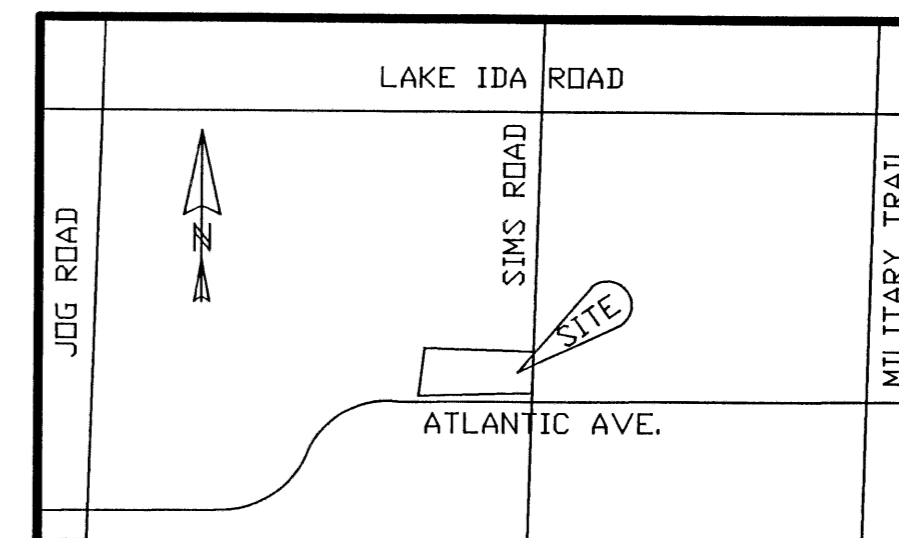
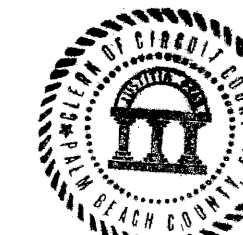


PINEWOOD COVE
 BEING A REPLAT OF TRACTS A & B
 AMERICAN HERITAGE HOMES, PHASE 1, P.U.D.
 PLAT BOOK 62, PAGES 152 - 153,
 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 IN THE SOUTHWEST ONE QUARTER OF SECTION 14,
 TOWNSHIP 46 SOUTH, RANGE 42 EAST,
 SHEET 1 OF 2 APRIL 2003

COUNTY OF PALM BEACH) SS
 STATE OF FLORIDA)
 This Plat was filed for record at 1:20 P.M.
 on the 29 day of July 2003.
 and duly recorded in Plat Book No. 99
 on page 5, 129 thru 130.
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by Cheryl A. Smith D.C.

129



LOCATION MAP
N.T.S.

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT F.P. DIND & ASSOCIATES, INC. FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA OF THE LAND SHOWN HEREON, BEING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINEWOOD COVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS A & B, AMERICAN HERITAGE HOMES, PHASE 1, P.U.D., AS RECORDED IN PLAT BOOK 62, PAGE 152 & 153, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

CONTAINING 2.25 ACRES MORE OR LESS.

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

1. UTILITY EASEMENTS:
 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. 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.

2. DRAINAGE EASEMENTS:
 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 HERITAGE PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. ROOF OVERHANG EASEMENT:
 THE ROOF OVERHANG EASEMENTS (R.R.M.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS, SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. OPEN SPACE:
 TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HERITAGE PARK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, F.P. DIND & ASSOCIATES, INC., PRESIDENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF JUNE, 2003.

BY: F.P. DIND & ASSOCIATES, INC.
 A FLORIDA CORPORATION

BY: Frank Dind
 FRANK DIND
 PRESIDENT

WITNESS: Jane Carke
 JANE CARKE

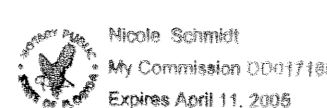
WITNESS: Michael Nduyien
 MICHAEL NDUYIEN

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED FRANK DIND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA CORPORATE IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF F.P. DIND AND ASSOCIATES, 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 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 16 DAY OF June, 2003.
 MY COMMISSION EXPIRES: 4/1/05 Nicole Schmidt
 DATE NOTARY PUBLIC



STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE HERITAGE PARK 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 HEREIN DATED THIS 23 DAY OF JUNE 2003.

