

KENCO RANCH

BEING A REPLAT OF A PART OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 41, 42, AND ALL OF TRACTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, AND 64, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THRU 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 12
SEPTEMBER 2001

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR RECORD AT 4:13 P.M. THIS 20th DAY OF SEPTEMBER, A.D., 2001 AND DULY RECORDED IN PLAT BOOK 2, PAGE 193 THRU 201 ON PAGES 193 THRU 201.
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KENCO COMMUNITIES AT THE RANCH, INC., A FLORIDA CORPORATION, COURCHANE DEVELOPMENT AT THE RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CUDMORE ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CHARLSE WATT ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS KENCO RANCH, BEING A REPLAT OF A PART OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 41, 42, AND ALL OF TRACTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, AND 64, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THRU 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°52'26" EAST ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 30.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°52'26" EAST, A DISTANCE OF 2648.33 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88°59'10" WEST, A DISTANCE OF 3707.05 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 54; THENCE NORTH 00°58'47" WEST ALONG SAID WEST LINE, A DISTANCE OF 659.49 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°00'09" EAST ALONG THE NORTH LINE OF SAID TRACT 54, A DISTANCE OF 333.68 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°58'47" WEST ALONG THE WEST LINE OF SAID TRACT 42, A DISTANCE OF 634.39 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°01'08" EAST ALONG THE NORTH LINE OF SAID TRACTS 41 AND 42, A DISTANCE OF 682.44 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°59'14" WEST ALONG THE WEST LINE OF SAID TRACTS 8, 25, AND 40, A DISTANCE OF 1358.03 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN LAKE NORTH DRAINAGE DISTRICT RIGHT-OF-WAY CANAL LATERAL NO. 36, PER CHANCERY CASE 407, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°03'07" EAST, A DISTANCE OF 2696.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 189.166 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

- STREETS:
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S 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.
TRACT "B", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES, SUBJECT TO LAKE NORTH DRAINAGE DISTRICT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12129, PAGE 1515.
- WATER MANAGEMENT TRACTS:
TRACTS "C", "D", AND "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 11917, PAGE 1200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DRAINAGE AND LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS:
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 STONE CREEK RANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S 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.
- 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.
THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR LIFT STATION PURPOSES.
- LANDSCAPE BUFFER EASEMENTS:
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFERING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE/BUFFER TRACTS:
TRACTS "G", "I", "K", AND "L" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S 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.
TRACT "H" AS SHOWN HEREON IS HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO LAKE NORTH DRAINAGE DISTRICT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12129, PAGE 1515.
- RECREATION TRACTS:
TRACT "J" AS SHOWN HEREON IS HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. ROADWAY CONSTRUCTION EASEMENT:
THE ROADWAY CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.
10. SIDEWALK EASEMENT:
THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE STONE CREEK RANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SIDEWALK 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.
11. TRACT "E":
TRACT "E" AS SHOWN HEREON IS HEREBY RESERVED FOR KENCO COMMUNITIES AT THE RANCH, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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 TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF Sept., 2001.
WITNESS: *[Signature]* KENCO COMMUNITIES AT THE RANCH, INC., A FLORIDA CORPORATION.
PRINT: *[Signature]*
WITNESS: *[Signature]* BY: *[Signature]* KENNETH M. ENDELSON, PRESIDENT.
PRINT: *[Signature]*

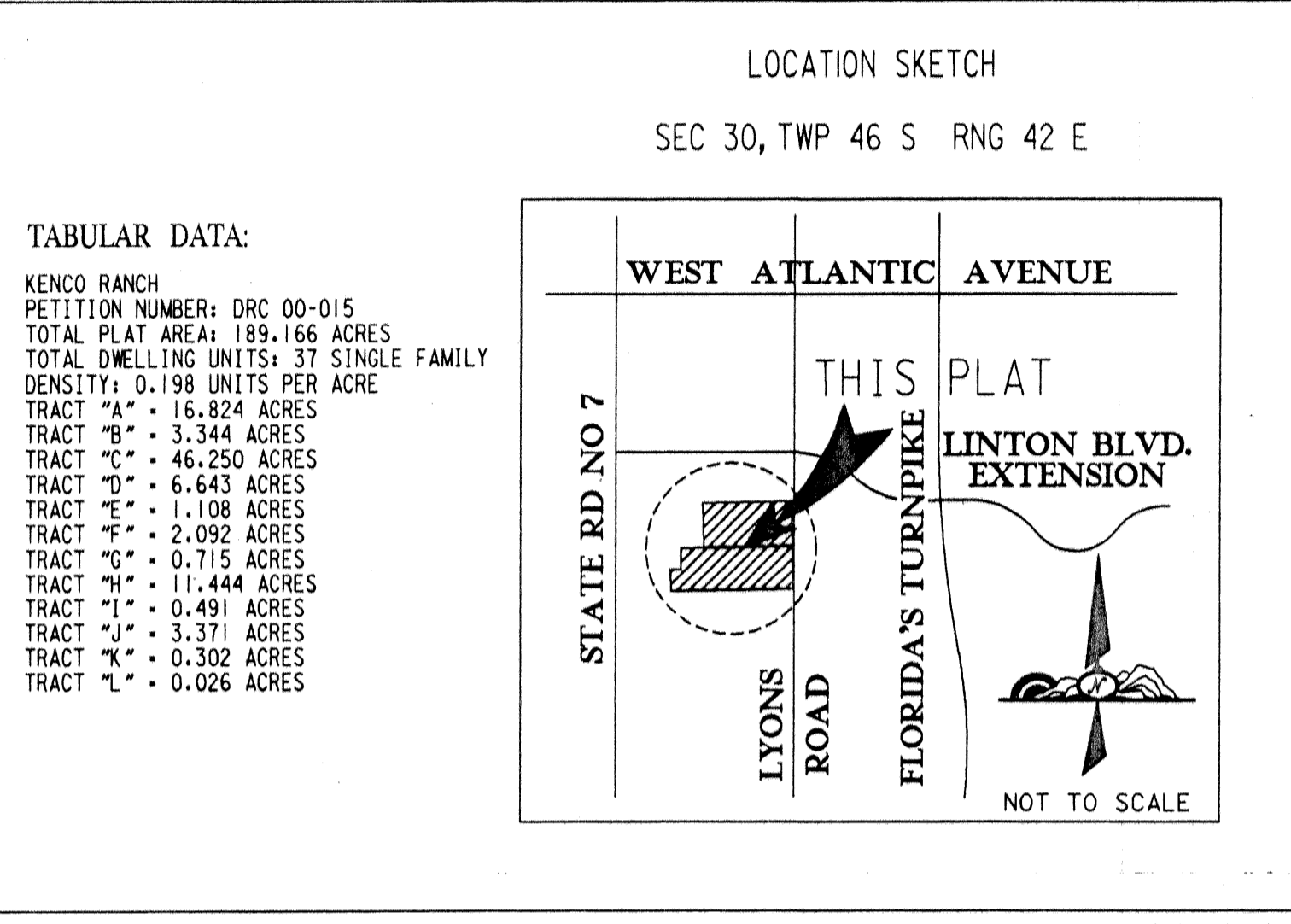
IN WITNESS WHEREOF, COURCHANE DEVELOPMENT AT THE RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 21st DAY OF September, 2001.
WITNESS: *[Signature]* COURCHANE DEVELOPMENT AT THE RANCH, LLC A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: *[Signature]*
WITNESS: *[Signature]* BY: *[Signature]* PAUL L. COURCHANE, MANAGING MEMBER
PRINT NAME: *[Signature]*

