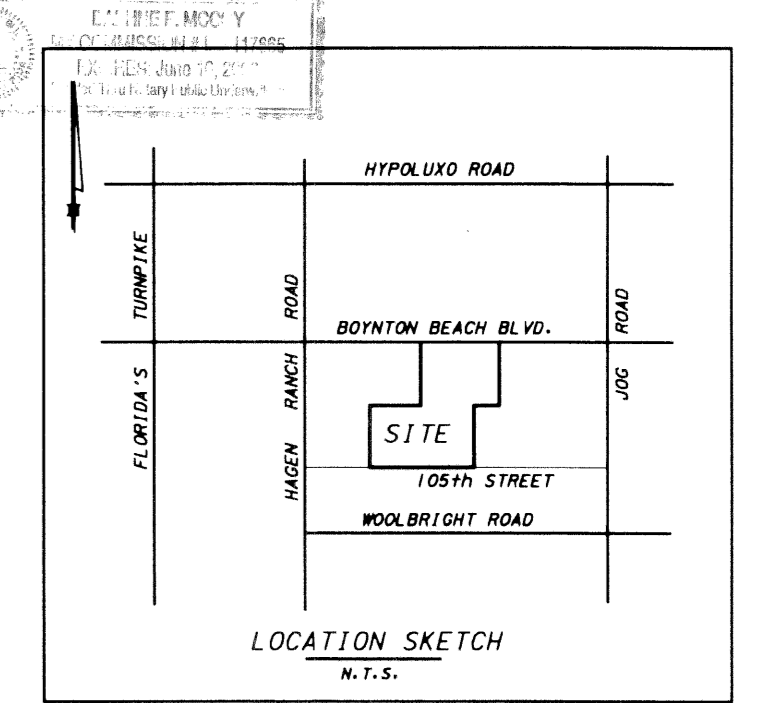
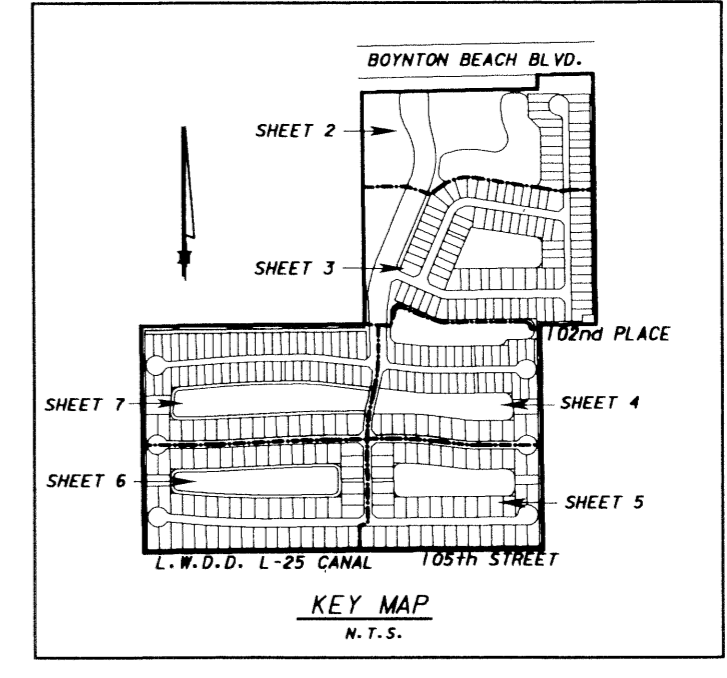


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33
PLAT NO. 33-39
M. J. JOHNSON
102



TIVOLI LAKES P.U.D.

BEING A REPLAT OF TRACTS 33 THROUGH 36, 61 THROUGH 64, BLOCK 55, AND TRACTS 5, 9 THROUGH 12, 22 THROUGH 27, BLOCK 56, AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 56, AND A PORTION OF THOSE 30 FOOT AND 50 FOOT PLATTED ROAD RIGHTS OF WAY BEING COINCIDENT WITH AFOREMENTIONED TRACTS, LYING AND BEING IN PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND A PORTION OF TRACT "C", MIZNER FALLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 7 THROUGH 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTIONS 27 AND 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 7, APRIL, 2004

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOME DEVCO/TIVOLI LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS TIVOLI LAKES P.U.D., BEING A REPLAT OF TRACTS 33 THROUGH 36, 61 THROUGH 64, BLOCK 55, AND TRACTS 5, 9 THROUGH 12, 22 THROUGH 27, BLOCK 56 AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 56 AND A PORTION OF THOSE 30 FOOT AND 50 FOOT PLATTED ROAD RIGHTS OF WAY BEING COINCIDENT WITH AFOREMENTIONED TRACTS, LYING AND BEING IN PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 AND A PORTION OF TRACT "C", MIZNER FALLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 7 THROUGH 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTIONS 27 AND 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION:

