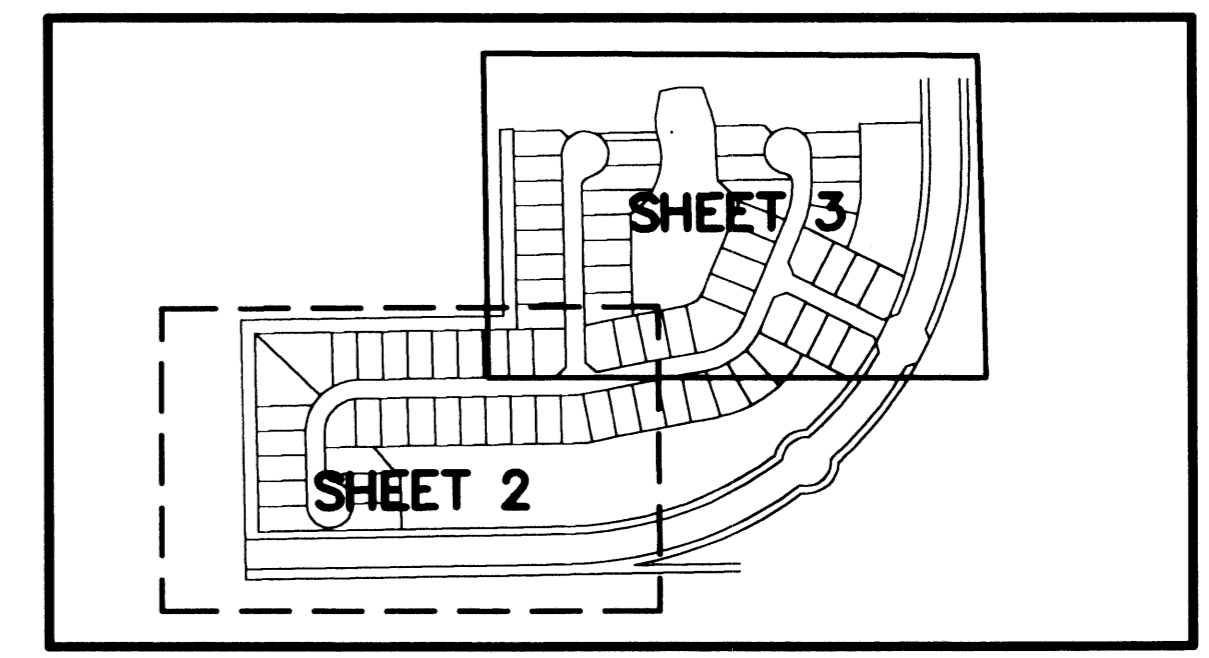


DIAMOND "C" RANCH POD A REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF DIAMOND "C" RANCH PUD, BEING A REPLAT OF POD A, DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99, PAGES 173 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 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



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:31 A.M.
 THIS 30th DAY OF JUNE
 A.D. 2003 AND DULY RECORDED
 IN PLAT BOOK 100 ON
 PAGES 71 AND 73

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: *[Signature]*
 DEPUTY CLERK

SHEET 1 OF 3



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 POD A REPLAT, BEING A REPLAT OF POD A, DIAMOND "C" RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 173 THROUGH 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 852,082 SQUARE FEET OR 19.56 ACRES, MORE OR LESS.

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

1. PRIVATE STREET

TRACT R, AS SHOWN HEREON IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. DRAINAGE 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 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.

3. OPEN SPACE TRACTS

TRACTS L, L1 AND L2, 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.

4. 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 OVERTLYING 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.

5. 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.

TABULAR DATA	
TOTAL AREA THIS PLAT	19.56 ACRES
AREA OF PRIVATE ROAD TRACT R	3.90 ACRES
AREA OF TRACTS L, L1 AND L2 (OPEN SPACE)	0.13 ACRES
AREA OF TRACTS F, F1 AND F2 (REC TRACTS)	0.60 ACRES
AREA OF RESIDENTIAL USE - SINGLE FAMILY RESIDENCE	14.93 ACRES
NUMBER OF UNITS - 72	3.68 D.U./AC.
PETITION NO. PDD 97-121	

DEDICATIONS AND RESERVATIONS CONTINUED:

6. RECREATIONAL AREA

TRACTS F, F1 AND F2, 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.

7. 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.

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 10th DAY OF JUNE, 2003.

WITNESS: *[Signature]* BY: TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION.
 PRINT NAME STEPHEN B. LILLER
 WITNESS: *[Signature]* BY: TIMOTHY R. KELLY, PRESIDENT
 PRINT NAME Sally Hemenway

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIMSELF AS 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 10th DAY OF JUNE, 2003.

MY COMMISSION EXPIRES: 9-11-05
 COMMISSION NUMBER: DD056497
 NOTARY PUBLIC
 JOSEPH MIGNONE III
 PRINT NAME

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 10th DAY OF JUNE, 2003.

WITNESS: *[Signature]* BY: TIMOTHY R. KELLY, PRESIDENT
 PRINT NAME STEPHEN B. LILLER
 WITNESS: *[Signature]*
 PRINT NAME Sally Hemenway

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIMSELF AS 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 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 10th DAY OF JUNE, 2003.
 MY COMMISSION EXPIRES: 9-11-05
 COMMISSION NUMBER: DD056497
 NOTARY PUBLIC
 JOSEPH MIGNONE III
 PRINT NAME

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 11209, 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 13 DAY OF JUNE, 2003.

WITNESS: *[Signature]* BY: SUNTRUST BANK, A FLORIDA BANKING CORPORATION
 PRINT NAME FABIAN DAVIS
 WITNESS: *[Signature]* BY: ELAINE DEVLIN
 PRINT NAME SOPHIE WOODS
 NAME Elaine Devlin
 VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ELAINE DEVLIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED HERSELF AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNTRUST BANK, A CORPORATION, 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 13 DAY OF JUNE, 2003.

MY COMMISSION EXPIRES: July 28, 2006
 COMMISSION NUMBER: DD137105
 NOTARY PUBLIC
 MELISSA SANCHEZ
 PRINT NAME

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 = 1.00002175
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
 ADJUSTMENT, FLORIDA EAST ZONE.

N00°54'11"W (PLAT BEARING) 00°04'41" = BEARING ROTATION
 N00°58'52"W (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)
 WEST LINE THIS PLAT

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, RONALD L. PLATT, 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: 9/24/03
 10/23/03
[Signature]
 RECEIVED THIS DATE
 RONALD L. PLATT, ESQ.
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-13, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 31st DAY OF NOVEMBER, 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

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 GUARANTEE 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: 10/25/03
[Signature]
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

SUBDIVISION DIAMOND CRANKA POD A REPLAT
 BOOK 100 FLOOD ZONE 54
 QUAD # 47 ZONING PUD
 SEB ZIP CODE 33411
 TAZ 1009
 PUD NAME DIAMOND CRANKA

