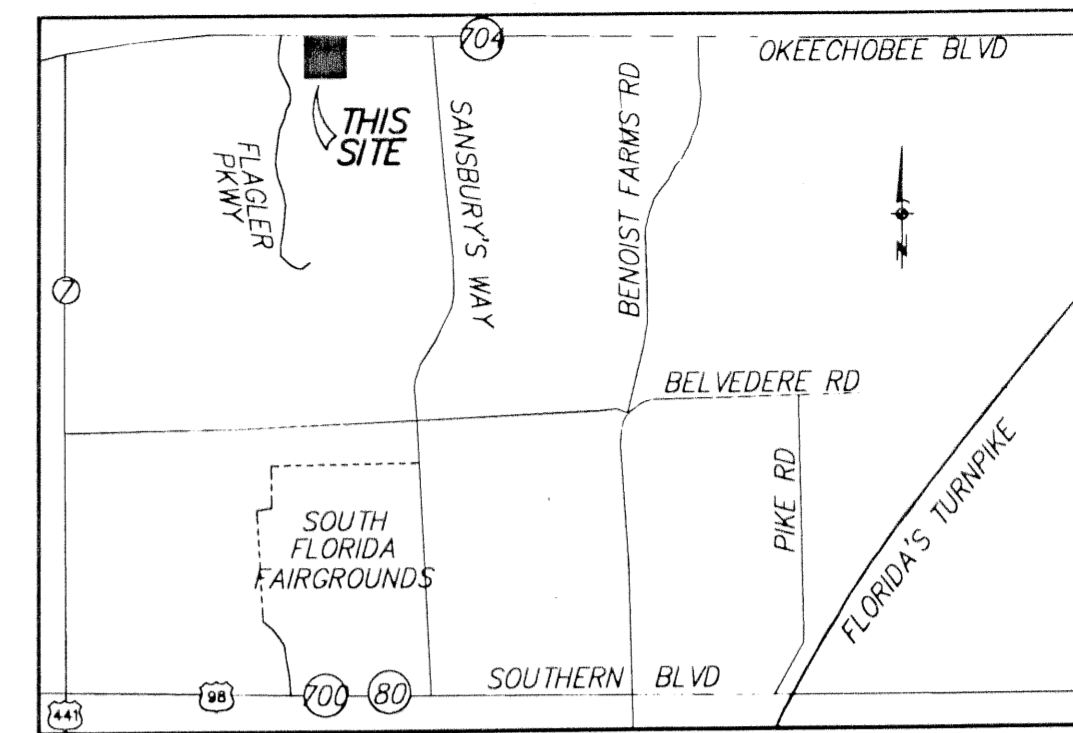
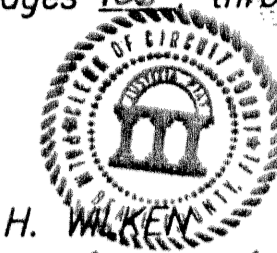


PARKWOOD ESTATES, P.U.D.

186

A REPLAT OF A PORTION OF LOT 8 AND THE WEST 1/2 OF LOT 9, BLOCK 1 AND THE ADJACENT 30' R/W, OF THE PALM BEACH FARMS CO. PLAT NO. 9 OF PARTS OF SECTIONS 27, 28, 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, (P.B. 5, PG. 58 -P.B.C.R.) IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 9:42 A.M. this 15th day of May, 2003, and duly recorded in Plat Book 96, Pages 186 through 187.



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT LOWELL AT PARKWOOD ESTATES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PARKWOOD ESTATES, P.U.D., BEING MORE PARTICULARLY DESCRIBED AS A REPLAT OF A PORTION OF LOT 8 AND THE WEST 1/2 OF LOT 9, BLOCK 1 OF THE PALM BEACH FARMS CO. PLAT NO. 9 OF PARTS OF SECTIONS 27, 28, 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PART OF A 30 FEET WIDE ROAD RIGHT-OF-WAY LYING IN THE PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF LOT 8 AND THE SOUTHERLY LINE OF THE WEST 1/2 OF LOT 9; BOUNDED ON THE EAST BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WEST 1/2 OF LOT 9; BOUNDED ON THE SOUTH BY THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD; BOUNDED ON THE WEST BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 8.