BY: Leo F. Donoghue Jr
 HERITAGE PARK HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT
 BY: Leo F. Donoghue Jr President
 (PRINTED NAME-TITLE)

WITNESS: Jane Carke
 JANE CARKE
 (Corporate Seal)

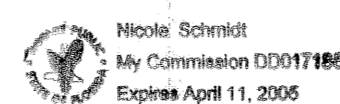
STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Leo F. Donoghue Jr WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA CORPORATE IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF HERITAGE PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF JUNE, 2003.

MY COMMISSION EXPIRES: Nicole Schmidt
 NOTARY PUBLIC

(SEAL)



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, ATTORNEYS' TITLE INSURANCE FUND, INC., A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO F.P. DIND & ASSOCIATES, INC., 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: 4-22-03 6-19-03
 ATTORNEYS' TITLE INSURANCE FUND, INC.

BY: Preston J. Fields, P.A.
 PRESTON J. FIELDS, P.A. AND ITS CORPORATE SEAL
 ATTORNEYS' TITLE INSURANCE FUND, INC.
 11211 PROSPERITY FARMS ROAD
 SUITE C-301
 PALM BEACH GARDENS, FL 33410

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 14652 AT PAGE 1387 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 SR EVP AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF F.P. DIND AND ASSOCIATES, 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: William R. Martin
 WILLIAM R. MARTIN
 BY: W.R. Martin
 NAME: W.R. Martin

WITNESS: Celeste M. Houle
 CELESTE M. HOULE
 TITLE: SR EVP

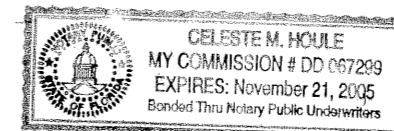
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED William R. Martin WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA CORPORATE IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR E.V.P. OF PALM BEACH COUNTY BANK AN 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 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 April, 2003.

MY COMMISSION EXPIRES: Celeste M. Houle
 NOTARY PUBLIC



PALM BEACH COUNTY APPROVALS
 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 28th DAY OF July, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SEC. 177.081(1), F.S.

Asst. Gordon Haney Frakes
 GORDON HANEY FRAKES, P.E.
 COUNTY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S 89 18'46" W. ALONG THE NORTH LINE OF TRACT "A", AS RECORDED IN PLAT BOOK 62, PAGES 152 AND 153, PALM BEACH COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) #LS 4871 UNLESS OTHERWISE NOTED.
- NO BUILDING OR ANY TYPE 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 ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS INDICATED ON THE APPROVED FINAL SUBDIVISION PLAN PETITION NO. 88-051(A)
- NO BUILDING WILL ENCRDACH INTO ANY DRAINAGE EASEMENT.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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) AND MONUMENTS ACCORDING TO SECTION 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.

John F. Tracy, P.L.S.
 JOHN F. TRACY, P.L.S.
 LICENSE NO. 4871
 STATE OF FLORIDA

COORDINATES, BEARINGS, AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR ZONE = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.000033449

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARING ROTATION PLAT TO GRID
 00° 23' 32" COUNTER CLOCKWISE
 N 90° 00' 00" E PLAT = N 89° 36' 28" E GRID

TABULAR DATA

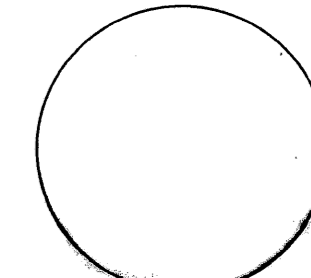
PETITION NUMBER	88-051(A)
PROJECT NUMBER	0550
TOTAL PLAT AREA	2.25 ACRES
AREA TO BE DEVELOPED	2.16 ACRES
EXISTING RIGHT OF WAY & BUFFERS	0.68 ACRES
OPEN AREA	0.09 ACRES
LAST ZC/BCC	
APPROVAL DATE	NOV. 29, 2001
CONCURRENCY #	01-5001347-C
TOTAL UNITS	18
ZERO LOT LINE	18
LOT SIZE	MINIMUM 4500 SQ. FT.
JWELLING TYPE	ZERO LOT LINE
DENSITY	6.16 DU/AC
MAXIMUM BUILDING HEIGHT	35'

