

FEBRUARY 2002

THE RENAISSANCE SECTION 7

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT) BEING A REPLAT OF SECTION 7, THE RENAISSANCE, RECORDED IN PLAT BOOK 90, PAGE 162, PUBLIC RECORDS, AND LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7

AREA SUMMARY

TRACT "B" 0.88 ACRES
TRACT "R" 4.84 ACRES
TRACTS "O-1"-"O-10" 0.73 ACRES
LOTS (134) 23.32 ACRES
TOTAL AREA 29.57 ACRES

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
THIS PLAT WAS FILED FOR RECORD AT 9:03 AM THIS 4th DAY OF April 2002, AND DULY RECORDED IN PLAT BOOK NO 94 ON PAGES 96-102
DOROTHY WILKEN CLERK OF THE CIRCUIT COURT BY Deputy Clerk

TITLE CERTIFICATION:

SURVEYOR'S LEGEND AND NOTES:

- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
△ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
■ DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
▲ DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)

THE BASE BEARING, AS SHOWN HEREON, IS NORTH 88°58'11" WEST ALONG THE SOUTH LINE OF SECTION 7, THE RENAISSANCE, RECORDED IN PLAT BOOK 90, PAGE 162, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO

LINE THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, ERIC A. SIMON, 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 MALLORY SQUARE-PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

ERIC A. SIMON, P.A.

DATE 2/13/02 BY ERIC A. SIMON, ATTORNEY-AT-LAW

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT DATED THIS 15th DAY OF MARCH, 2002

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: PETER L. PIMENTEL, SECRETARY BOARD OF DIRECTORS BY SALLY HAMADEH, PRESIDENT BOARD OF DIRECTORS

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE
2. 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 CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT

CITY APPROVAL:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THIS PLAT, AS SHOWN HEREON, IS HEREBY 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 ON THIS PLAT THIS 1st DAY OF April 2002

BY: JOEL DAVES, MAYOR

CITY PLANNING BOARD:

APPROVED MARCH 28, 2002 BY KENNETH SPILLIAS, CHAIRMAN

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 99-20, SECTION 177.081, FLORIDA STATUTES

BY: VINCENT J. NOEL, P.S.M. DATE 4-2-02

CITY SURVEYOR

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT MALLORY SQUARE-PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY FL MSH/SEPII GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY HEARTHSTONE, INC., A CALIFORNIA CORPORATION, DBA IN FLORIDA AS HEARTHSTONE ADVISORS, INC., MANAGER, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "THE RENAISSANCE SECTION 7", BEING A REPLAT OF SECTION 7, THE RENAISSANCE, RECORDED IN PLAT BOOK 90, PAGE 162, PUBLIC RECORDS, AND LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ALL OF SECTION 7, THE RENAISSANCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 162, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

CONTAINING 29.57 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS

- 1. TRACT "R" (RESIDENTIAL ACCESS STREET) IS HEREBY DEDICATED TO THE WATERS EDGE AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA
2. AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ACCESS AND UTILITY MAINTENANCE PURPOSES...
3. THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS...
4. THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES...
5. TRACT "B" (BUFFER TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WATERS EDGE AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...
6. TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-7", "O-8", "O-9" AND "O-10" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WATERS EDGE AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...
7. AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT...
8. THE FIVE FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WATERS EDGE AT BRIAR BAY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS PURPOSES

IN WITNESS WHEREOF, THAT MALLORY SQUARE-PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY FL MSH/SEPII GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, HEARTHSTONE, INC., A CALIFORNIA CORPORATION, DBA IN FLORIDA AS HEARTHSTONE ADVISORS, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF FEBRUARY, 2002

MALLORY SQUARE-PALM BEACH LIMITED PARTNERSHIP

A FLORIDA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER
FL MSH/SEPII GP, L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY ITS MANAGER

HEARTHSTONE, INC. A CALIFORNIA CORPORATION
DBA IN FLORIDA AS

HEARTHSTONE ADVISORS, INC.
A FLORIDA CORPORATION

ATTEST: TRACY T. CARVER, SECRETARY BY JAMES K. GRIFFIN, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JAMES K. GRIFFIN AND TRACY T. CARVER WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND NOT) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS SENIOR VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF HEARTHSTONE, INC., A CALIFORNIA CORPORATION, DBA IN FLORIDA AS HEARTHSTONE ADVISORS, INC., A FLORIDA CORPORATION, MANAGER OF FL MSH/SEPII GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF MALLORY SQUARE-PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT ON THE BEHALF OF THE PARTNERSHIP AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID FLORIDA 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 FLORIDA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February 2002

MY COMMISSION EXPIRES Aug 4, 2005 NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE WATERS EDGE AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 13 DAY OF February, 2002

WATERS EDGE AT BRIAR BAY ASSOCIATION, INC.

A FLORIDA NOT-FOR-PROFIT CORPORATION
ATTEST: CYNTHIA VOLLER, SECRETARY-TREASURER BY ROBERT SHELLEY, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERT SHELLEY AND CYNTHIA VOLLER WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND NOT) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF WATERS EDGE AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 13th DAY OF February, 2002

MY COMMISSION EXPIRES 2/15/04 NOTARY PUBLIC ABIE FELDMAN

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE BRIAR BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 21st DAY OF February, 2002

BRIAR BAY COMMUNITY ASSOCIATION, INC.

A FLORIDA NOT-FOR-PROFIT CORPORATION
ATTEST: THOMAS M. MC KEE, SECRETARY BY ALAN S. RESH, PRESIDENT

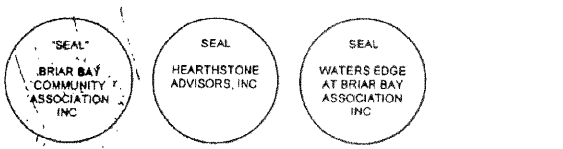
ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ALAN S. RESH AND THOMAS M. MC KEE WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND NOT) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BRIAR BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 21st DAY OF February, 2002

MY COMMISSION EXPIRES 7/1/02 NOTARY PUBLIC DEBRA A. DEETS



SURVEYOR'S CERTIFICATION:

SEAL WM. R. VAN CAMPEN P.S.M. 2424

I HEREBY 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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S. WILL BE SET UNDER THE GUARANTEE 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

BY: WM. R. VAN CAMPEN, P.S.M. DATED THIS 14 DAY OF February, 2002

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. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm