


OLD PALM PLAT THREE
 A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED IN
 PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 LYING IN SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AND SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
 SHEET No.1 OF 10 SEPTEMBER 2003

COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 This Plat was filed for record at 3:37 P.M.
 This 12 day of November 2003
 and duly recorded in Plat Book No. 100
 on pages 85 and 94
 DOROTHY H. WILKIN, Clerk of Circuit Court
 by _____ D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1, AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AND SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OLD PALM PLAT THREE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL 1, OLD PALM PLAT 1, AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SECTION 35, THENCE NORTH 00°57'25" EAST, ALONG THE WEST LINE OF SOUTHWEST ONE-QUARTER OF SAID SECTION 35 AND THE EAST LINE OF THE RONALD REAGAN TURNPIKE (FORMERLY THE SUNSHINE STATE PARKWAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 3334+56.46 TO STATION 3343+22.17, SHEET 8 OF 12, DATED JULY 27th 1955, A DISTANCE OF 1933.53 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°57'25" EAST, A DISTANCE OF 363.53 FEET;
 THENCE SOUTH 87°56'11" EAST A DISTANCE OF 301.06 FEET;

THENCE NORTH 00°57'25" EAST A DISTANCE OF 329.96 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 1, SAME LINE BEING THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35;

THENCE SOUTH 87°56'04" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35, SAME LINE ALSO BEING THE SOUTH LINES OF WESTWOOD GARDENS PLAT NO.1, WESTWOOD GARDENS PLAT NO.2 AND WESTWOOD GARDENS PLAT NO.3, AS RECORDED IN PLAT BOOK 46, PAGE 156, PLAT BOOK 48, PAGE 72 AND PLAT BOOK 48, PAGE 174, RESPECTFULLY, OF THE SAID PUBLIC RECORDS, A DISTANCE OF 3710.50 FEET;

THENCE SOUTH 26°16'37" EAST A DISTANCE OF 764.50 FEET;

THENCE SOUTH 28°56'23" EAST A DISTANCE OF 650.65 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 7481, PAGE 238 OF THE SAID PUBLIC RECORDS;

- 1) THENCE SOUTH 40°36'31" WEST A DISTANCE OF 123.24 FEET;
- 2) THENCE SOUTH 40°36'38" WEST A DISTANCE OF 162.78 FEET;
- 3) THENCE SOUTH 34°28'37" WEST A DISTANCE OF 240.30 FEET;
- 4) THENCE SOUTH 40°34'08" WEST A DISTANCE OF 600.01 FEET;
- 5) THENCE SOUTH 46°22'41" EAST A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 5104, PAGE 945 OF THE SAID PUBLIC RECORDS;

6) THENCE SOUTH 43°37'28" WEST A DISTANCE OF 780.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3879.72 FEET AND A CENTRAL ANGLE OF 34°44'43";

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2352.73 FEET;

THE PREVIOUS SIX COURSES BEING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD;

(1) THENCE NORTH 81°07'15" WEST A DISTANCE OF 152.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 35°55'42";

(2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 23°34'05";

(3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.76 FEET;

(4) THENCE NORTH 32°08'13" WEST A DISTANCE OF 55.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 32°08'13" EAST, HAVING A RADIUS OF 924.50 FEET AND A CENTRAL ANGLE OF 23°54'02";

(5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 385.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 775.50 FEET AND A CENTRAL ANGLE OF 100°13'58";

(6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1356.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 626.00 FEET AND A CENTRAL ANGLE OF 28°15'55";

(7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 309.81 FEET;

(8) THENCE NORTH 80°12'13" WEST A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 80°12'13" EAST, HAVING A RADIUS OF 588.00 FEET AND A CENTRAL ANGLE OF 28°15'55";

THE PREVIOUS NINE COURSES BEING ALONG THE NORTHERLY BOUNDARY OF OLD PALM PLAT 2, AS RECORDED IN PLAT BOOK 98, PAGES 139 THROUGH 145, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 280.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 835.50 FEET AND A CENTRAL ANGLE OF 87°25'14";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1274.79 FEET;
 THENCE NORTH 32°24'09" EAST A DISTANCE OF 46.49 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 84°58'31" WEST, HAVING A RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 10°54'08";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 144.81 FEET;

THENCE NORTH 84°07'22" WEST A DISTANCE OF 215.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 84°07'22" WEST, HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 77°01'08";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1310.63 FEET;

THENCE NORTH 82°53'47" EAST, A DISTANCE OF 228.82 FEET;

THENCE SOUTH 67°26'50" EAST, A DISTANCE OF 129.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 67°26'50" WEST, HAVING A RADIUS OF 4,077.22 FEET AND A CENTRAL ANGLE OF 04°01'31";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 293.55 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1085.00 FEET AND A CENTRAL ANGLE OF 08°01'29";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 997.00 FEET AND A CENTRAL ANGLE OF 04°45'53";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4,065.22 FEET AND A CENTRAL ANGLE OF 02°18'41";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 283.00 FEET AND A CENTRAL ANGLE OF 45°19'59";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 287.00 FEET AND A CENTRAL ANGLE OF 44°09'14";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.17 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 62°29'31" WEST, HAVING A RADIUS OF 84.00 FEET AND A CENTRAL ANGLE OF 50°50'15";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 43°35'01" WEST, HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 15°00'34";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 37°24'16";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.00 FEET TO A POINT ON A LINE LYING 45.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2;

