

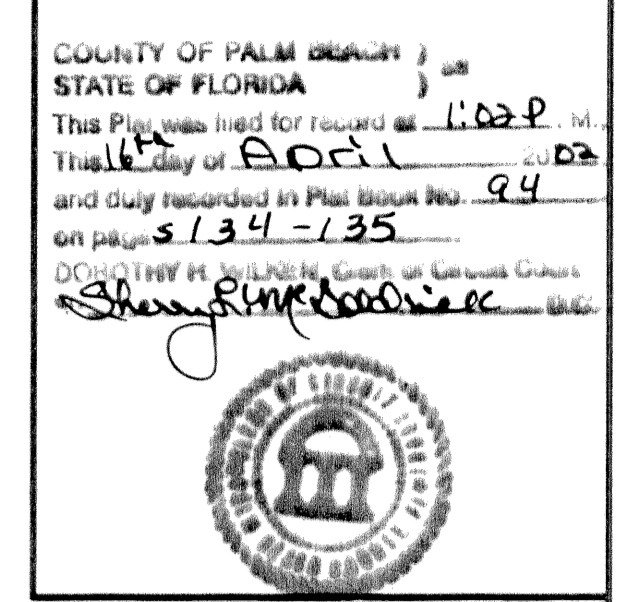
VICINITY MAP NOT TO SCALE

ESTATES OF PENNOCK POINT

BEING A REPLAT OF THE NORTHEASTERLY 100 FEET OF TRACT E, TOGETHER WITH TRACT F, LESS THE NORTH 100 FEET THEREOF, PLAT OF PENNOCK POINT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 22, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2002

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ESTATES OF PENNOCK POINT L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS THE ESTATES OF PENNOCK POINT, BEING A REPLAT OF THE NORTHEASTERLY 100 FEET OF TRACT E, TOGETHER WITH TRACT F, LESS THE NORTH 100 FEET THEREOF, PLAT OF PENNOCK POINT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 22, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I THE NORTHEASTERLY 100 FEET OF TRACT E OF PENNOCK POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH; PARCEL II TRACT F, LESS THE NORTH 100 FEET THEREOF OF PENNOCK POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED LANDS: A PORTION OF TRACT E, PENNOCK POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT E AND THE EAST RIGHT OF WAY LINE OF POINT ROAD (NOW KNOWN AS PENNOCK POINT ROAD) BEAR SOUTH, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 72.77 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 45 MINUTES 50 SECONDS, AN ARC DISTANCE OF 46.97 FEET, TO THE POINT OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH 54 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG A LINE 100 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID NORTH LINE OF TRACT E, A DISTANCE OF 587.86 FEET, THENCE NORTH 16 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 4.83 FEET; THENCE NORTH 54 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 3.21 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 57 SECONDS WEST A DISTANCE OF 146 FEET; THENCE NORTH 54 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 580.84 FEET TO THE POINT OF BEGINNING.

TOGETHER CONTAINING 9.321 ACRES MORE OR LESS.

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

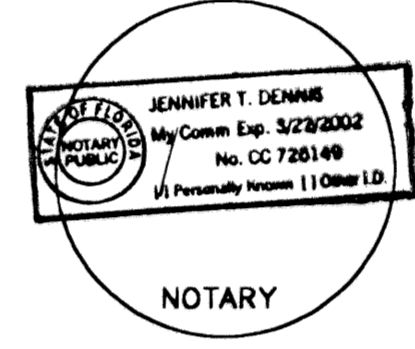
- 1: INGRESS AND EGRESS EASEMENT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF LOTS 2 AND 3, ESTATES OF PENNOCK POINT, FOR PRIVATE DRIVEWAY AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS; SAID INGRESS AND EGRESS EASEMENT "A" IS ALSO DEDICATED AS WATER MANAGEMENT TRACT MAINTENANCE ACCESS EASEMENT AND IS HEREBY RESERVED FOR THE ESTATES OF PENNOCK POINT HOMEOWNERS 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 AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 2: INGRESS AND EGRESS EASEMENT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF LOTS 4 AND 5, ESTATES OF PENNOCK POINT, FOR PRIVATE DRIVEWAY AND OTHER PURPOSES NOT WRITTEN INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 3: 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. 4: THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ESTATES OF PENNOCK POINT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 5: WATER MANAGEMENT TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ESTATES OF PENNOCK POINT HOMEOWNERS 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. 6: 50 FOOT BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR PENNOCK POINT HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUILDING SETBACK AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 7: 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM. 8: THE PRESERVATION EASEMENTS AS SHOWN HEREON, AND RECORDED IN OFFICIAL RECORD BOOK 13056, PAGE 1255, PALM BEACH COUNTY, PUBLIC RECORDS, IS HEREBY RESERVED TO THE ESTATES OF PENNOCK POINT HOMEOWNERS ASSOCIATION INC, ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, GLENN E. GOLDSTEIN, THIS 22nd DAY OF March, 2002.

WITNESS: Yvonne Marchant ESTATES OF PENNOCK POINT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
Glenn E. Goldstein BY: Glenn E. Goldstein
Ronald E. Stotler GLENN E. GOLDSTEIN
MANAGER

ACKNOWLEDGEMENTS STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED GLENN E. GOLDSTEIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ESTATES OF PENNOCK POINT L.L.C. A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF MARCH, 2002. MY COMMISSION EXPIRES: MARCH 22, 2005
Jennifer T. Dennis JENNIFER T. DENNIS
NOTARY PUBLIC
No. CC 726149



TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH I, JEFFREY S. RAYNOR, 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 IN ESTATES OF PENNOCK POINT L.L.C.; 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: 3.25.02
JEFFREY S. RAYNOR, PRESIDENT
ATTORNEY AT LAW

SURVEYOR'S NOTES "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."

