

0730-001

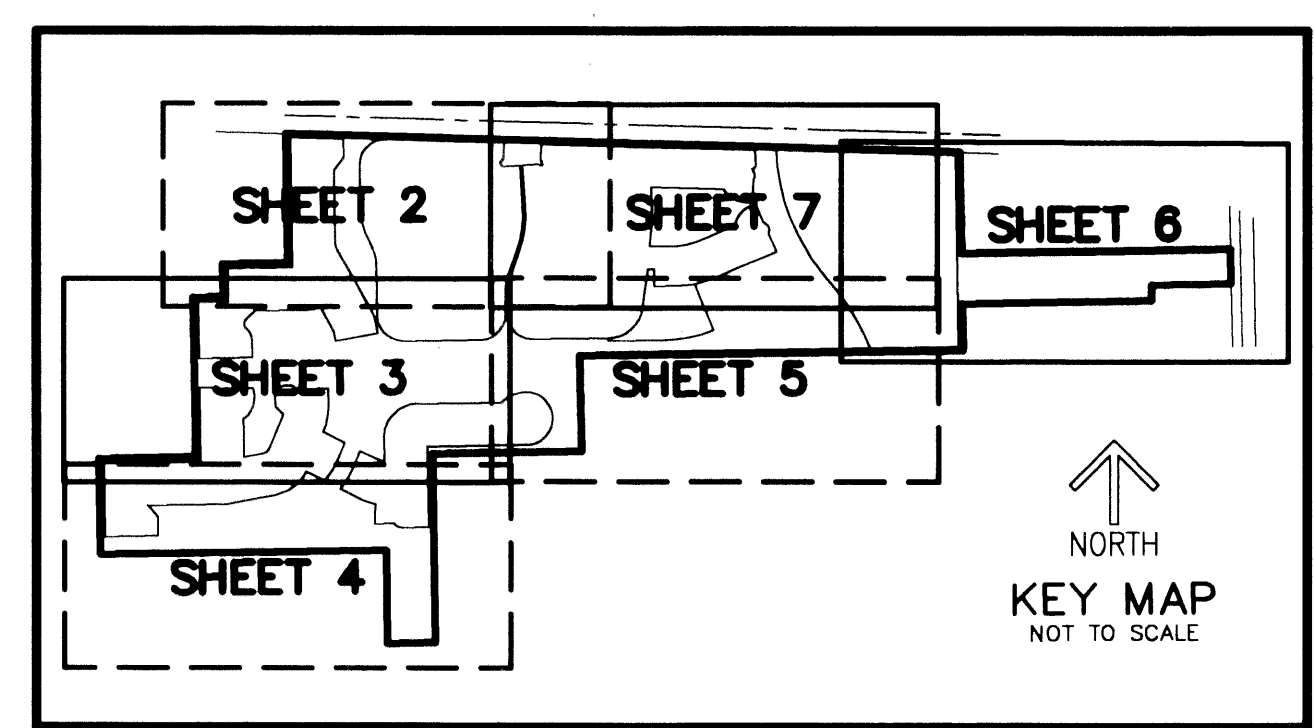
# DIAMOND "C" RANCH

A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF ALL OF "PINELAND PARK", AS RECORDED IN PLAT BOOK 11, PAGE 62, AND A REPLAT OF A PORTION OF BLOCKS 7, 8, 10 AND 11, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
CAULFIELD AND WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JUNE - 2002

# 173

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:13 P.M.  
THIS 2 DAY OF JUNE  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK 99 ON  
PAGES 173 AND 179  
THRU  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK



SHEET 1 OF 7

**DEDICATIONS AND RESERVATIONS:**  
KNOW ALL MEN BY THESE PRESENTS THAT TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS DIAMOND "C" RANCH, BEING A REPLAT OF A PORTION OF BLOCKS 7, 8, 10 AND 11, "PALM BEACH FARMS COMPANY PLAT NO.3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH ALL OF "PINELAND PARK", AS RECORDED IN PLAT BOOK 11, PAGE 62, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "WESTWOODS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 131 THROUGH 134 OF SAID PUBLIC RECORDS; THENCE S88°33'01"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-51 (WEST PALM BEACH CANAL), AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY MAP NUMBER C-51-18, A DISTANCE OF 1,993.79 FEET; THENCE S88°18'52"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,309.12 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 13520, PAGE 1375 OF SAID PUBLIC RECORDS (SAID POINT TO BE LATER REFERRED TO AS POINT A); THENCE S00°51'24"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.30 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,580.00 FEET AND A CENTRAL ANGLE OF 37°42'09"; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,039.89 FEET; THENCE S38°33'34"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.20 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,640.00 FEET AND A CENTRAL ANGLE OF 15°08'38"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 433.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT 5 OF SAID BLOCK 11; THENCE S89°09'02"W ALONG SAID SOUTH LINE, A DISTANCE OF 1,902.79 FEET TO THE NORTHWEST CORNER OF "CONNALL SUBDIVISION", AS RECORDED IN PLAT BOOK 43, PAGE 50 OF SAID PUBLIC RECORDS; THENCE S00°55'35"E ALONG THE WEST LINE THEREOF, A DISTANCE OF 675.05 FEET; THENCE S89°04'36"W, A DISTANCE OF 1,040.04 FEET; THENCE S00°52'22"E, A DISTANCE OF 1,335.00 FEET TO THE SOUTH LINE OF TRACT 24 OF SAID BLOCK 10; THENCE S89°05'24"W ALONG SAID SOUTH LINE, A DISTANCE OF 329.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 24; THENCE N00°52'22"W ALONG THE WEST LINE THEREOF, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 24; THENCE S89°05'24"W ALONG THE SOUTH LINE OF TRACTS 14, 15 AND 16 OF SAID BLOCK 10, A DISTANCE OF 1,994.71 FEET TO A POINT 15.00 FEET EAST OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID "WESTWOODS"; THENCE N00°53'52"W ALONG SAID PARALLEL LINE, A DISTANCE OF 675.15 FEET; THENCE N89°08'07"E ALONG SAID PARALLEL LINE, A DISTANCE OF 675.00 FEET; THENCE N00°53'57"W, A DISTANCE OF 1,126.49 FEET ALONG SAID EASTERLY LINE; THENCE N89°07'17"E, A DISTANCE OF 208.71 FEET; THENCE N00°53'57"W, A DISTANCE OF 233.71 FEET; THENCE N89°07'17"E ALONG THE EASTERLY LINE OF SAID "WESTWOODS", A DISTANCE OF 450.87 FEET; THENCE N00°50'41"W ALONG SAID EASTERLY LINE, A DISTANCE OF 906.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
COMMENCING AT THE AFOREMENTIONED POINT A; THENCE S88°18'52"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL C-51, A DISTANCE OF 100.10 FEET TO POINT OF BEGINNING A; THENCE CONTINUE S88°18'52"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,301.38 FEET TO THE WEST LINE OF "WHISPERING OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGES 184 THROUGH 186 OF SAID PUBLIC RECORDS; THENCE S00°54'02"E ALONG THE WEST LINE THEREOF, A DISTANCE OF 706.05 FEET; THENCE N89°03'45"E, A DISTANCE OF 1,873.83 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF BENOIST FARMS ROAD, AS RECORDED IN DEED BOOK 1167, PAGE 31 OF SAID PUBLIC RECORDS; THENCE S01°07'39"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 244.90 FEET; THENCE S89°04'33"W, A DISTANCE OF 554.20 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT 2 OF SAID BLOCK 11; THENCE S00°38'44"E ALONG SAID EAST LINE, A DISTANCE OF 110.00 FEET; THENCE S89°03'10"W, A DISTANCE OF 1,320.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT 4 OF SAID BLOCK 11; THENCE S00°56'13"E ALONG SAID EAST LINE, A DISTANCE OF 329.99 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4, BLOCK 11; THENCE S89°09'02"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 660.45 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 13520, PAGE 1375 OF SAID PUBLIC RECORDS; THENCE N22°7'06"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.11 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,740.00 FEET AND A CENTRAL ANGLE OF 16°06'27"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 489.17 FEET; THENCE N38°33'34"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.20 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,480.00 FEET AND A CENTRAL ANGLE OF 37°34'52"; THENCE NORTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 970.75 FEET TO POINT OF BEGINNING.

CONTAINING 11,470,516 SQUARE FEET OR 263.33 ACRES, MORE OR LESS.

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

- 1. WATER MANAGEMENT TRACTS**  
TRACTS W THROUGH W8, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 14923, PAGE 407 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
TRACTS W5 AND W7 ARE SUBJECT TO THE CONDITIONS IN THE SOUTH FLORIDA WATER MANAGEMENT DRAINAGE DISTRICT CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 15207, PAGE 1102 AND OFFICIAL RECORD BOOK 15510, PAGE 1580 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. PRIVATE STREET**  
TRACTS R, R1 AND R2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACT CV**  
TRACT CV, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER. ALL DRAINAGE ASSOCIATED WITH THE FUTURE DEVELOPMENT OF THIS TRACT SHALL BE ACCOMMODATED WITHIN AND ALLOWED TO DISCHARGE INTO THE STORM WATER MANAGEMENT FACILITIES OF THIS P.U.D. AT NO COST TO THE FEE SIMPLE OWNER OF THIS TRACT.

**DEDICATION AND RESERVATIONS CONTINUED:**  
**4. DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS 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 PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO 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 SAID ASSOCIATION, ITS SUCCESSORS AND 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 PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**5. ROADWAY CONSTRUCTION EASEMENTS**  
THE ROADWAY CONSTRUCTION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.

**6. OPEN SPACE TRACTS**  
TRACTS "L" THROUGH "L12" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**7. UTILITY EASEMENTS**  
THE UTILITY EASEMENTS 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, 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. 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.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY 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 THESE TRACTS 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, 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.

