

This Instrument Prepared by
Thomas R. Palbickie of
HAGER PALBICKE AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd., Boca Raton, Florida 33431
Phone: (561) 385-3000 Fax: (561) 385-2237 E-Mail: thpal@hpa.com

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Equity Investments, LLC, a Florida Limited Liability Company; and D.R. Horton, Inc., a Delaware Corporation, licensed to do business in the State of Florida, owners of the lands shown hereon, being a portion of Blocks 5 and 6 including the platted rights-of-way contained therein, "PALM BEACH FARMS COMPANY PLAT NO. 3," as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, shown hereon as TERRACINA, JOHNSON PROPERTY, P.U.D., a replat, being more particularly described as follows:

COMMENCING at the intersection of the centerline of Cleary Road with the centerline of Westport Place, as shown on "WESTPORT INDUSTRIAL PARK," according to the Plat thereof, as recorded in Plat Book 49, Page 49, of said Public Records; thence North 89°01'06" East, along said centerline of Westport Place, a distance of 40.00 feet to the East Right-of-Way line of said Cleary Road; thence North 00°58'54" West, departing said centerline and along said East Right-of-Way line and the Northerly prolongation thereof, a distance of 344.97 feet to the South line of said Tract 31, of said Block 5, and the POINT OF BEGINNING; Thence, continue North 00°58'54" West, a distance of 250.27 feet to the point of curvature of a curve to the left, having a radius of 590.00 feet; thence Northerly, along said curve, through a central angle of 23°32'25", a distance of 242.40 feet to the point of tangency; thence North 24°31'19" West, a distance of 382.17 feet to the point of curvature of a curve to the right, having a radius of 510.00 feet; thence Northerly, along said curve, through a central angle of 53°16'42", a distance of 474.24 feet to the point of tangency; thence North 28°45'23" East, a distance of 253.48 feet to the point of curvature of a circular curve to the right, having a radius of 435.00 feet; thence Northeasterly, along said curve, through a central angle of 39°28'26", a distance of 299.69 feet to the point of tangency; thence North 68°13'49" East, a distance of 976.22 feet to the point of curvature of a curve to the left, having a radius of 340.00 feet; thence Northeasterly, along said curve, through a central angle of 69°10'29", a distance of 410.49 feet to the point of tangency; thence North 00°56'40" West, a distance of 301.77 feet to the North line of Tract 9, said Block 5; thence North 89°03'03" East, along the North line of Tracts 9 and 8, of said Block 5, a distance of 332.16 feet to the Northeast corner of West half of said Tract 8; thence South 00°57'38" East, along the East line of the said West half, a distance of 660.84 feet to the Southeast corner of the said West half; thence North 89°03'03" East, along the South line of said Tracts 8, 7, 6 and 5, of said Block 5, a distance of 2199.75 feet to the West Right-of-Way Line of Jog Road, according to the Right-of-Way deed, recorded in Official Records Book 7188, Page 378, of said Public Records; thence South 03°13'49" East departing the South line of said Tract 5, and along the said West Right-of-Way line, a distance of 1385.14 feet to the point of curvature of a curve to the right, having a radius of 33154.59 feet; thence Southerly, along said curve, continuing along said Right-of-Way line, through a central angle of 00°36'52", a distance of 355.54 feet to the Northeast corner of Parcel D1, according to the Right-of-Way deed, recorded in Official Records Book 7188, Page 496, of said Public Records; thence South 89°03'03" West, along the North line of said Parcel D1, departing said West Right-of-Way line, a distance of 443.67 feet to the Northwest corner of said parcel; thence South 00°56'57" East, along the West line of said Parcel D1, a distance of 250.00 feet to the Southwest corner of said Parcel; thence North 89°02'42" East, along the South line of said Parcel D1, a distance of 450.00 feet to the Southeast corner of said Parcel D1, being a point on the said West Right-of-Way line of said Jog Road, said Right-of-Way line being a curve concave Westerly, having a radius of 33154.59 feet and whose radius point bears South 87°48'58" West; thence Southerly, along said curve, and said Right-of-Way line, departing said Parcel line, through a central angle of 00°02'04", a distance of 20.00 feet to the South line of Tracts 36, said Block 5; thence South 89°02'42" West, along the South line of Tracts 36, 35, 34, 33, 32 and 31, of said Block 5, departing said Right-of-Way line a distance of 3908.91 feet to the POINT OF BEGINNING.