ALL OF TRACTS 33 THROUGH 36, 61 THROUGH 64, BLOCK 55, AND ALL OF TRACTS 5, 9 THROUGH 12, 22 THROUGH 27, BLOCK 56, AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 56, AND A PORTION OF THOSE 30 FOOT AND 50 FOOT PLATTED ROAD RIGHTS OF WAY BEING COINCIDENT WITH AFOREMENTIONED TRACTS, ALL LYING AND BEING IN PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND A PORTION OF TRACT "C", MIZNER FALLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 7 THROUGH 14, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "C"; THENCE NORTH 00°24'29" WEST, ALONG THE EAST LINE OF SAID PLAT OF MIZNER FALLS, A DISTANCE OF 1,377.38 FEET; THENCE NORTH 89°04'26" EAST, ALONG A LINE 81.84 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 6 THROUGH 8, SAID BLOCK 56, A DISTANCE OF 1,037.84 FEET; THENCE NORTH 00°27'06" WEST, ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 81.84 FEET; THENCE NORTH 89°04'26" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 328.90 FEET; THENCE SOUTH 00°28'19" EAST, ALONG THE EAST LINE OF SAID TRACTS 5 AND 12, A DISTANCE OF 1,486.06 FEET; THENCE SOUTH 89°34'10" WEST, ALONG THE SOUTH LINE OF SAID TRACT 12, A DISTANCE OF 329.02 FEET; THENCE SOUTH 00°27'56" EAST, ALONG THE EAST LINE OF SAID TRACTS 22 AND 27, A DISTANCE OF 1,350.41 FEET; THENCE SOUTH 89°37'22" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 25 THROUGH 27, SAID BLOCK 56, AND WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1,015.64 FEET; THENCE SOUTH 89°34'49" WEST, ALONG THE SOUTH LINE OF TRACTS 61 THROUGH 64, SAID BLOCK 55, AND EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,343.85 FEET; THENCE NORTH 00°23'39" WEST, ALONG THE WEST LINE OF SAID TRACTS 36 AND 61 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 364.22 FEET; THENCE NORTH 89°34'10" EAST, ALONG THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 1,318.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 118.05 ACRES, MORE OR LESS.
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 THE TIVOLI LAKES OF PALM BEACH COUNTY 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. TRACTS B, C & D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS 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.
- 3. TRACTS OS1 THRU OS22 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., 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.
- 4. TRACT B1 AND B2 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS 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. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2. SHALL BE SUBJECT TO THE RESTRICTIONS SET FORTH ON O.R.B. 4832, PAGE 1137 AND O.R.B. 16784, PAGE 1831 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- 5. TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS 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. TRACTS L1 THROUGH L7, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, 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, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 16250, PAGE 0850, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7. 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 TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS 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 AND LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 8. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY 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.
- 9. THE UTILITY EASEMENTS, 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 LINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS 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.
- 10. 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, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES OF THE LAND UNDERLYING THIS PLAT. THE 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.
- 11. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ADJUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 12. THE COMPATIBILITY BUFFERS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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.

14. 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

15. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER HOME DEVCO/TIVOLI LAKES, INC., A FLORIDA CORPORATION, THIS 22 DAY OF APRIL, 2004.

HOME DEVCO/TIVOLI LAKES L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: Andrew Steinberg, President
WITNESS: Stephen F. Pacocha
PRINT NAME: Stephen F. Pacocha
WITNESS: Richard Swartz
PRINT NAME: Richard Swartz

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Andrew Steinberg, who is personally known to me or has produced as identification, and who executed the foregoing instrument as president of HOME DEVCO/TIVOLI LAKES, INC., A FLORIDA 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 22 DAY OF APRIL, 2004.
NOTARY PUBLIC: Daphne E. McCoy #DD 117665
PRINT NAME: Daphne E. McCoy #DD 117665
MY COMMISSION EXPIRES: June 16, 2006

ACCEPTANCE AND RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH
TIVOLI LAKES OF PALM BEACH COUNTY 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 22 DAY OF APRIL, 2004.
TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: Andrew Steinberg, President
WITNESS: Stephen F. Pacocha
PRINT NAME: Stephen F. Pacocha
WITNESS: Richard Swartz
PRINT NAME: Richard Swartz