THIS INSTRUMENT WAS PREPARED BY JOHN F. TRACY IN THE OFFICES OF J UNIVERSAL SURVEYING SYSTEMS, INC., 302 GLEN ARBOR TERRACE, BOYNTON BEACH, FLORIDA 33426

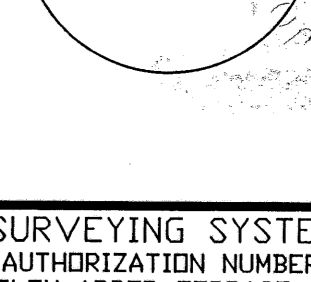
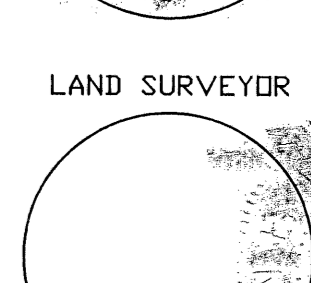
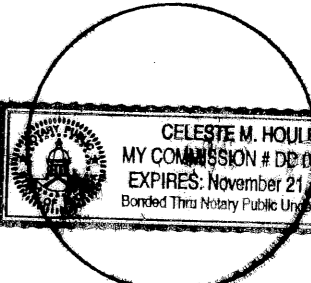
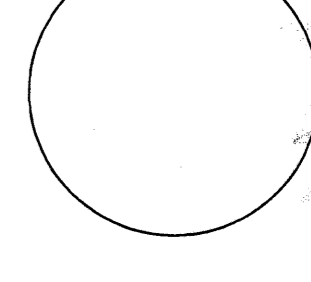
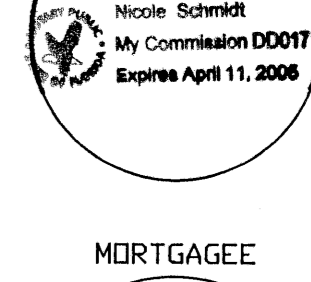
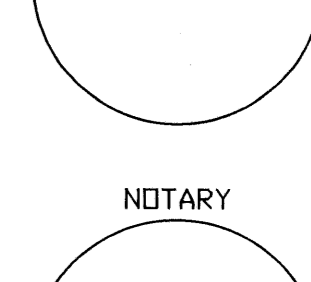
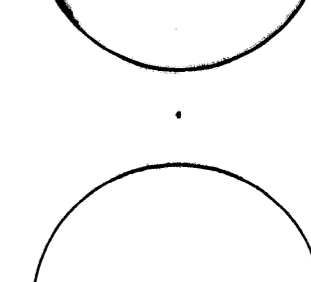
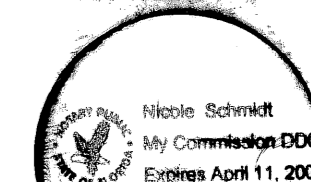
LEGEND:

- P.B. = PLATBOOK
- P.G. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- Δ = DELTA ANGLE
- A = ARC LENGTH
- C.B. = CHORD BEARING
- D.R.B. = DEED BOOK
- D.B. = DEED BOOK
- R/W = RIGHT-OF-WAY
- F.P. & L. = FLORIDA POWER & LIGHT
- C/L = CENTERLINE
- R.R.M.E. = ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS
- = DENOTES SET P.R.M. #LS 4871 UNLESS OTHERWISE NOTED
- = DENOTES FOUND P.R.M. AS NOTED
- = DENOTES SET PERMANENT REFERENCE MONUMENT
- ▷ = DENOTES ZERO LOT LINE ON THE SIDE OF THE LINE SHOWN.
- S.D.E. = SWALE DRAINAGE EASEMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- * = RADIAL LINE
- P.I.B. = POINT OF BEGINNING
- = DENOTES SET IRON ROD & CAP LB 5984

DEDICATION



DEDICATION HISTORY



SUBDIVISION PINWOOD COVE
 BOOK 99
 FLOOD ZONE B
 QUAD # 20
 ZONING PDD
 SE
 TAZ 405
 PUD NAME AMERICAN HERITAGE HOMES