IN WITNESS WHEREOF, CUDMORE ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 20th DAY OF Sept, 2001.
WITNESS: *[Signature]* CUDMORE ESTATE HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: *[Signature]*
WITNESS: *[Signature]* BY: *[Signature]* TERENCE CUDMORE, MANAGING MEMBER
PRINT NAME: *[Signature]*

IN WITNESS WHEREOF, CHARLSE WATT ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 18th DAY OF OCTOBER, 2001.
WITNESS: *[Signature]* CHARLSE WATT ESTATE HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: *[Signature]*
WITNESS: *[Signature]* BY: *[Signature]* STEVEN CHARLSE, MANAGING MEMBER
PRINT NAME: *[Signature]*

ACKNOWLEDGEMENT:
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KENCO COMMUNITIES AT THE RANCH, INC., A FLORIDA 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 14th DAY OF September, 2001.
MY COMMISSION EXPIRES: 01-15-2002
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED NANCY E. OWEN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KENCO COMMUNITIES AT THE RANCH, INC., A FLORIDA 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 19th DAY OF September, 2001.
MY COMMISSION EXPIRES: 01-15-2002
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA



TABULAR DATA:

KENCO RANCH	PETITION NUMBER: DRC 00-015
TOTAL PLAT AREA:	189.166 ACRES
TOTAL DWELLING UNITS:	37 SINGLE FAMILY
DENSITY:	0.198 UNITS PER ACRE
TRACT "A":	16.824 ACRES
TRACT "B":	3.344 ACRES
TRACT "C":	46.250 ACRES
TRACT "D":	6.643 ACRES
TRACT "E":	1.108 ACRES
TRACT "F":	2.092 ACRES
TRACT "G":	0.715 ACRES
TRACT "H":	11.444 ACRES
TRACT "I":	0.491 ACRES
TRACT "K":	3.371 ACRES
TRACT "L":	0.026 ACRES

ACKNOWLEDGEMENT:
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED PAUL L. COURCHANE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF COURCHANE DEVELOPMENT AT THE RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF Sept, 2001.
MY COMMISSION EXPIRES: 5-6-02
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED TERENCE CUDMORE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CUDMORE ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF Sept, 2001.
MY COMMISSION EXPIRES: 5-6-02
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED STEVEN CHARLSE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CHARLSE WATT ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF OCTOBER, 2001.
MY COMMISSION EXPIRES: 4-6-02
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
I, CARL E. SIEGEL, A DULY LICENSED TITLE 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 IN KENCO COMMUNITIES AT THE RANCH, INC., A FLORIDA CORPORATION, COURCHANE DEVELOPMENT AT THE RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CUDMORE ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CHARLSE WATT ESTATE HOMES, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED THIS 20th DAY OF DECEMBER, 2001. BY: *[Signature]*
CARL E. SIEGEL
ATTORNEY AT LAW LICENSED IN FLORIDA

PALM BEACH COUNTY APPROVAL:
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 20th DAY OF DECEMBER, A.D., 2001, 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 J. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°03'07" EAST ALONG THE NORTH LINE OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
4. THE BUILDING SETBACKS 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. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.) DENOTES NON-RADIAL. (F.R.) DENOTES RADIAL TO FRONT LOT LINE. (R.R.) DENOTES RADIAL TO REAR LOT LINE.
7. THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY IN THE OFFICES OF CAULFIELD AND WHEELER, INC., 7301A PALMETTO PARK ROAD, SUITE 100A, BOCA RATON, FLORIDA 33433.
8. COORDINATES SHOWN HEREON ARE GRID COORDINATES DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED SCALE FACTOR = 1.000026 GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA }
COUNTY OF PALM BEACH }
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.P.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.
DATED THIS 21st DAY OF OCTOBER, 2001. BY: *[Signature]*
DAVID P. LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5005