



LOCATION MAP
(NOT TO SCALE)

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT DURHAM-FLORIDA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, AND A REPLAT OF A PORTION OF TRACT "F", WINDSOR AT PALM BEACH LAKES, AS RECORDED IN PLAT BOOK 89, PAGES 117 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BRIGER PARCELS B, E, AND F, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4, A 80 FOOT PLATTED RIGHT-OF-WAY AS SHOWN ON SAID BRIGER TRACT PLAT NO. 1, SAID POINT BEING ON THE EAST LINE OF SAID SECTION 12, ALSO THE EAST LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE NORTH 02°21'42" EAST ALONG SAID EAST LINE OF SECTION 12 AND THE EAST LINE OF BRIGER TRACT PLAT NO. 1, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 88°19'12" WEST ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 361.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°19'12" WEST ALONG SAID NORTH LINE OF SAID PARCEL 4 AND ITS WESTERLY EXTENSION, A DISTANCE OF 215.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 90°40'55" AND A DISTANCE OF 411.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°21'42" EAST, A DISTANCE OF 431.98 FEET; THENCE NORTH 87°38'18" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 02°21'42" EAST, A DISTANCE OF 1279.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 495.49 FEET, A CENTRAL ANGLE OF 21°03'37" AND A DISTANCE OF 182.13 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1143.54 FEET, A CENTRAL ANGLE OF 49°12'50" AND A DISTANCE OF 982.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°54'45" WEST, A DISTANCE OF 128.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 20°08'33" AND A DISTANCE OF 337.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°03'17" WEST, A DISTANCE OF 75.45 FEET; THENCE SOUTH 84°48'07" WEST, A DISTANCE OF 80.42 FEET; THENCE NORTH 88°03'17" WEST, A DISTANCE OF 441.47 FEET TO A POINT ON THE WEST LINE OF SAID BRIGER TRACT PLAT NO. 1, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (AS RECORDED IN OFFICIAL RECORD BOOK 4617, PAGE 1242, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 0°56'43" EAST ALONG SAID WEST LINE OF BRIGER TRACT PLAT NO. 1 AND THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 338.98 FEET; THENCE NORTH 39°21'14" EAST, A DISTANCE OF 594.27 FEET; THENCE NORTH 0°56'42" EAST, A DISTANCE OF 316.94 FEET; THENCE NORTH 39°25'26" WEST, A DISTANCE OF 480.29 FEET TO A POINT ON THE NORTH LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE SOUTH 88°19'08" EAST ALONG SAID NORTH LINE OF BRIGER TRACT PLAT NO. 1, A DISTANCE OF 1240.56 FEET TO THE NORTHWEST CORNER OF THE LAKES OF LAGUNA, AS RECORDED IN PLAT BOOK 89, PAGES 117 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF CATALINA DRIVE (TRACT "A-1") AS SHOWN ON SAID PLAT OF THE LAKES OF LAGUNA; THENCE SOUTH 0°45'52" WEST, A DISTANCE OF 376.00 FEET; THENCE SOUTH 88°14'08" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01°45'52" WEST, A DISTANCE OF 248.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1058.00 FEET, A CENTRAL ANGLE OF 20°51'06" AND A DISTANCE OF 385.04 FEET TO A POINT OF NON-TANGENCY; SAID POINT BEING THE SOUTHWEST CORNER OF SAID CATALINA DRIVE; THENCE SOUTH 67°23'02" EAST ALONG THE SOUTH LINE OF SAID CATALINA DRIVE, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID CATALINA DRIVE, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 67°23'02" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 138.00 FEET, A CENTRAL ANGLE OF 151°42'25" AND A DISTANCE OF 315.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°29'18" WEST, A DISTANCE OF 166.63 FEET; THENCE SOUTH 05°10'09" EAST, A DISTANCE OF 34.42 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 38°29'18" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1223.54 FEET, A CENTRAL ANGLE OF 19°33'26" AND A DISTANCE OF 417.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°38'08" EAST, A DISTANCE OF 973.15 FEET TO A POINT ON SAID EAST LINE OF SECTION 12 AND THE EAST LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE SOUTH 02°21'52" WEST ALONG SAID EAST LINE OF SECTION 12 AND SAID EAST LINE OF BRIGER TRACT PLAT NO. 1, A DISTANCE OF 209.45 FEET TO THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 12; THENCE CONTINUE SOUTH 02°21'42" WEST ALONG SAID EAST LINE OF SECTION 12 AND SAID EAST LINE OF BRIGER TRACT PLAT NO. 1, A DISTANCE OF 1273.21 FEET; THENCE NORTH 87°38'18" WEST, A DISTANCE OF 810.00 FEET TO THE WEST LINE OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 8871, PAGES 1110 THROUGH 1116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°21'42" WEST ALONG SAID WEST LINE OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT PARCEL, A DISTANCE OF 804.90 FEET TO A POINT ON THE NORTH LINE OF THE EAST-WEST PARCEL OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT; THENCE NORTH 88°19'12" WEST ALONG SAID NORTH LINE OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT PARCEL, A DISTANCE OF 219.02 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°19'12" WEST, A DISTANCE OF 610.00 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 81.94 ACRES (3,569,320.56 SQUARE FEET) MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

DEDICATION
DEDICATION NOTARY
COMMISSION # 00718556
EXPIRES: MARCH 28, 2002

BRIGER PARCELS B, E AND F

BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, AND A REPLAT OF A PORTION OF TRACT "F", WINDSOR AT PALM BEACH LAKES, AS RECORDED IN PLAT BOOK 89, PAGES 117 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 7

- THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACTS "S-1" AND "S-2" ARE HEREBY DEDICATED TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREET MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED TO THE CITY OF WEST PALM BEACH FOR LIFT STATION PURPOSES.
- LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- UTILITY EASEMENTS - 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.
- DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- LAKE MAINTENANCE ACCESS EASEMENT - THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- LANDSCAPE BUFFER - THE LANDSCAPE BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND BUFFER PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACTS "R" AND "T", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS "D-1" THROUGH "D-9", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPE AND BUFFER PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "O-10", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND ACCESS PURPOSES TO LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, SUBJECT TO AN F.P. & L. EASEMENT LYING WITHIN SAID TRACT.
- WATER MANAGEMENT TRACTS "W-1", "W-2", "W-3" AND "W-4", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, DURHAM-FLORIDA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HERETO SETS ITS HAND AND SEAL THIS 15th DAY OF MARCH, 2001.

DURHAM-FLORIDA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *Charles D. Robbins* BY: *Charles D. Robbins*
CHARLES D. ROBBINS
SOLE MEMBER AND MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI - DADE

BEFORE ME PERSONALLY APPEARED CHARLES D. ROBBINS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SOLE MEMBER AND MANAGER OF DURHAM-FLORIDA PROPERTIES, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March 2001.
MY COMMISSION EXPIRES: MARCH 28, 2002
L.C.P.
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES D. ROBBINS, 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 THE TITLE TO THE PROPERTY IS VESTED TO DURHAM-FLORIDA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: MARCH 13, 2001
Charles D. Robbins
CHARLES D. ROBBINS
ATTORNEY-AT-LAW LICENSED IN FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

MORTGAGEE'S CONSENT

STATE OF OHIO
COUNTY OF CUYAHOGA

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 12289 AT PAGE(S) 571 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF March, 2001.

WITNESS: *Barbara A. Nader* BY: *Ralph C. Kirk*
Barbara A. Nader RALPH C. KIRK, VICE PRESIDENT
Sean P. McDonough

OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK
BEFORE ME PERSONALLY APPEARED RALPH C. KIRK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK 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.

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED RALPH C. KIRK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK 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 Nineteenth DAY OF March, 2001.

MY COMMISSION EXPIRES: 9/5/05
Ralph C. Kirk
NOTARY PUBLIC

ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: MARCH 28, 2001
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *Peter L. Pimental* BY: *Resula N. Stewart*
PETER L. PIMENTAL RESULA N. STEWART, PRESIDENT
SECRETARY, BOARD OF SUPERVISORS BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 PERMANENT CONTROL POINTS (P.C.P.) AND MONUMENTS ACCORDING TO SECTION 177.05(1), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

Craig S. Pusey
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD, SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396
DATE: APRIL 13, 2001

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 PLACED 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.

TABULATION DATA

TOTAL AREA	81.94 ACRES
TRACT "O-1"	6.69 ACRES
TRACT "O-2"	1.70 ACRES
TRACT "O-3"	0.08 ACRES
TRACT "O-4"	0.99 ACRES
TRACT "O-5"	0.22 ACRES
TRACT "O-6"	0.16 ACRES
TRACT "O-7"	0.17 ACRES
TRACT "O-8"	0.03 ACRES
TRACT "O-9"	0.06 ACRES
TRACT "O-10"	0.06 ACRES
TRACT "S-1"	1.96 ACRES
TRACT "S-2"	4.89 ACRES
TRACT "W-1"	2.54 ACRES
TRACT "W-2"	5.79 ACRES
TRACT "W-3"	1.93 ACRES
TRACT "W-4"	3.91 ACRES
LOTS 1-258	38.28 ACRES
TRACT "R"	2.03 ACRES
TRACT "T"	0.16 ACRES
TRACT "O-11"	0.42 ACRES

38
DRAWN

STATE OF FLORIDA 55
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:15 A.M. THIS 17 DAY OF May 2001
AND DULY RECORDED IN PLAT BOOK NO. 19 ON PAGE 138-144
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Miles* D.C.

APPROVALS - CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS DAY OF May 2000.

BY: *Joel Paves*
JOEL PAVES, MAYOR
CITY PLANNING BOARD

BY: *David Schultz*
PLANNING BOARD CHAIRMAN, DAVID SCHULTZ

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.08, FLORIDA STATUTES

BY: *Vincent J. Ngel*
VINCENT J. NGEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG #4169

DATE: 4/17/01

SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 02°21'42" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

P.C.P.	= PERMANENT CONTROL POINT
P.R.M.	= PERMANENT REFERENCE MONUMENT
C.M.	= CONCRETE MONUMENT
O.R.B.	= OFFICIAL RECORD BOOK
PAGE	= PAGE
P.B.	= PLAT BOOK
TWP.	= TOWNSHIP
RGE.	= RANGE
TP.	= TYPICAL
FND.	= FOUND
R/W	= RIGHT OF WAY
C/L	= CENTERLINE
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
R	= RADIUS
L	= ARC LENGTH
Δ	= CURVE CENTRAL ANGLE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
○	= DENOTES FOUND NAIL AND DISK PSM 5019
●	= DENOTES SET P.C.P. LB 4396
■	= DENOTES SET P.R.M. LB 4396
□	= DENOTES P.R.M. FOUND PSM 5019
C.B.	= CHORD BEARING
C.	= CHORD LENGTH
L.B.E.	= LANDSCAPE BUFFER EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT
L.M.A.E.	= LAKE MAINTENANCE ACCESS EASEMENT
R.L.	= RADIAL LINE
R.M.E.	= RECIPROCAL MAINTENANCE EASEMENT

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BRIGER PARCELS B, E, AND F