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Andrew Steinberg, who is personally known to me or has produced as identification, and who executed the foregoing instrument as president of TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., 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 22 DAY OF APRIL, 2004.
NOTARY PUBLIC: Daphne E. McCoy #DD 117665
PRINT NAME: Daphne E. McCoy #DD 117665
MY COMMISSION EXPIRES: June 16, 2006

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Andrew Steinberg, who is personally known to me or has produced as identification, and who executed the foregoing instrument as president of TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., 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 22 DAY OF APRIL, 2004.
NOTARY PUBLIC: Daphne E. McCoy #DD 117665
PRINT NAME: Daphne E. McCoy #DD 117665
MY COMMISSION EXPIRES: June 16, 2006

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Andrew Steinberg, who is personally known to me or has produced as identification, and who executed the foregoing instrument as president of TIVOLI LAKES OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC., 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 22 DAY OF APRIL, 2004.
NOTARY PUBLIC: Daphne E. McCoy #DD 117665
PRINT NAME: Daphne E. McCoy #DD 117665
MY COMMISSION EXPIRES: June 16, 2006

MORTGAGE'S 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 RECORD BOOK 15591, AT PAGE 572 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF APRIL, 2004.

BANK: BANKATLANTIC
BY: Anthony G. Jones
WITNESS: Richard Swartz
PRINT NAME: Richard Swartz
WITNESS: Stephen F. Pacocha
PRINT NAME: Stephen F. Pacocha

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Anthony Romeo, who is personally known to me or has produced as identification, and who executed the foregoing instrument as president of BANKATLANTIC, 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 22 DAY OF APRIL, 2004.
NOTARY PUBLIC: Daphne E. McCoy #DD 117665
MY COMMISSION EXPIRES: June 16, 2006

MORTGAGE'S 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 RECORD BOOK 15591, AT PAGE 654 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, MICHAEL AXELROD DO HEREUNTO SET MY HAND AND SEAL THIS 22 DAY OF APRIL 2004.
MICHAEL AXELROD
BY: Richard Swartz
WITNESS: Richard Swartz
PRINT NAME: Richard Swartz

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Michael Axelrod, who is personally known to me or has produced as identification, and who executed the foregoing instrument, and acknowledged before me that he executed such instrument for the purposes expressed therein.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF APRIL, 2004.
NOTARY PUBLIC: Daphne E. McCoy #DD 117665
MY COMMISSION EXPIRES: June 16, 2006

MORTGAGE'S 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 RECORD BOOK 15591, AT PAGE 635 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF APRIL, 2004.
MORTON GROUP, INC.
BY: Michael Morton, President
WITNESS: Stephen F. Pacocha
PRINT NAME: Stephen F. Pacocha
WITNESS: Richard Swartz
PRINT NAME: Richard Swartz

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MORTON GROUP 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 22 DAY OF APRIL, 2004.
NOTARY PUBLIC: Daphne E. McCoy #DD 117665
PRINT NAME: Daphne E. McCoy #DD 117665
MY COMMISSION EXPIRES: June 16, 2006

P.U.D. TABULATION
P.U.D. PETITION NO. PDD2002-015
SINGLE FAMILY RESIDENTIAL UNITS 324 UNITS
TOTAL P.U.D. AREA 118.05 ACRES
GROSS P.U.D. RESIDENTIAL DENSITY 2.75 UNITS/ACRE
RECREATION AREA
TRACT R1 4.74 ACRES
TRACT R2 3.19 ACRES
TOTAL 7.93 ACRES

TITLE CERTIFICATION
I, GARY A. KORN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HOME DEVCO/TIVOLI LAKES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES AND SATISFIED OR RELEASED OF RECORD NOT 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
BY: Gary A. Korn, Attorney at Law
FLORIDA BAR NO. 207055
DATE: 4/22/2004

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS DAY OF APRIL, 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.
COUNTY ENGINEER
DATE: 5/25/04

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 SECTION 177.091(1) 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.
BY: Michael D. Bonin, P.S.M.
MICHAEL D. BONIN, P.S.M., STATE OF FLORIDA
LICENSE NO. 4396, STATE OF FLORIDA
DATE: 4/22/2004

- SURVEYOR'S NOTES:
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT B, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF NORTH 00°24'29" WEST.
 - 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.
 - 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 POSTED 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
 - 6. 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 - 0.000096
PLAT BEARING - N00°24'29"W, GRID BEARING - N00°25'18"W
BEARING ROTATION (PLAT TO GRID) 00°00'49" COUNTER CLOCKWISE

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TIVOLI LAKES PUD
PLAT NO. 33-39
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