LESS:
THE NORTH 25.72 FEET OF LOT 8, BLOCK 1, OF THE PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DEDICATED AS RIGHT-OF-WAY TO THE LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS:
THE NORTH 32 FEET OF THE WEST 1/2 OF LOT 9, BLOCK 1 OF THE PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DEDICATED AS RIGHT-OF-WAY TO THE LAKE WORTH DRAINAGE DISTRICT RECORDED IN DEED BOOK 67, PAGE 419, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 31.0394 ACRES, (1,352,077 SQUARE FEET), MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 13648, PAGE 1554, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR A PRIVATE CIVIC SITE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14569, PAGE 1796, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT L-1 AND TRACT L-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14622, PAGE 634, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT F, TRACT G, TRACT H, TRACT J AND TRACT K, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT H AND TRACT J ARE SUBJECT TO THE RIGHTS OF THE LAKE WORTH DRAINAGE DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AS SET FORTH IN THE RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 13648, PAGE 1554, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO THE STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE LAKE MAINTENANCE ACCESS EASEMENT WITHIN TRACT G AND THE LAKE MAINTENANCE EASEMENT WITHIN TRACT L-1 ARE ALSO FOR ACCESS TO THE PRESERVE (TRACT D).
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 MAINTENANCE AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.

DEDICATION CONTINUED

- TRACT A, AS SHOWN HEREON, FOR PRIVATE STREET PURPOSES, IS SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACT FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINE, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 18th DAY OF March, 2003.

LOWELL AT PARKWOOD ESTATES, INC., A FLORIDA CORPORATION
By: [Signature]
S. LAWRENCE KAHN, III, PRESIDENT

WITNESS
[Signature]
Albert Cohen
PRINT NAME
[Signature]
Joel B. Kovin
PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF Dade
BEFORE ME PERSONALLY APPEARED, S. LAWRENCE KAHN, III, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF LOWELL AT PARKWOOD ESTATES, INC., A FLORIDA 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 2003.
MY COMMISSION EXPIRES: 01/01/06
[Signature]
H. Alfonso
NOTARY PUBLIC
COMMISSION NUMBER: DD072896
PRINT NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA SS
COUNTY OF Dade
PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION 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 18th DAY OF March, 2003.

WITNESS
[Signature]
Albert Cohen
PRINT NAME
[Signature]
Joel B. Kovin
PRINT NAME
PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION
By: [Signature]
LANI KAHN DRODY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED, LANI KAHN DRODY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF PARKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 18th DAY OF March, 2003.
MY COMMISSION EXPIRES: 01/01/06
[Signature]
H. Alfonso
NOTARY PUBLIC
COMMISSION NUMBER: DD072896
PRINT NAME

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
COUNTY OF Miami-Dade
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 14753, PAGE 1609 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF March, 2003.
[Signature]
SUNTRUST BANK
STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA
WITNESS
[Signature]
Robert E. Hume
PRINT NAME
[Signature]
Ana Barrigon
WITNESS
PRINT NAME
By: [Signature]
ALICE ESPOSITO, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF Miami-Dade
BEFORE ME PERSONALLY APPEARED, ALICE ESPOSITO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE PRESIDENT OF SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT SHE 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 17th DAY OF March, 2003.
MY COMMISSION EXPIRES: 5/18/03
[Signature]
Kuben Pepron
NOTARY PUBLIC
COMMISSION NUMBER: CC 927825
PRINT NAME