**8. LANDSCAPE BUFFER EASEMENTS**  
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**9. LIFT STATION EASEMENTS (LSE)**  
THE LIFT STATION 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 WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**10. RECREATIONAL AREAS**  
TRACTS F AND F1 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**11. FUTURE DEVELOPMENT TRACTS**  
PODS A THROUGH G AS SHOWN HEREON ARE HEREBY RESERVED FOR TOWN & COUNTRY BUILDERS, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**12. ADDITIONAL RIGHT-OF-WAY**  
TRACT "RW1", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

**13. ACCESS EASEMENT**  
THE ACCESS EASEMENTS AS SHOWN HEREON ARE RESERVED FOR ACCESS BY ADJACENT PROPERTY OWNERS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

**14. LIMITED ACCESS EASEMENTS**  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

**15. TRACTS Z THROUGH Z2**  
TRACTS Z, Z1 AND Z2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**16. OVERHANG/MAINTENANCE EASEMENTS**  
OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, 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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24<sup>th</sup> DAY OF JUNE 2003.

BY: *[Signature]* TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION.  
BY: *[Signature]* TIMOTHY R. KELLY, PRESIDENT  
WITNESS: *[Signature]* STEPHEN B. LILKER  
WITNESS: *[Signature]* SALLY HAMERMAN, PRINT NAME SALLY HAMERMAN  
MORTGAGEE: *[Signature]* NOTARY PUBLIC, My Commission DD157100 Expires July 26, 2004  
COUNTY ENGINEER: *[Signature]* GEORGE T. WEBB, P.E., COUNTY ENGINEER  
SURVEYOR: *[Signature]*

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TOWN & COUNTRY BUILDERS, 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 24<sup>th</sup> DAY OF JUNE 2003.  
MY COMMISSION EXPIRES: 9-11-05  
COMMISSION NUMBER: DD056497  
NOTARY PUBLIC: *[Signature]* JOSEPH M. MIGNONE III, PRINT NAME JOSEPH M. MIGNONE III

**MORTGAGEES 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 RECORDS BOOK 11391, AT PAGES 1371 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 25<sup>th</sup> DAY OF JUNE 2003.  
WITNESS: *[Signature]* SUNTRUST BANK, A FLORIDA BANKING CORPORATION, PRINT NAME Alan Westenberg, BY: *[Signature]* ELAINE DEVLIN, NAME Elaine Devlin, VICE PRESIDENT  
WITNESS: *[Signature]* PRINT NAME Susan Woods

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED ELAINE DEVLIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE BANK, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF JUNE 2003.  
MY COMMISSION EXPIRES: July 28, 2006  
COMMISSION NUMBER: DD127185  
NOTARY PUBLIC: *[Signature]* MELISSA SANCHEZ, PRINT NAME MELISSA SANCHEZ

**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 3 DAY OF JUNE 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *[Signature]* GEORGE T. WEBB, P.E., COUNTY ENGINEER

**ACCEPTANCE OF RESERVATIONS:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE PALM BEACH PLANTATION 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 HEREON, DATED THIS 24<sup>th</sup> DAY OF JUNE 2003.  
PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
BY: *[Signature]* STEPHEN B. LILKER, PRESIDENT  
WITNESS: *[Signature]* SALLY HAMERMAN, PRINT NAME SALLY HAMERMAN

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0002175  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.  
S88°18'52"E (PLAT BEARING) 00°04'41" = BEARING ROTATION  
S88°23'33"E (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)  
NORTH LINE THIS PLAT

**TABULAR DATA**

TOTAL AREA THIS PLAT	263.33 ACRES
AREA OF PODS A THROUGH G	152.88 ACRES
AREA OF PRIVATE ROAD TRACT R, R1, R2	11.88 ACRES
AREA OF TRACT RW1	0.08 ACRES
AREA OF TRACTS W THROUGH W8	43.48 ACRES
AREA OF TRACTS L THROUGH L12	19.17 ACRES
AREA OF TRACTS Z THROUGH Z2	24.67 ACRES
AREA OF TRACT CV	5.85 ACRES
AREA OF TRACTS F AND F1	5.32 ACRES
USE SINGLE FAMILY	
PETITION NO. PDD 97-121	

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BEACH PLANTATION HOMEOWNERS ASSOCIATION, INC., 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF JUNE 2003.  
MY COMMISSION EXPIRES: 9-11-05  
COMMISSION NUMBER: DD056497  
NOTARY PUBLIC: *[Signature]* JOSEPH M. MIGNONE III, PRINT NAME JOSEPH M. MIGNONE III

**TITLE CERTIFICATION:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I, RONALD L. PRATT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN TOWN & COUNTRY BUILDERS, 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: 6/24/03  
*[Signature]* RONALD L. PRATT, ESQ., ATTORNEY AT LAW LICENSED IN 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; 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.  
DATE: 6/25/03  
*[Signature]* DAVID P. LINDLEY, P.L.S., REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

197-128  
SUBDIVISION DIAMOND "C" RANCH  
BOOK 99  
FLOOD ZONE AH  
QUAD # 47  
SE  
TAZ 199, 1009  
FUD NAME

