

GOLF CLUB ESTATES PLANNED UNIT DEVELOPMENT

GOLF CLUB ESTATES

A REPLAT OF A PORTION OF LEXINGTON I OF SHERBROOKE P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198 INCLUSIVE, AND A REPLAT OF A PORTION OF LOT 4, TRACT 41, PALM BEACH FARMS COMPANY, PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 99, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN HIATUS OF TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 5 JULY, 2003

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GREYHAWK, A FLORIDA JOINT VENTURE, OWNER OF THE LAND SHOWN HEREON, AS GOLF CLUB ESTATES, BEING A REPLAT OF A PORTION OF LEXINGTON I OF SHERBROOKE P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF LOT 4, TRACT 41, PALM BEACH FARMS COMPANY, PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 99 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN HIATUS OF TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST, THENCE NORTH 13°03'03" WEST ALONG THE WEST LINE OF SAID LOT 4, TRACT 41, A DISTANCE OF 25.86 FEET; THENCE NORTH 88°15'38" WEST ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2597, PAGES 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 10.48 FEET; THENCE NORTH 13°00'32" WEST, A DISTANCE OF 129.44 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3062.80 FEET AND A CENTRAL ANGLE OF 12°56'52"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE OF LYONS ROAD, AN ARC DISTANCE OF 692.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, ITS RADIUS OF 1,058.49 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°00'05", A DISTANCE OF 0.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THE LAST THREE DEGREES AND CORNERS BEING TO AND FROM PALM BEACH COUNTY OR LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 14463, PAGE 957, SAID PUBLIC RECORDS, THENCE SOUTH 88°04'06" EAST, A DISTANCE OF 679.09 FEET TO A POINT ON A LINE 568.59 FEET EASTERLY OF SAID MEASUREMENT AT RIGHT ANGLES TO SAID LINE WITH THE WEST LINE OF SAID LOT 4, TRACT 41; THENCE NORTH 13°03'03" WEST ALONG SAID LINE, A DISTANCE OF 378.57 FEET; THENCE SOUTH 88°04'06" EAST ALONG A LINE 340.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) SAID LINE, WITH THE NORTH LINE OF SAID LOT 4, TRACT 41, A DISTANCE OF 787.23 FEET; THENCE SOUTH 14°10'28" EAST ALONG THE EAST LINE OF SAID LOT 4, TRACT 41, A DISTANCE OF 1139.93 FEET; THENCE SOUTH 89°15'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, TRACT 41, A DISTANCE OF 1363.45 FEET TO THE POINT OF BEGINNING.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN MESSINA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR TRACT 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. TRACTS "OS1" THROUGH "OS3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR SAN MESSINA COMMUNITY 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. TRACT "OS1" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 14565, PAGE 1508 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
3. TRACT "BT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN MESSINA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT "L1", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN MESSINA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 14124, PAGE 1337, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. TRACT "R1", AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN MESSINA COMMUNITY ASSOCIATION, INC., 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.
6. TRACT "R2", AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN MESSINA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE CIVIC PURPOSES AS DEFINED IN THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR SAN MESSINA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
8. 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 SAN MESSINA COMMUNITY ASSOCIATION, INC., 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.
9. 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.
10. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR SAN MESSINA COMMUNITY 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.
11. 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.
12. ALL TRACTS FOR PRIVATE STREET 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.

13. 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.

14. 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.

15. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS 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. THIS EASEMENT 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 THIS LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

16. THE PUBLIC WATER SUPPLY WELL SITE 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, REPLACEMENT AND EXPANSION OF POTABLE WATER SUPPLY WELLS 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 WELL SITE EASEMENTS WITHOUT THE APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS JOINT VENTURERS, EWO AT SHERBROOKE, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SHERBROOKE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 11th DAY OF September, 2003.