COUNTY ENGINEER APPROVAL

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2)(F.S.), THIS 14th DAY OF May, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) F.S.
DATED: 5-14-03
[Signature]
George P. Webb, P.E.
COUNTY ENGINEER

AREA TABULATION			
PETITION #PDD 1980-119(A)			
TRACT A	PRIVATE STREET	183,996 SQUARE FEET	4.2240 ACRES
TRACT B	PRIVATE CIVIC SITE	27,054 SQUARE FEET	0.6211 ACRES
TRACT C	RECREATION TRACT	21,492 SQUARE FEET	0.4934 ACRES
TRACT D	PRESERVE	184,259 SQUARE FEET	4.2300 ACRES
TRACT F	OPEN SPACE	5,737 SQUARE FEET	0.1317 ACRES
TRACT G	OPEN SPACE	2,875 SQUARE FEET	0.0660 ACRES
TRACT H	OPEN SPACE	73,850 SQUARE FEET	1.6953 ACRES
TRACT J	OPEN SPACE	45,869 SQUARE FEET	1.0530 ACRES
TRACT K	OPEN SPACE	3,450 SQUARE FEET	0.0792 ACRES
TRACT L-1	WATER MANAGEMENT	101,018 SQUARE FEET	2.3191 ACRES
TRACT L-2	WATER MANAGEMENT	42,987 SQUARE FEET	0.9871 ACRES
LOTS 1 - 81		659,480 SQUARE FEET	15.1395 ACRES
TOTAL		1,352,077 SQUARE FEET	31.0394 ACRES
NUMBER OF UNITS	81		
HOUSING CATEGORY	SINGLE FAMILY DWELLING		
DENSITY	2.61 DWELLING UNITS/ACRES		

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF DADE
I JOEL K. GOLDMAN, 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 LOWELL AT PARKWOOD ESTATES, INC., A FLORIDA CORPORATION; 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: March 17, 2003
[Signature]
JOEL K. GOLDMAN
ATTORNEY AT LAW LICENSED IN FLORIDA

GENERAL 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE BEARINGS SHOWN ON THIS MAP OF LAND SURVEY WERE BASED ON THE RECORD PLAT ENTITLED BREAKERS WEST PLAT NO. 17, WITH THE NORTH LINE OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A BEARING OF NORTH 87°44'23" WEST, AS SHOWN THEREON.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, AND ARE RELATIVE TO PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK JANE'S DESCRIBED AS FOLLOWS: PALM BEACH COUNTY DISK STAMPED JANE'S, LOCATED AT THE INTERSECTION OF SANDSBURY WAY AND OKEECHOBEE BOULEVARD IN THE SOUTHWEST QUADRANT, BEING 47 FEET WEST OF THE CENTERLINE OF SANDSBURY WAY, 43 FEET NORTH OF THE CENTERLINE OF A CANAL, AND 1.5 FEET NORTH OF A POWER POLE WITH WITNESS SIGN, ELEV. = 18.698.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACE ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 20 FOOT DRAINAGE EASEMENTS SHOWN ARE CENTERED ON THE LOT LINES.
- 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. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENT OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT - U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000021815
PLAT BEARING TO GRID BEARING = COUNTERCLOCKWISE ROTATION OF 01°00'57"
N 864,123.965 DENOTES STATE PLANE COORDINATES
E 922,161.456

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 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 PALM 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.
THIS 25th DAY OF March, 2003
[Signature]
NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5989
STATE OF FLORIDA

PREPARED BY
Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

SUBDIVISION PARKWOOD ESTATES PUD
BOOK 98 PAGE 186
FLOOD ZONE 15 FLOOD MAP # 1504
QUAD # 46 ZONING PUD
SE TAZ 817
FUD NAME

LOWELL AT PARKWOOD ESTATES, INC. NOTARY

PARKWOOD ESTATES HOMEOWNERS ASSOCIATION NOTARY

COUNTY ENGINEER

SUNTRUST BANK

NOTARY