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

"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."

IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE UNSUITABLE SOILS, IF ANY, FOR SEPTIC TANK CONSTRUCTION IN ACCORDANCE WITH RULE 64E-6, FAC AND PBC EDR-1.

LOT 6, SUBJECT TO AN EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 13293, PAGE 1925.

SURVEYOR & MAPPER'S CERTIFICATE 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"), PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 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.

Robert J. Dearlove MAR 22 2002
ROBERT J. DEARLOVE, P.S.M.
LICENSE No. 3938
STATE OF FLORIDA
DEARLOVE & ASSOCIATES
BUSINESS LICENSE No. 6499
STATE OF FLORIDA



THIS INSTRUMENT WAS PREPARED BY RONALD E. STOTLER, FLORIDA SURVEY & MAPPER #5026 IN THE OFFICE OF DEARLOVE AND ASSOCIATES 450 SOUTH OLD DIXIE HIGHWAY JUPITER, FLORIDA, 33458

HOMEOWNERS ASSOCIATION ACCEPTANCE STATE OF FLORIDA COUNTY OF PALM BEACH THE ESTATES OF PENNOCK POINT HOMEOWNERS 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 22nd DAY OF March, 2002.

WITNESS: Susan M. Preston ESTATES OF PENNOCK POINT HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
Pamela J. Bechill BY: Glenn E. Goldstein
GLENN E. GOLDSTEIN, VICE PRESIDENT

ACKNOWLEDGEMENTS STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED GLENN E. GOLDSTEIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ESTATES OF PENNOCK POINT HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT 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.

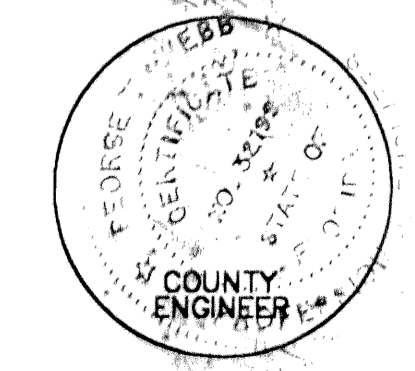
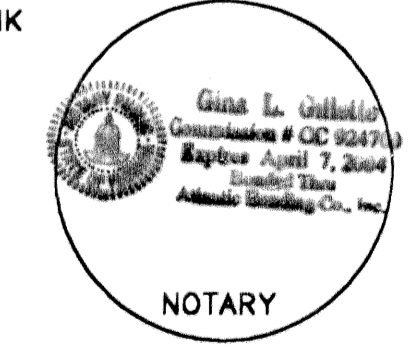
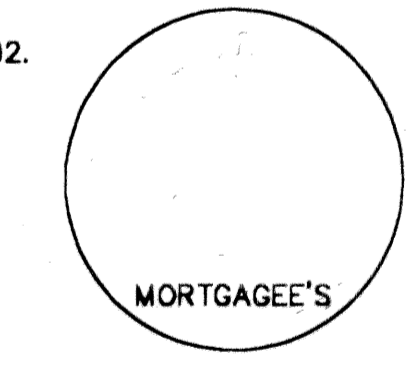
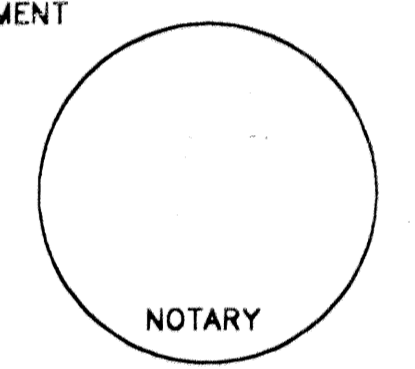
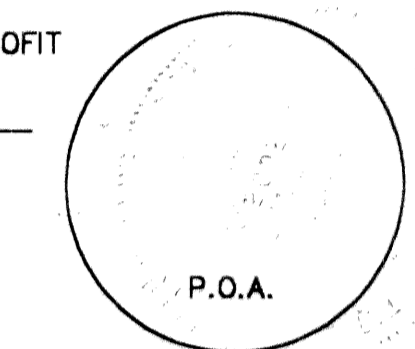
WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF March, 2002. MY COMMISSION EXPIRES: 9/3/2005
Pamela J. Bechill PRINTED NAME: Pamela J. Bechill
NOTARY PUBLIC
No. CC 000487

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 12727 AT PAGE 1288 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARDS OF DIRECTORS THIS 22nd DAY OF March, 2002.

WITNESS: Steven L. Eassa BY: Steven L. Eassa
STEVEN L. EASSA, VICE PRESIDENT

ACKNOWLEDGEMENTS STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Steven L. Eassa WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIDELITY FEDERAL BANK & TRUST, 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 22nd DAY OF March, 2002. MY COMMISSION EXPIRES: April 7, 2004
Steven L. Eassa PRINTED NAME: Steven L. Eassa
NOTARY PUBLIC
No. CC 924700

COUNTY APPROVAL AND ACCEPTANCE STATE OF FLORIDA COUNTY OF PALM BEACH COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 98-33, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 15th DAY OF April, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.
George T. Webb GEORGE T. WEBB, P.E.
COUNTY ENGINEER



SUBDIVISION: ESTATES OF PENNOCK POINT
PAGE: 134
BOOK: 94
FLOOD MAP: 106 B
ZONING: ET
QUAD: 25
ZIP CODE: 33458
TAX: 036
FUD NAME:

Dearlove & Associates
LAND SURVEYORS
BUSINESS - 8944
450 S. OLD DIXIE HWY.
JUPITER, FLORIDA 33458
561-746-8745
FAX 561-746-9682