THENCE NORTH 88°11'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 106.16 FEET TO A POINT ON A LINE LYING 45.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2;

THENCE NORTH 88°11'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1045.69 FEET;

THENCE NORTH 47°59'47" WEST A DISTANCE OF 245.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 56°08'33" WEST, HAVING A RADIUS OF 860.00 FEET AND A CENTRAL ANGLE OF 44°21'08";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 865.72 FEET;

THENCE NORTH 10°29'41" EAST, A DISTANCE OF 939.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 98°25'45";

THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.99 FEET;

THENCE NORTH 67°56'04" WEST, A DISTANCE OF 591.00 FEET;

THENCE NORTH 85°37'06" WEST, A DISTANCE OF 82.56 FEET;

THENCE NORTH 89°02'35" WEST, A DISTANCE OF 604.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,879,897 SQUARE FEET (226.81 ACRES +/-).
 HAS CALLED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. GOLF TRACTS 1 AND 2 AS SHOWN HEREON ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR GOLF COURSE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

AND TRACTS 4A-D
 2. OPEN SPACE TRACTS 1 THROUGH 16 INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. OPEN SPACE TRACTS 9, 10, 11, AND 12 ARE ADDITIONALLY DEDICATED FOR DRAINAGE, UTILITIES AND RELATED PURPOSES.

3. LAKE TRACTS 8 THROUGH 12 AS SHOWN HEREON ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES. SAID LAKE TRACTS 8 THROUGH 12 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

4. THE STREET TRACTS SHOWN AND DESIGNATED HEREON AS TRACTS "S-1" THROUGH "S-4", ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROADWAYS, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. SAID TRACTS "S-1" THROUGH "S-4", SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

5. PRESERVE TRACTS 1 THROUGH 6 AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR UPLAND PRESERVATION, AND WATER MANAGEMENT. SAID PRESERVE TRACTS 1 THROUGH 6 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

6. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND STREET LIGHTING SYSTEMS. THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND STREET LIGHTING SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

7. THE DRAINAGE EASEMENTS (D.E.) 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 COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

8. THE WATER LINE EASEMENTS (W.L.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

9. THE SEWER LINE EASEMENTS (S.L.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER LINE FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS. ON INSTANCES WHERE WATER AND SEWER EASEMENTS ARE ADJACENT AND CONTIGUOUS, A COMMON WATER AND SEWER EASEMENT (W.S.E.) HAS BEEN ANNOTATED.

10. THE LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

11. THE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

12. THE FLOWAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR STORM WATER DRAINAGE PURPOSES. NORTHERN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN STORM DRAINAGE FACILITIES IN UNDER AND UPON THE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORM WATER THROUGH THE EASEMENT AREA.

13. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER TRACTS "S-1" THROUGH "S-4" ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS; NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SAID TRACTS "S-1" THROUGH "S-4" ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACTS "S-1" THROUGH "S-4".

14. THE LAKE MAINTENANCE EASEMENTS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES. SAID LAKE MAINTENANCE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

15. NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS OVER LAKE TRACTS 8 THROUGH 11 ARE HEREBY DEDICATED IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN).

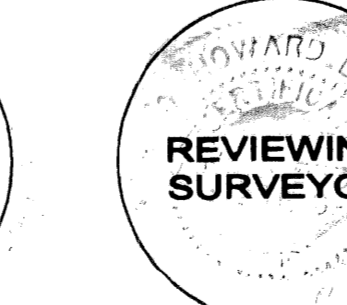
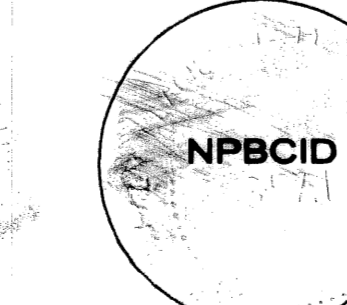
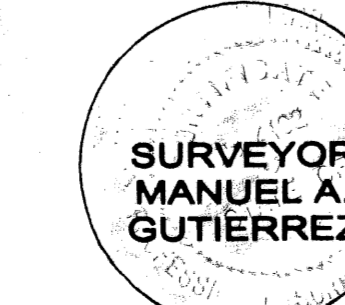
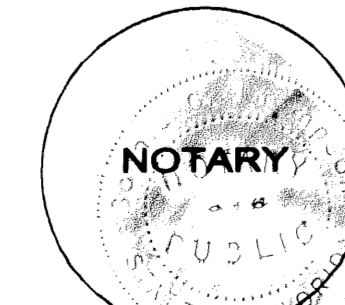
16. THE INGRESS/EGRESS EASEMENTS, INCLUDING THOSE OVER ALL OF TRACTS S1 THROUGH S4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN.

17. THE INGRESS/EGRESS EASEMENTS, INCLUDING THOSE OVER ALL OF GOLF TRACTS 1 AND 2, AND OPEN SPACE TRACT 7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN.

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 09th DAY OF October, 2003.

COMMUNITIES FINANCE COMPANY, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 LICENSED TO DO BUSINESS IN FLORIDA,
 BY: Kenneth G. Terma
 PRINT NAME: Kenneth G. Terma
 VICE PRESIDENT

WITNESS: Sina Narcus
 PRINT NAME: Sina Narcus
 WITNESS: Raul Arce
 PRINT NAME: Raul Arce



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 THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4102
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.