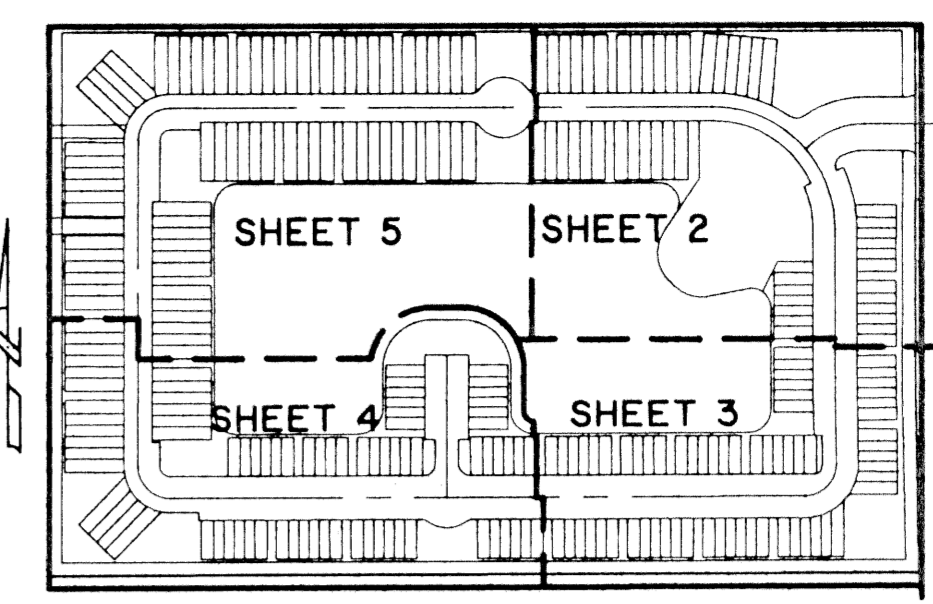


PALMBROOKE TOWNHOMES

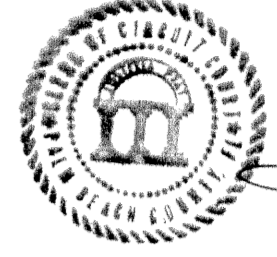
LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 5



183

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD ON 21ST DAY OF December 2001
AND DULY RECORDED IN PLAT BOOK NO. 92
ON PAGES 183 - 187
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
By: *[Signature]* D.C.