Said lands contain 181.79 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACTS "A-1", "A-2", "A-3" and "A-4" (Private Streets), as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
- TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7", "B-8", "B-9", "B-10", "B-11" and "B-12" (Landscape Buffer Tracts), as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffer purposes and Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7", "C-8", "C-9", "C-10", "C-11", "C-12", "C-13", "C-14", "C-15", "C-16", "C-17", "C-18", "C-19" and "C-20" (Open Space Tracts), as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
- TRACTS "D-1", "D-2", "D-3", "D-4", "D-5", "D-6", "D-7", "D-8", "D-9" and "D-10" (Open Space Tracts), as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
- TRACTS "L-1", "L-2", "L-3", "L-4", "L-5", "L-6", "L-7", "L-8", "L-9", "L-10", "L-11" and "L-12" (Water Management Tracts), as shown hereon, are reserved for TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for storm water management and drainage purposes and is 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 15723 at Page 0363, of the Public Records of Palm Beach County, Florida.
- TRACT "R-1" 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. 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 the PUD at no cost to the fee simple owner.
- TRACTS "R-2", "R-3", "R-4", "R-5", "R-6", "R-7", "R-8" and "R-9" (Recreation Tracts), as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Recreational purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACT "LW-1" (Open Space), as shown hereon, is hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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. Subject to an Easement in favor of the Lake Worth Drainage District as recorded in Official Records Book 3696 at Page 659, of the Public Records of Palm Beach County, Florida.
- TRACTS "LW-2" and "LW-3" (Open Space), as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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. Subject to an Easement in favor of the Lake Worth Drainage District as recorded in Official Records Book 16282 at Page 0713 and in Official Records Book 16317 at Page 0358 of the Public Records of Palm Beach County, Florida.

TERRACINA

JOHNSON PROPERTY, P.U.D.

A Re-Plat of a portion of Blocks 5 and 6 including the platted rights-of-way contained therein, "PALM BEACH FARMS COMPANY PLAT NO. 3," as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, lying in Sections 33 and 34, Township 43 South, Range 42 East, Palm Beach County, Florida.

DEDICATION AND RESERVATIONS (Cont.)

- LAKE MAINTENANCE ACCESS EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water 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.
- LAKE MAINTENANCE ACCESS EASEMENTS: The Lake Maintenance Access Easements as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water 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.
- 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 TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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 Easements, Drainage Tracts, Lake Maintenance and Lake Access Easements, Private Streets and Residential Access Streets associated with said Drainage System.
- 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 (there shall be no above ground encroachments where said utility easements overlap lake maintenance 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.
- Each OVERHANG EASEMENT, as shown hereon, is hereby reserved to the Lot Owner, his and/or her Successors and Assigns, whose Dwelling Unit abuts said Easement for Roof Overhang purposes, Utility Services and Building Maintenance purposes, without recourse to Palm Beach County.
- The LANDSCAPE BUFFER EASEMENTS, as shown hereon, are hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffering and Landscaping purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACT "A-5" (Jog Road Right-of-Way Dedication), 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.
- All tracts for private street purposes, and driveway/parking tracts, 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 easements 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 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, 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 tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.
- 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, improvements, 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.
- The Palm Beach County 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 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.

IN WITNESS WHEREOF, Equity Investments, LLC, a Florida Limited Liability Company, has caused these presents to be signed by its Managing Member, David Shapiro on this 7 day of January, 2004

Equity Investments, LLC, a Florida Limited Liability Company

By: David Shapiro, Managing Member
David Shapiro, Managing Member

Witness: Laurie L. Gildan
(Print Name): Laurie L. Gildan

Witness: A. Ross Tossia Jr
(Print Name): A. Ross Tossia Jr

ACKNOWLEDGEMENT

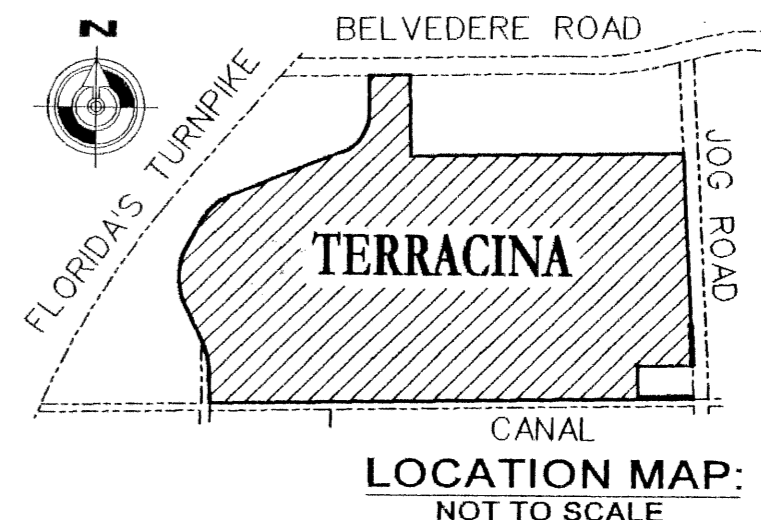
State of Florida }
County of Palm Beach } SS

BEFORE ME personally appeared David Shapiro who is personally known to me and who executed the foregoing instrument as Managing Member of Equity Investments, LLC, a Florida Limited Liability Company and severally acknowledged to and before me that he executed such instrument as managing member of said company, and that the seal affixed to the foregoing instrument is the seal of said company and that it was affixed to said instrument by due and regular company authority, and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 7th day of January, 2004

