

MARCH 2002

THE RENAISSANCE SECTION 8

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT) BEING A REPLAT OF SECTION 8, 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 5

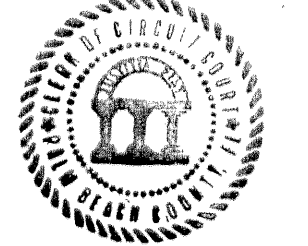
AREA SUMMARY

Table with 2 columns: Description (TRACT 'B', TRACT 'R', TRACTS 'O-1'-'O-6', LOTS (95), TOTAL AREA) and Value (0.40 ACRES, 3.05 ACRES, 0.51 ACRES, 14.45 ACRES, 18.41 ACRES)

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 9:07 a.m. THIS 20th DAY OF May 2002, AND DULY RECORDED IN PLAT BOOK NO. 94 ON PAGES 199-203.

DOROTHY WILKEN CLERK OF THE CIRCUIT COURT BY [Signature] DEPUTY CLERK



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 8, THE RENAISSANCE, RECORDED IN PLAT BOOK 90, PAGE 162, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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: 3/20/02 BY: [Signature] ERIC A. SIMON, ATTORNEY-AT-LAW

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 17th DAY OF April, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: [Signature] PETER L. PIMENTEL, SECRETARY BOARD OF DIRECTORS
BY: [Signature] 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 ) SS

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 MAY, 2002.

BY: [Signature] JOEL DAVES, MAYOR

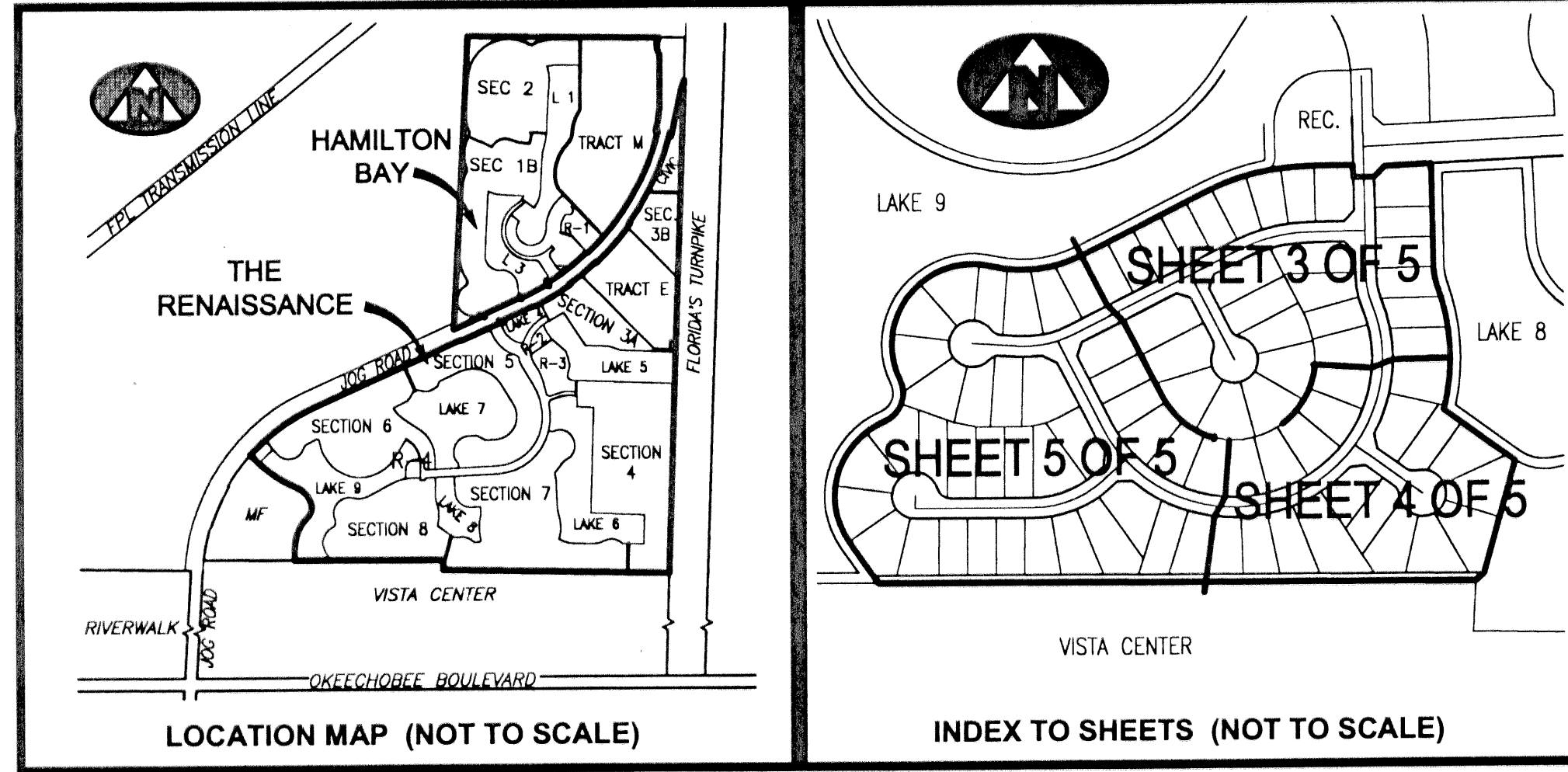
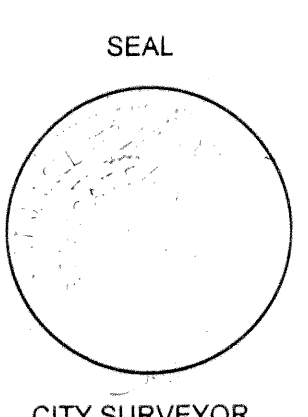
APPROVED: MAY 01, 2002 BY: [Signature] KENNETH SPILLIAS, PLANNING BOARD CHAIRMAN

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: [Signature] VINCENT J. NOEL, P.S.M.

