

THIS INSTRUMENT WAS PREPARED BY:

JON V. NOLTING, P.S.M. OF
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AUGUST 2001 97-0072032

CITYHOMES AT CITYPLACE

A REPLAT OF TRACT "5", TRACT "6" AND A PORTION OF TRACT "A", CITYPLACE PLAT NO. 2, AS RECORDED IN PLAT BOOK 90, PAGES 33-37
PALM BEACH COUNTY RECORDS, ALL LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF WEST PALM BEACH, WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, AND CITYPLACE TOWNHOUSE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE REPLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "CITYHOMES AT CITYPLACE", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "5" AND "6", TOGETHER WITH THAT PORTION OF TRACT "A" ("N" STREET) LYING BETWEEN SAID TRACTS "5" AND "6", ALL AS SHOWN ON CITYPLACE PLAT NO. 2 AS RECORDED IN PLAT BOOK 90, PAGES 33-37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 1.741 ACRES (75,855 SQUARE FEET) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL A IS HEREBY DEDICATED TO CITYHOMES AT CITYPLACE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, LANDSCAPING, BALCONIES, ROOF OVERHANGS, WALKS, ACCESS AND USE FOR PROPER UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF CITYHOMES AT CITYPLACE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

THE SANITARY SEWER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR SANITARY SEWER INSTALLATION, USE AND MAINTENANCE.

THE FOOTING EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO CITYHOMES AT CITYPLACE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSE PROVIDING A EASEMENT FOR THE CONSTRUCTION OF A RETAINING WALL. THE MAINTENANCE AND REPAIR OF SAID WALL SHALL BE THE PERPETUAL RESPONSIBILITY OF CITYHOMES AT CITYPLACE POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

THE ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS BETWEEN "M" STREET AND FLORIDA AVENUE AND IS SUBJECT TO A MAXIMUM ELEVATION OF 32.30 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THIS EASEMENT MAY NOT BE GATED OR WALLED OFF SO AS TO RESTRICT PUBLIC ACCESS ACROSS SAID EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND PARTNERSHIP, THIS 26TH DAY OF JUNE, 2002.

THE CITY OF WEST PALM BEACH

BY: Joel T. Daves
JOEL T. DAVES, MAYOR

ATTEST: Therese du Bouchet
NAME: THERESSE DU BOUCHET
TITLE: CITY CLERK

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

BY: Joel T. Daves
JOEL T. DAVES, CHAIRMAN

ATTEST: Therese du Bouchet
NAME: THERESSE DU BOUCHET
TITLE: SECRETARY

CITYPLACE TOWNHOUSE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: CITYPLACE RESIDENTIAL PARTNERS, A FLORIDA GENERAL PARTNERSHIP,
ITS SOLE MANAGING MEMBER
BY: TRG CITYPLACE, LTD., A FLORIDA LIMITED PARTNERSHIP,
ITS ADMINISTRATIVE PARTNER
BY: TRG CITYPLACE, INC., A FLORIDA CORPORATION,
ITS GENERAL PARTNER

BY: Roberto Rocha
ROBERTO ROCHA,
EXECUTIVE VICE PRESIDENT

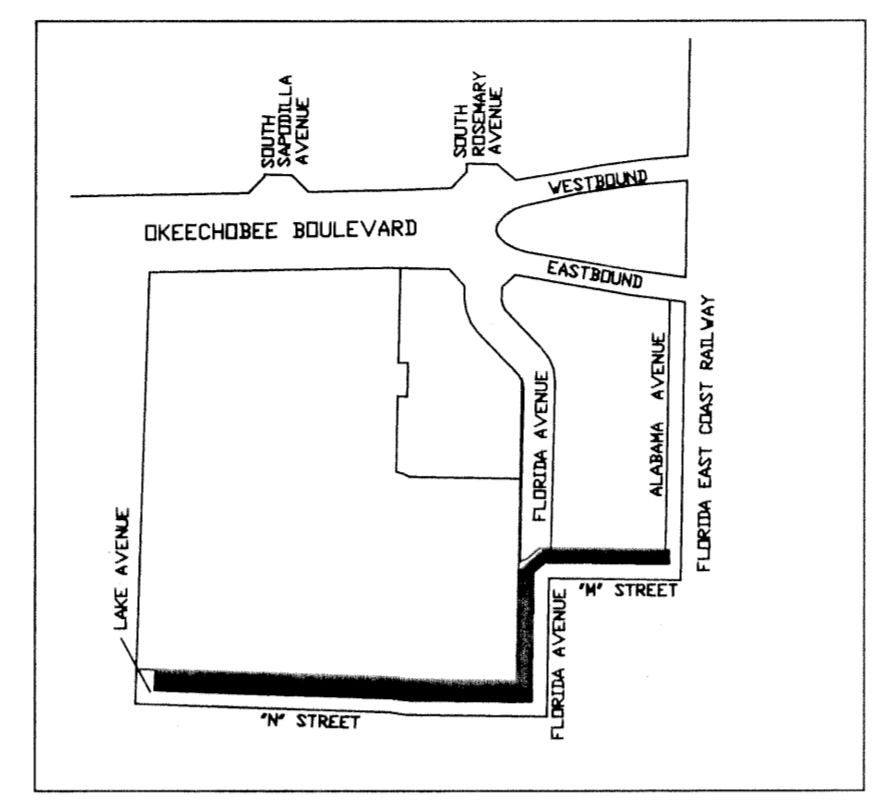
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOEL T. DAVES AND THERESSE DU BOUCHET WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND RESPECTFULLY, AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK ON BEHALF OF THE CITY OF WEST PALM BEACH AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF THE CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF THE CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26TH DAY OF JUNE, 2002.

BY: Linda J. Schaefer
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES
MAY 5, 2003



VICINITY MAP
NOT TO SCALE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOEL T. DAVES AND THERESSE DU BOUCHET WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND RESPECTFULLY, AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SECRETARY, ON BEHALF OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF THE AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF THE SUCH AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26TH DAY OF JUNE, 2002.

BY: Linda J. Schaefer
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES
MAY 5, 2003

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF May, 2002, BY ROBERTO ROCHA, AS EXECUTIVE VICE PRESIDENT OF TRG CITYPLACE, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF TRG CITYPLACE, LTD., A FLORIDA LIMITED PARTNERSHIP, ADMINISTRATIVE PARTNER OF CITYPLACE RESIDENTIAL PARTNERS, A FLORIDA GENERAL PARTNERSHIP, MANAGING MEMBER OF, ON BEHALF OF EACH OF SUCH ENTITIES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED HIS FLORIDA DRIVERS LICENSE OF (INDICATE FORM OF IDENTIFICATION)(IF LEFT BLANK PERSONAL KNOWLEDGE EXISTED) AS IDENTIFICATION.

BY: Linda J. Schaefer
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: 11/12/02

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY IS VESTED IN THE CITY OF WEST PALM BEACH, WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND CITYPLACE TOWNHOUSE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; 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.

FLAGLER TITLE COMPANY

BY: Edward Birrell
NAME: EDWARD BIRRELL
TITLE: S.E.C. V-P
DATED THIS 15 DAY OF May, 2002.

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ALL STREETS (INCLUDING THEIR USE FOR ROADWAY, DRAINAGE AND UTILITY PURPOSES) AND THE 18' NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT AS SHOWN ON THE UNDERLYING PLATS THAT LIE WITHIN THE LIMITS OF THIS PLAT THIS 26TH DAY OF JUNE, 2002.

BY: Joel T. Daves
JOEL T. DAVES, MAYOR

APPROVED: 6/25, 2002
CITY PLANNING BOARD

BY: David Schultz
DAVID SCHULTZ, CHAIRMAN
Kenworth G. Semmes

CITY SURVEYORS APPROVAL

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

BY: Vincent J. Noell DATE: 6-20-02
VINCENT J. NOELL,
PROFESSIONAL SURVEYOR & MAPPER NO. 4169
STATE OF FLORIDA

SURVEYOR'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; 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB271

BY: Jon V. Nolting DATE: 4-17-02
JON V. NOLTING
PROFESSIONAL SURVEYOR & MAPPER NO. 4499
STATE OF FLORIDA

SURVEYOR'S NOTES:

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, WHETHER GRAPHIC OR DIGITAL THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY AND/OR COUNTY.

THE BEARINGS REFERENCED HEREON ARE BASED ON A BEARING OF NORTH 88°08'22" WEST ALONG THE NORTH BOUNDARY OF TRACT "6" AS SHOWN ON CITYPLACE PLAT NO. 2 AS RECORDED IN PLAT BOOK 90, PAGES 33-37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL THE RECORDING INFORMATION SHOWN HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 4:23 p.m.
THIS 26TH DAY OF JUNE, 2002
AND DULY RECORDED IN PLAT BOOK NO. 95
ON PAGES 106-109
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY: Sherry L. McCallister
DEPUTY CLERK



CITYPLACE TOWNHOUSE, L.L.C.	WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY	CITY OF WEST PALM BEACH	CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA	WEST PALM BEACH CHIEF OF SURVEYS	SURVEYOR AND MAPPER
SEAL	SEAL	SEAL	SEAL	SEAL	SEAL