Laurie L. Gildan
Notary Public - State of Florida

My Commission Expires: April 28, 2006
Printed Notary Name: Laurie L. Gildan
Printed Notary No: DD108574



State of Florida }
County of Palm Beach } SS

This Plat was Filed for Record at PM this 26th day of February, 2004, and Duly Recorded in Plat Book 101 and on Pages 91 and 105

Dorothy H. Wilken, Clerk
By: Paul Romanowski
Paul Romanowski, Vice President

Sheet 1 of 15 Sheets

IN WITNESS WHEREOF, D.R. Horton, Inc., a Delaware Corporation, licensed to do business in the State of Florida, has caused these presents to be signed by its Vice President, Paul Romanowski, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, on this 6 day of January, 2004

D.R. Horton, Inc., a Delaware Corporation, licensed to do business in the State of Florida

Witness: Paul Romanowski
(Print Name): Paul Romanowski, Vice President

Witness: Alice Allen
(Print Name): Alice Allen

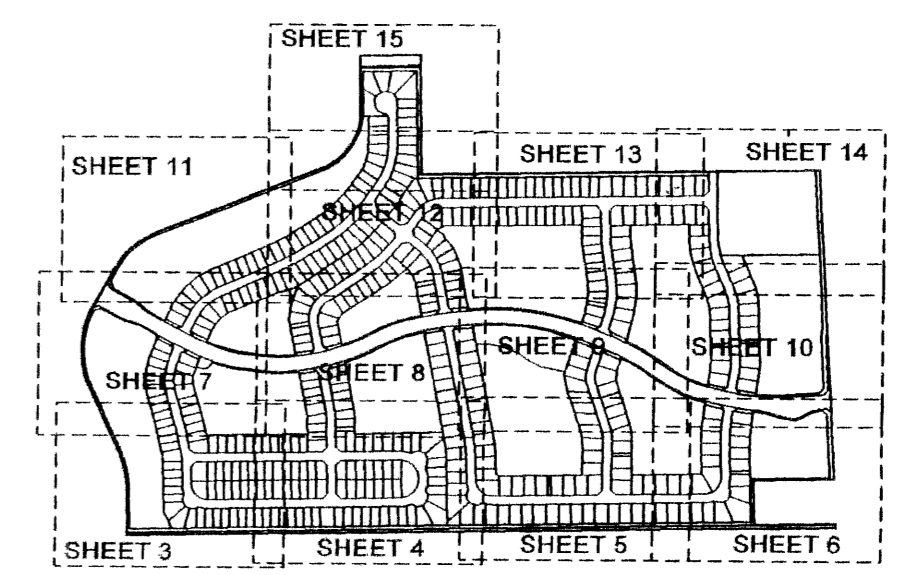
ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS

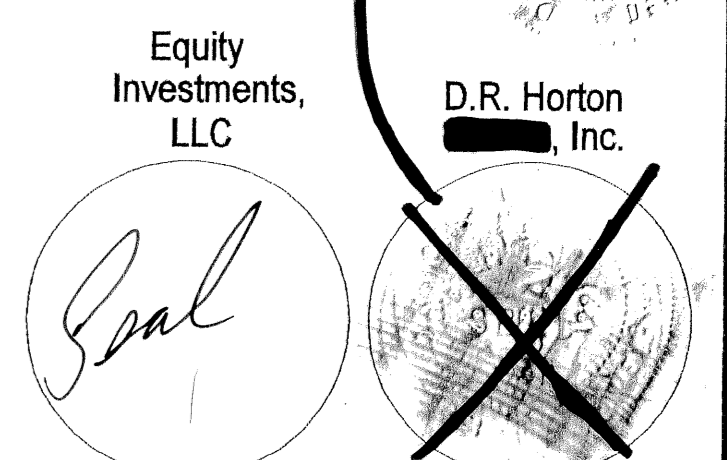
BEFORE ME personally appeared Paul Romanowski who is personally known to me and who executed the foregoing instrument as Vice President of D.R. Horton, Inc., a Delaware Corporation, and severally acknowledged to and before me that he executed such instrument as Vice President of said Corporation, and 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 6 day of January, 2004

Alice Allen
Notary Public - State of Florida

My Commission Expires: May 6, 2007
Printed Notary Name: Alice Allen
Printed Notary No: DD 175863



P.U.D. Statistics
Petition No.: PDD/TDR 2002-076
Gross Acreage: 181.79 Acres
Recreation Area: 3.9 Acres
Lake Area (Surface Water): 51.42 Acres
Dwelling Units: 460 D.U.
Housing Type 1: Zero Lot Line/Detached
Housing Type 2: Single Family
Density: 2.53 D.U./Acre



SUBDIVISION: TERRACINA
BLOCKS: 101
PAGE: 91
FILED: 2/26/04
ZONING: PD
ZIP CODE: 33413
TAX: 914
TUD NAME: JOHNSON PROPERTY