DATE: 4-19-02



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE TIDES 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 21 DAY OF March, 2002.

THE TIDES AT BRIAR BAY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: [Signature] F. MICHAEL ZITZMANN, VICE PRESIDENT-SECRETARY-TREASURER
BY: [Signature] JOCK McCARTNEY, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOCK McCARTNEY AND F. MICHAEL ZITZMANN WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED [Signature] (AND) [Signature] (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND VICE PRESIDENT-SECRETARY-TREASURER, RESPECTIVELY, OF THE TIDES 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 21st DAY OF March, 2002

MY COMMISSION EXPIRES: Aug 4, 2005 NOTARY PUBLIC: [Signature] #DD087699

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 1st DAY OF April, 2002.

THE BRIAR BAY COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: [Signature] THOMAS M. MC KEE, SECRETARY
BY: [Signature] ALAN S. RESH, PRESIDENT

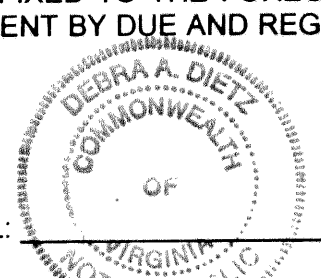
ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 [Signature] (AND) [Signature] (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE 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 1st DAY OF April, 2002.

MY COMMISSION EXPIRES: 8/1/02 NOTARY PUBLIC: [Signature] #DD037699



DEDICATION: STATE OF FLORIDA ) COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT TIDES-PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY FL MSII/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 8", BEING A REPLAT OF SECTION 8, 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 8, THE RENAISSANCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 162, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 18.41 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 TIDES 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 MAINTENANCE OF UTILITIES, THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE TIDES AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
3. THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TIDES AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA. HOWEVER, HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY OF THE DRAINAGE FACILITIES.
4. 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.
5. TRACT "B" (BUFFER TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TIDES AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
6. TRACTS "O-1", "O-2", "O-3", "O-4", "O-5" AND "O-6" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TIDES AT BRIAR BAY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
7. AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS AND TO THE BRIAR BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR INGRESS/EGRESS PURPOSES.
8. THE FIVE FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TIDES AT BRIAR BAY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS PURPOSES.

IN WITNESS WHEREOF, THAT TIDES-PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY FL MSII/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 21 DAY OF March, 2002.

TIDES-PALM BEACH LIMITED PARTNERSHIP

A FLORIDA LIMITED PARTNERSHIP BY ITS GENERAL PARTNER FL MSII/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: [Signature] TRACY T. CARVER, SECRETARY BY: [Signature] MARCUS A. BUEROSSE, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED MARCUS A. BUEROSSE AND TRACY T. CARVER WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED [Signature] (AND) [Signature] (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 MSII/SEPII GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF TIDES-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 21 DAY OF March, 2002

MY COMMISSION EXPIRES: Aug 4, 2005 NOTARY PUBLIC: [Signature] #DD037699 JANET R. WARGIN

SURVEYOR'S CERTIFICATION:

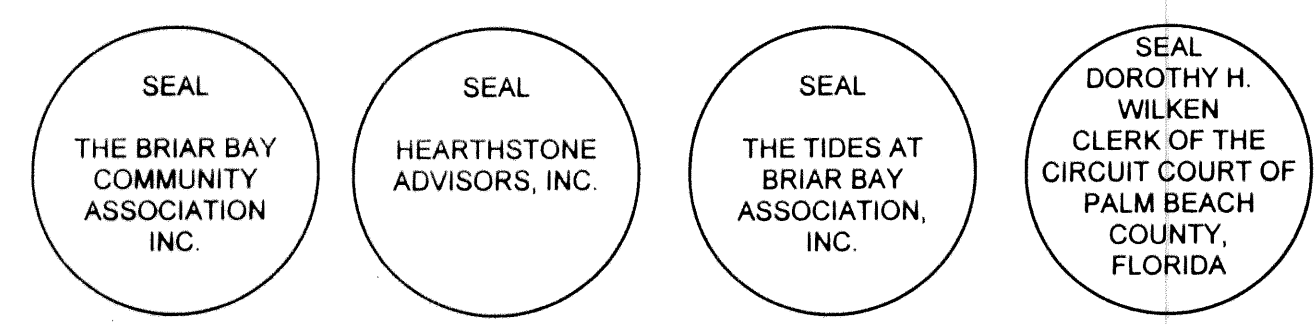
I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. 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.

BY: [Signature] WM. R. VAN CAMPEN, P.S.M. 2424 DATED THIS 18th DAY OF March, 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. Includes phone, fax, email, and website information.