OF WATER MANAGEMENT TRACT = 1.123 ACRES

LEGEND

- R DENOTES RADIUS
- CA DENOTES ANGLE
- AL DENOTES ARC LENGTH
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- CL DENOTES CENTERLINE

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.

LINEAR UNIT - U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTE)
SCALE FACTOR = 1.0000238
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

N 90°00'00" E (PLAT BEARING) 00°57'37" COUNTER-CLOCKWISE BEARING ROTATION
N 89°02'23" E (GRID BEARING) PLAT TO GRID

THIS INSTRUMENT WAS PREPARED BY PETER T. KRICK, P.S.M. IN THE OFFICES OF K & N SURVEYORS, INC., 9040 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33411.

K & N SURVEYORS, INC. LB #4852
P.O. BOX 210334
West Palm Beach, FL, 33421-0334
9040 Belvedere Rd., West Palm Beach, FL, 33411 Tele (561) 798-5005
THOMASSON PLAT

Thomasson Plat
 PAGE 170
 FLOOD MAP # 1604
 PARCEL # 47
 ZONING RE
 ZIP CODE 33415
 TRACT 2-160
 TOWN 753
 PLAT NAME Thomasson Plat