APPROVALS - CITY OF WEST PALM BEACH

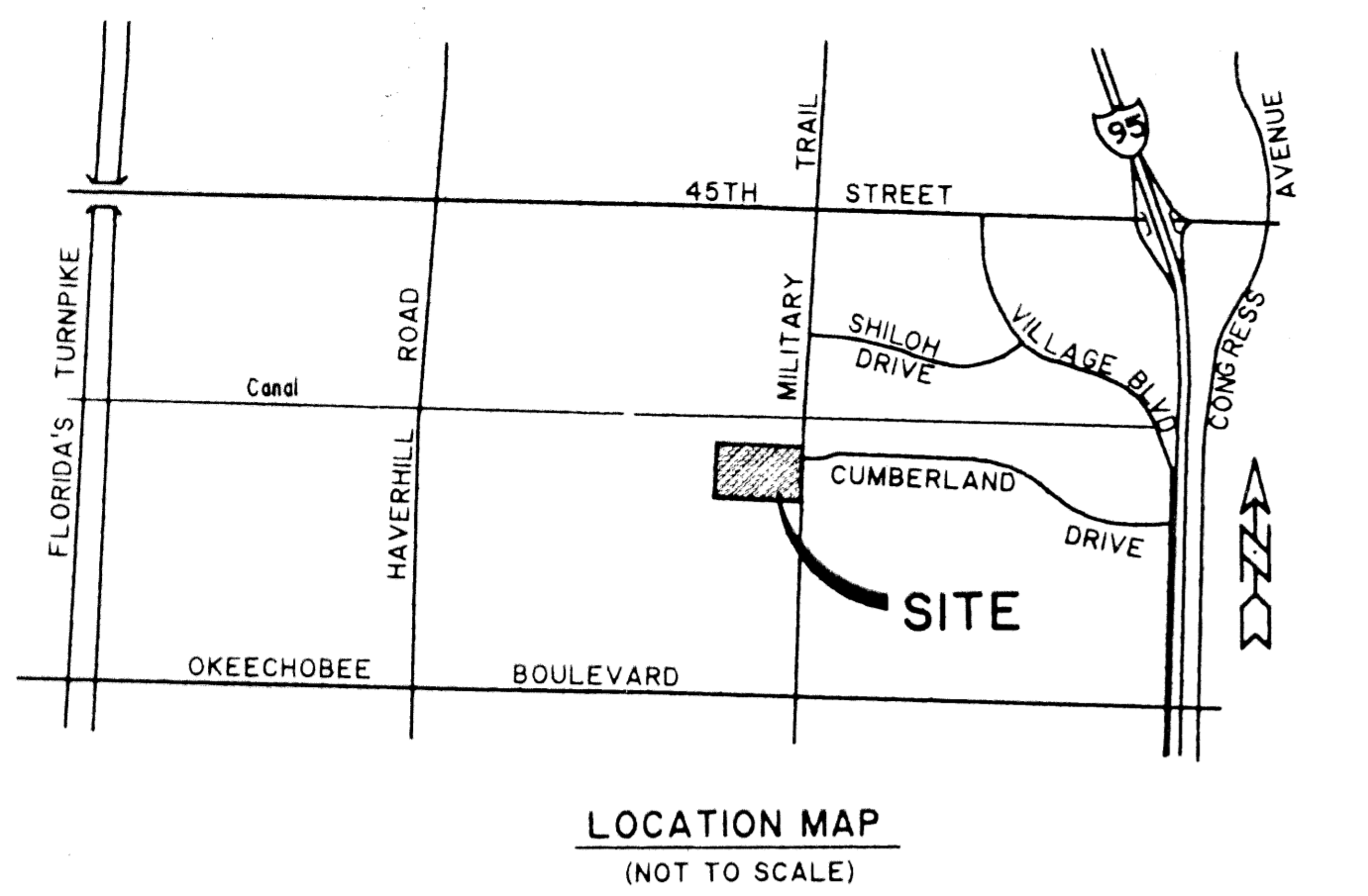
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 19TH DAY OF December 2001.
BY: *[Signature]*
JOEL DAVES, MAYOR
CITY PLANNING BOARD
BY: *[Signature]*
PLANNING BOARD CHAIRMAN, KENNETH SPILLIAS

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.
BY: *[Signature]* DATE: 11-29-01
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG. #4169

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. (R.L.)
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 0°56'43" 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 |
| P.C. | = | PAGE |
| P.G.S. | = | PAGES |
| P.B. | = | PLAT BOOK |
| TWP. | = | TOWNSHIP |
| RGE. | = | RANGE |
| TYP. | = | 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 |
| 0 | = | DENOTES ZERO LOT LINE |
| ● | = | DENOTES SET P.C.P. LB 4396 |
| ■ | = | DENOTES SET P.R.M. LB 4396 |
| □ | = | DENOTES P.R.M. FOUND (AS NOTED) |
| CH.B. | = | CHORD BEARING |
| L.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 |



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PALMBROOKE TOWNHOMES, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 88°08'01" WEST, ALONG THE NORTH LINE OF SAID SECTION, 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809) AS PER OFFICIAL RECORD BOOK 1131, PAGES 928 THROUGH 933, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 0°56'43" WEST, ALONG SAID RIGHT-OF-WAY LINE, 450.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 450 FEET OF SAID NORTHWEST ONE-QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°56'43" WEST, 566.90 FEET; THENCE SOUTH 00°56'43" WEST, A DISTANCE OF 290.59 FEET TO A POINT ON A LINE 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID NORTHWEST ONE-QUARTER; THENCE NORTH 88°11'46" WEST, ALONG SAID PARALLEL LINE, 1353.53 FEET; THENCE NORTH 0°56'43" EAST, 858.93 FEET TO A POINT ON THE SAID SOUTH LINE OF THE NORTH 450 FEET; THENCE SOUTH 88°08'01" EAST, ALONG SAID SOUTH LINE, 1348.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 26.58 ACRES (1,157,978 SQUARE FEET) MORE OR LESS.

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

1. STREETS

THE PRIVATE STREET AS SHOWN HEREON, DENOTED AS TRACT "S-1", IS HEREBY DEDICATED TO THE PALMBROOKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND IS 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.

AN ACCESS EASEMENT OVER AND ACROSS TRACT "S-1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR ACCESS AND MAINTENANCE OF UTILITIES.

2. EASEMENTS

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 PALMBROOKE HOMEOWNER'S 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 PALMBROOKE HOMEOWNER'S 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 PALMBROOKE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. TRACTS

TRACTS "O-1", "O-2" AND "O-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND LANDSCAPE PURPOSES TO THE PALMBROOKE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "O-4", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND BUFFER PURPOSES TO THE PALMBROOKE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE PALMBROOKE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALMBROOKE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACT "W" AS SHOWN HEREON ARE SUBJECT TO THE AGREEMENT AS RECORDED IN O.R.B. 12591, PAGE 541.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF BOARD OF DIRECTORS THIS 9TH DAY OF October, 2001.

TRANSEASTERN PROPERTIES, INC.
FLORIDA CORPORATION
ATTEST: *[Signature]* BY: *[Signature]*
CORA DI FIORE, VICE PRESIDENT ARTHUR J. FALCONE, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ARTHUR J. FALCONE AND CORA DI FIORE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 9TH DAY OF October, 2001.
MY COMMISSION EXPIRES: 5-14-2003
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, ALAN POLIN, P.A., 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 TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: OCTOBER 30, 2001
[Signature]
ALAN POLIN
ATTORNEY AT LAW
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 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: November 20, 2001
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *[Signature]* BY: *[Signature]*
PETER PIMENTA, SECRETARY, BOARD OF SUPERVISORS
SALLY HAMADEH, PRESIDENT, BOARD OF SUPERVISORS

MORTGAGEE'S CONSENT

STATE OF MARYLAND
COUNTY OF MONTGOMERY

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 11801 AT PAGE(S) 501 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 ASSISTANT VICE PRESIDENT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8TH DAY OF November, 2001.

RFC CONSTRUCTION FUNDING CORP., A DELAWARE CORPORATION
BY: *[Signature]*
DAVID PETERSON, ASSISTANT VICE PRESIDENT
WITNESS: *[Signature]*
Terence E. Stifler, Director

ACKNOWLEDGMENT

STATE OF MARYLAND
COUNTY OF MONTGOMERY

BEFORE ME PERSONALLY APPEARED DAVID PETERSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT OF RFC CONSTRUCTION FUNDING CORP., A DELAWARE CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION

AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF November, 2001.
MY COMMISSION EXPIRES: *[Signature]*
REGINA TERRERA KIDD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 1, 2005

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

[Signature] DATE: Nov. 12, 2001
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

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.

TABULATION DATA

TOTAL AREA	26.58 ACRES
TRACT "O-1"	2.76 ACRES
TRACT "O-2"	1.53 ACRES
TRACT "O-3"	0.01 ACRES
TRACT "O-4"	1.65 ACRES
TRACT "S-1"	4.81 ACRES
TRACT "W"	6.33 ACRES
TRACT "R"	1.07 ACRES
LOTS 1-264	8.42 ACRES

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

TRANSEASTERN PROPERTIES, INC.
NOTARY
[Seal]

MORTGAGEE
MORTGAGEE NOTARY
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
[Seal]

CITY OF WEST PALM BEACH
CITY SURVEYOR
SURVEYOR
[Seal]

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

PALMBROOKE TOWNHOMES