

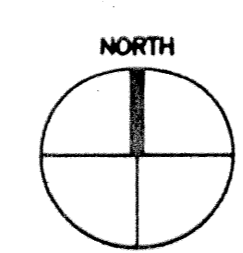
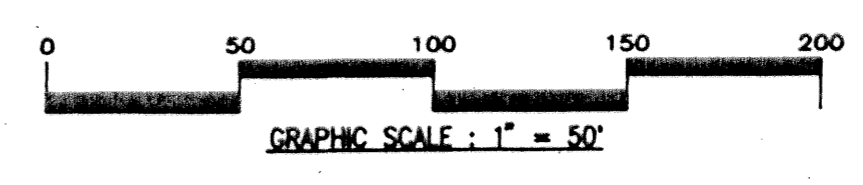
SURVEY NOTES

- 1. ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE
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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
3. BEARING BASE - BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LAWRENCE ROAD IN THE SE 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY SECTION BREAKDOWN, BEARING S 00 28' 10" E.
4. 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.

- PONZA PLACE -

A P.U.D.

A PLANNED UNIT DEVELOPMENT LYING IN SECTION 1, TOWNSHIP 45 S., RANGE 42 E. PALM BEACH COUNTY, FLORIDA MARCH 2003

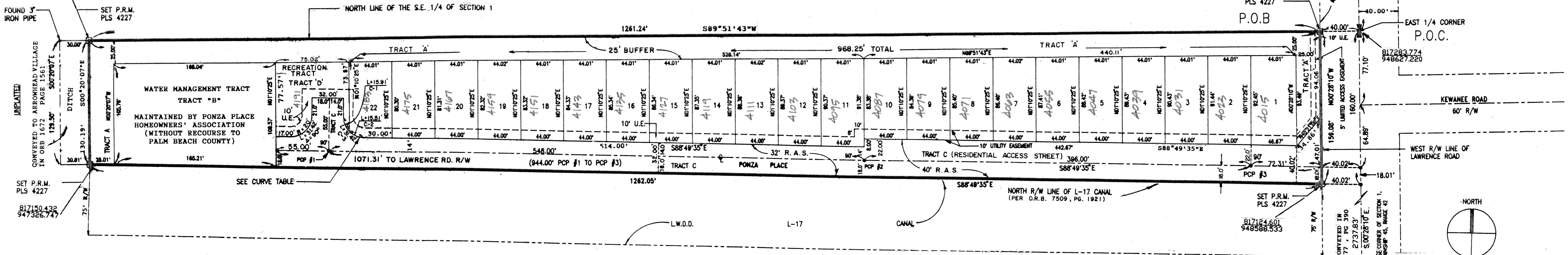


County of Palm Beach, State of Florida. This Plat was filed for record at 9:37 A.M. on the 14th day of May, 2003. and duly recorded in Plat Book No. 98 on page 183. DANIEL J. CHRISTIAN, Clerk of Circuit Court by [Signature]

CURVE TABLE with columns: POINT #, DELTA ANGLE, RADIUS, LENGTH. Rows for C-1, C-2, C-3.

BUILDING SETBACK LINES with columns: FRONT, SIDE.

LAND USE DATA (PETITION #90-13) with columns: TRACT, AREA, DENSITY.



KNOW ALL MEN BY THESE PRESENTS THAT RAFFAELE ABBENANTE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 45 S., RANGE 42 E., PALM BEACH COUNTY FLORIDA, SHOWN HEREON AS PONZA PLACE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST (SE1/4) OF SECTION 1 TOWNSHIP 45 SOUTH, RANGE 42 EAST, LYING NORTH OF LAKE WORTH DRAINAGE DISTRICT L-17 CANAL, LESS THE EXISTING RIGHT OF WAY; AND LESS THE WEST 30 FEET AND THE EAST 40 FEET THEREOF, CONVEYED IN OFFICIAL RECORD BOOK 777, PAGE 390 PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE EAST QUARTER CORNER (E1/4 CORNER) OF SECTION 1 TOWNSHIP 45 SOUTH, RANGE 42 EAST, (P.O.C.), BEAR S 89°51'43" W, 40.00 FEET TO THE WEST RIGHT OF WAY OF LAWRENCE ROAD AND THE POINT OF BEGINNING (P.O.B.) OF SAID PARCEL THENCE: S 89°51'43"W, 1261.24 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 1 THENCE: S 00°20'07"E, 130.19 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE: S 88°49'35"E, 1262.05 FEET ALONG THE NORTH R/W LINE OF THE L-17 CANAL THENCE: N 00°28'10"W, 159.08 FEET ALONG THE WEST R/W LINE OF LAWRENCE ROAD TO THE (P.O.B.) OF SAID PARCEL HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS: TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, 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. TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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 D, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, 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. THE UTILITY EASEMENT, NOTE: SEE UTILITY EASEMENT DEDICATION (AT RIGHT UNDER ACCEPTANCE AND ACKNOWLEDGEMENT OF RESERVATIONS). THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, RAFFAELE ABBENANTE DO HEREUNTO SET MY HAND AND SEAL THIS 2 DAY OF APRIL 2003 BY: RAFFAELE ABBENANTE

STATE OF FLORIDA COUNTY OF PALM BEACH ACKNOWLEDGEMENT BEFORE ME PERSONALLY APPEARED RAFFAELE ABBENANTE WHO HAS PRODUCED FLAC 6140-000-45-185-0 AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF APRIL 2003 MY COMMISSION EXPIRES: 10-31-05 NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF PALM BEACH ACCEPTANCE OF RESERVATIONS THE PONZA PLACE HOMEOWNERS' ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED DATED THIS 2 DAY OF APRIL 2003 WITNESS: MAUREEN BARBER PRESIDENT BY: RAFFAELE ABBENANTE PRESIDENT

STATE OF FLORIDA COUNTY OF PALM BEACH ACKNOWLEDGEMENT BEFORE ME PERSONALLY APPEARED RAFFAELE ABBENANTE WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PONZA PLACE HOMEOWNERS' ASSOCIATION, 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 2 DAY OF APRIL 2003 MY COMMISSION EXPIRES: 10-31-05 NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF PALM BEACH I, JOHN D. KURTZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO RAFFAELE ABBENANTE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD DATED 4/2/2003 JOHN D. KURTZ -- ATTORNEY-AT-LAW (LICENSED IN FLORIDA)

Notary Public Dedication, Acceptance, and Acknowledgement stamps for Daniel J. Christian.

LEGEND and LOCATION MAP showing symbols for P.R.M., P.C.P., P.O.C., P.O.B., etc., and a map of the site area.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE 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 PLAT. THE GUARANTEES POSTED WITH THE PLAT 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 DANIEL J. CHRISTIAN P.S.M. LICENSE NO. 4227 STATE OF FLORIDA.

NOTES: COORDINATES SHOWN ARE GRID. DATUM = NAD 1983, 1990 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNIT = U.S. SURVEY, FOOT. COORDINATE SYSTEM = 1983 STATE PLANE. TRANSVERSE MERCATOR PROJECTION. SCALE FACTOR = 1.000039' GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. 500°28'10"E = PLAT BEARING. 500°28'14"E = GRID BEARING. 00°00'04" CLOCKWISE ROTATION = GRID TO PLAT. COUNTY ENGINEER: GEORGE T. WEBB, P.E. - COUNTY ENGINEER DANIEL J. CHRISTIAN 509 E. REDWOOD DRIVE LAKE PARK, FLA. 33403 PHONE (561) 797-1225

BOOK 189 FLOOD MAP # 1735 ZONING R5 QUAD # 34 TAZ 413 FUD NAME PONZA PLACE