BY: EWO AT SHERBROOKE, INC., A FLORIDA CORPORATION, JOINT VENTURER

BY: R. BOWEN GILLESPIE, VICE PRESIDENT

WITNESS: Patricia R. Harris

PRINT NAME: Patricia R. Harris

WITNESS: Todd C. Prosky

PRINT NAME: Todd C. Prosky

BY: SHERBROOKE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, JOINT VENTURER

BY: B.L. MARTZ, MANAGING MEMBER

WITNESS: Deborah Wills

PRINT NAME: Deborah Wills

WITNESS: Mary Jane Farnugia

PRINT NAME: Mary Jane Farnugia

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED R. BOWEN GILLESPIE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF EWO AT SHERBROOKE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY 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 11th DAY OF September, 2003.

NOTARY PUBLIC: Patricia R. Harris

PRINT NAME: Patricia R. Harris

MY COMMISSION EXPIRES: 10/3/2004

COMMISSION # CC 971187

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED B. L. MARTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SHERBROOKE PARTNERS, L.L.C., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF September, 2003.

NOTARY PUBLIC: Patricia R. Harris

PRINT NAME: Patricia R. Harris

MY COMMISSION EXPIRES: 10/3/2004

COMMISSION # CC 971187

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH SAN MESSINA COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF September, 2003.

BY: Deborah Wills, PRESIDENT

WITNESS: Mary Jane Farnugia

PRINT NAME: Mary Jane Farnugia

WITNESS: Alexandra Wargo

PRINT NAME: Alexandra Wargo

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED DEBORAH WILLS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAN MESSINA COMMUNITY ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF September, 2003.

NOTARY PUBLIC: Patricia R. Harris

PRINT NAME: Patricia R. Harris

MY COMMISSION EXPIRES: 10/3/2004

COMMISSION # CC 971187

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH WE, ATTORNEYS' TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN GREYHAWK, A FLORIDA JOINT VENTURE, 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 BY THIS PLAT. GILLESPIE AND ALLISON P.A. AGENT FOR ATTORNEYS' TITLE INSURANCE COMPANY

BY: DONALD M. ALLISON

PRINT NAME: DONALD M. ALLISON

PRINT TITLE: ATTORNEY AT LAW

DATE: 4/1/2003

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF BROWARD 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 THIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14124 AT PAGES 421-422 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BY: James D. Davis

PRINT NAME: James D. Davis

PRINT TITLE: VICE PRESIDENT

WITNESS: Karla J. Picez

PRINT NAME: Karla J. Picez

WITNESS: Irina Shkolnik

PRINT NAME: Irina Shkolnik

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JAMES D. DAVIS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF WACHOVIA BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF September, 2003.

NOTARY PUBLIC: Irina Shkolnik

PRINT NAME: Irina Shkolnik

MY COMMISSION EXPIRES: 12/30/05

COMMISSION # 20000029

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(12), FLORIDA STATUTES, THIS 11th DAY OF July, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: GEORGE T. WEBB, P.E.

PRINT NAME: GEORGE T. WEBB, P.E.

DATE: 5/12/04

SURVEYOR'S NOTES: BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF LOT 4, TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13, PLAT BOOK 6, PAGES 98 AND 99, WHICH BEARS S89°15'40"W.

2. NO BUILDING OR ANY KIND 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 EXCEPT FOR EASEMENTS LYING WITHIN TRACT "A" AS DEDICATED BY THIS PLAT.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

4. 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 PALM BEACH COUNTY.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

6. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

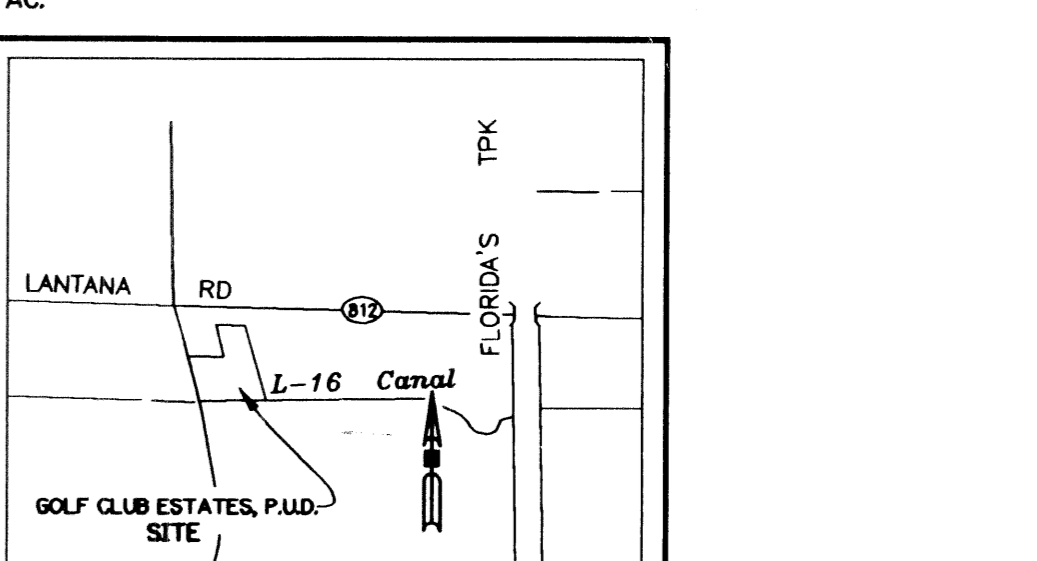
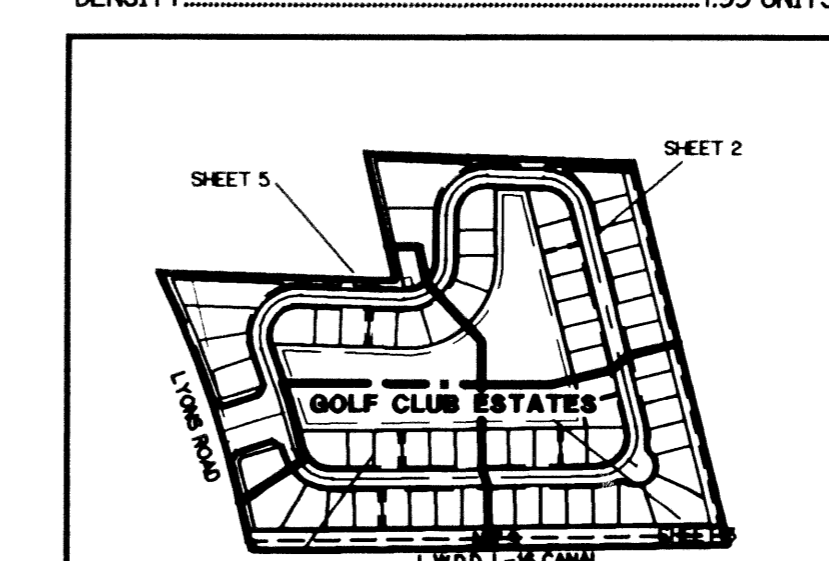
7. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000222 ROTATION = 00°23'58" CLOCKWISE (GRID BEARING TO PLAT BEARING)

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.P.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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 9/09/03

SITE PLAN DATA GOLF CLUB ESTATES
ZONING PETITION NO. 01-014
TOTAL AREA 31,011 AC.
TOTAL DWELLING UNITS 62
DENSITY 1.99 UNITS PER AC.



Notary seal for DOROTHY H. WILKINSON, Notary Public, State of Florida, with a large handwritten '1' and other markings.

Notary seal for Irina Shkolnik, Notary Public, State of Florida, with a large handwritten '1' and other markings.

Notary seal for Donald M. Allison, Notary Public, State of Florida, with a large handwritten '1' and other markings.

Notary seal for James D. Davis, Notary Public, State of Florida, with a large handwritten '1' and other markings.

Notary seal for George T. Webb, P.E., County Engineer, with a large handwritten '1' and other markings.

Notary seal for Perry C. White, Professional Surveyor and Mapper, with a large handwritten '1' and other markings.

Subdivision Golf Club Estates
Tracts 1 through 170 A
Easements B
Zoning PUD
Section 46
Page 1025
Plan Name Golf Club Estates