

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT ESTANCIA PALM SPRINGS, LLC, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWS HEREON AS 'ESTANCIA AT PALM SPRINGS', BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL 'A')
THE WEST 120 FEET, LESS THE SOUTH 185 FEET OF TRACT 48, RESUBDIVISION OF TRACTS 47, 48, 49 AND 50, AND THE NORTH 18 FEET OF TRACTS 57 AND 58 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 21, PAGE 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(PARCEL 'B')
COMMENCING AT THE NORTHWEST CORNER OF TRACT 48, AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF TRACTS 47, 48, 49 AND 50, AND THE NORTH 18 FEET, OF TRACTS 57 AND 58, OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AS SAME IS RECORDED IN PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ON AN ASSUMED BEARING OF DUE EAST ALONG THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 15 MINUTES WEST, PARALLEL WITH THE WESTERLY LINE OF SAID TRACT 48, A DISTANCE OF 187.96 FEET; THENCE DUE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 290.55 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF MILLER ROAD, A PRIVATE ROAD, SAID CENTERLINE BEING ON AN ASSUMED BEARING OF NORTH 15 DEGREES 13 MINUTES 00 SECONDS WEST, FROM THE NORTHERN TERMINUS OF THE 30 FOOT ROAD SHOWN ON SAID RESUBDIVISION; THENCE NORTH 15 DEGREES 13 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE PRIVATE ROAD KNOWN AS MILLER ROAD, A DISTANCE OF 194.78 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID TRACT 48; THENCE DUE WEST ALONG THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 240.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(PARCEL 'C')
COMMENCING AT THE NORTHWEST CORNER OF TRACT 48, AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF TRACT 47, 48, 49, AND THE NORTH 18 FEET OF TRACT 57 AND 58 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SAME IS RECORDED IN PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ON AN ASSUMED BEARING OF DUE EAST, ALONG THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 380.24 FEET TO A POINT IN THE CENTERLINE OF A PRIVATE ROAD KNOWN AS 'MILLER ROAD' AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTH LINE OF TRACT 48, 485.64 FEET, MORE OR LESS, TO A POINT THAT IS 449.54 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 48; THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 449.54 FEET WEST OF THE EAST LINE OF SAID TRACT 48, 333.37 FEET, MORE OR LESS TO A POINT IN THE NORTH LINE OF TRACT 5, OF THE AFORESAID RESUBDIVISION AS IN PLAT BOOK 21, PAGE 77, ALSO BEING THE NORTH LINE OF TRACT 47, OF THE ORIGINAL SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ON THE SOUTH LINE OF SAID TRACT 48; 365.42 FEET, MORE OR LESS TO A POINT ON THE CENTERLINE OF THE NORTHERN TERMINUS OF THE 30 FOOT ROAD SHOWN ON THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 21, PAGE 77; THENCE NORTH 15 DEGREES 13 MINUTES 00 SECONDS WEST, ALONG THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF SAID 30 FOOT ROAD, 348 FEET, MORE OR LESS TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATION OF RECORD. TOGETHER WITH TRACT NO. 5 LESS THE EAST 449.54 FEET, AND THE SOUTH 20 FEET, OF A SUBDIVISION RECORDED IN PLAT BOOK 21, PAGE 77, BEING A RESUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 6, PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS
A PORTION OF TRACT 5 AND TRACT 48, AS SHOWN ON THE RESUBDIVISION OF TRACTS 47, 48, 49 AND 50 AND THE NORTH 18 FEET OF TRACTS 57 AND 58 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SAME IS RECORDED IN PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 48; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF TRACT 48, 838.37 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 14 SECONDS WEST, 430.02 FEET, TO A POINT ON A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT 5; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG SAID PARALLEL LINE, 310.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILLER ROAD; THENCE NORTH 29 DEGREES 10 MINUTES 35 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 111.66 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, 17.18 FEET; THENCE NORTH 15 DEGREES 13 MINUTES 00 SECONDS WEST, 149.84 FEET, SAID LINE BEING THE CENTERLINE OF A 30' WIDE EASEMENT FOR MILLER ROAD EXTENSION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF TRACT 48, 410.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DAVIS ROAD; THENCE NORTH 00 DEGREES 12 MINUTES 39 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 187.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.71 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 FOR PRIVATE INGRESS AND EGRESS, AND FOR COMMON PARKING AND IS HEREBY DEDICATED TO THE ESTANCIA PALM SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
2. RECREATION AREA 1 AND RECREATION AREA 2, AS SHOWN HEREON, ARE FOR COMMON AREA, AND ARE HEREBY DEDICATED TO THE ESTANCIA PALM SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
3. TRACT 'B', AS SHOWN HEREON, IS OPEN SPACE AND COMMON AREA, AND IS HEREBY DEDICATED TO THE ESTANCIA PALM SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
4. TRACT 'C', AS SHOWN HEREON, IS FOR LIMITED COMMON AREA, AND IS HEREBY DEDICATED TO THE ESTANCIA PALM SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
5. TRACT 'A' AND TRACT 'B' AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS THEIR SUCCESSORS AND/OR ASSIGNS FOR PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS, THIS 6th DAY OF August, 2004.

WITNESS: Cheryl Coppena BY: [Signature]

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED OLIVER BIBAS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF August, 2004.
MY COMMISSION EXPIRES: 1/28/08 DATE Cheryl Coppena NOTARY PUBLIC

MORTGAGEE'S CONSENT
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 16322 AT PAGE 270, 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF August, 2004.
WITNESS: Cheryl Coppena BY: [Signature]

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBIN VOGEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF August, 2004.
MY COMMISSION EXPIRES: 1/28/08 DATE Cheryl Coppena NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH
ESTANCIA PALM SPRINGS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME STATED HEREON.
DATED THIS 6th DAY OF August, 2004.
ESTANCIA AT PALM SPRINGS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION
WITNESS: Cheryl Coppena BY: [Signature]

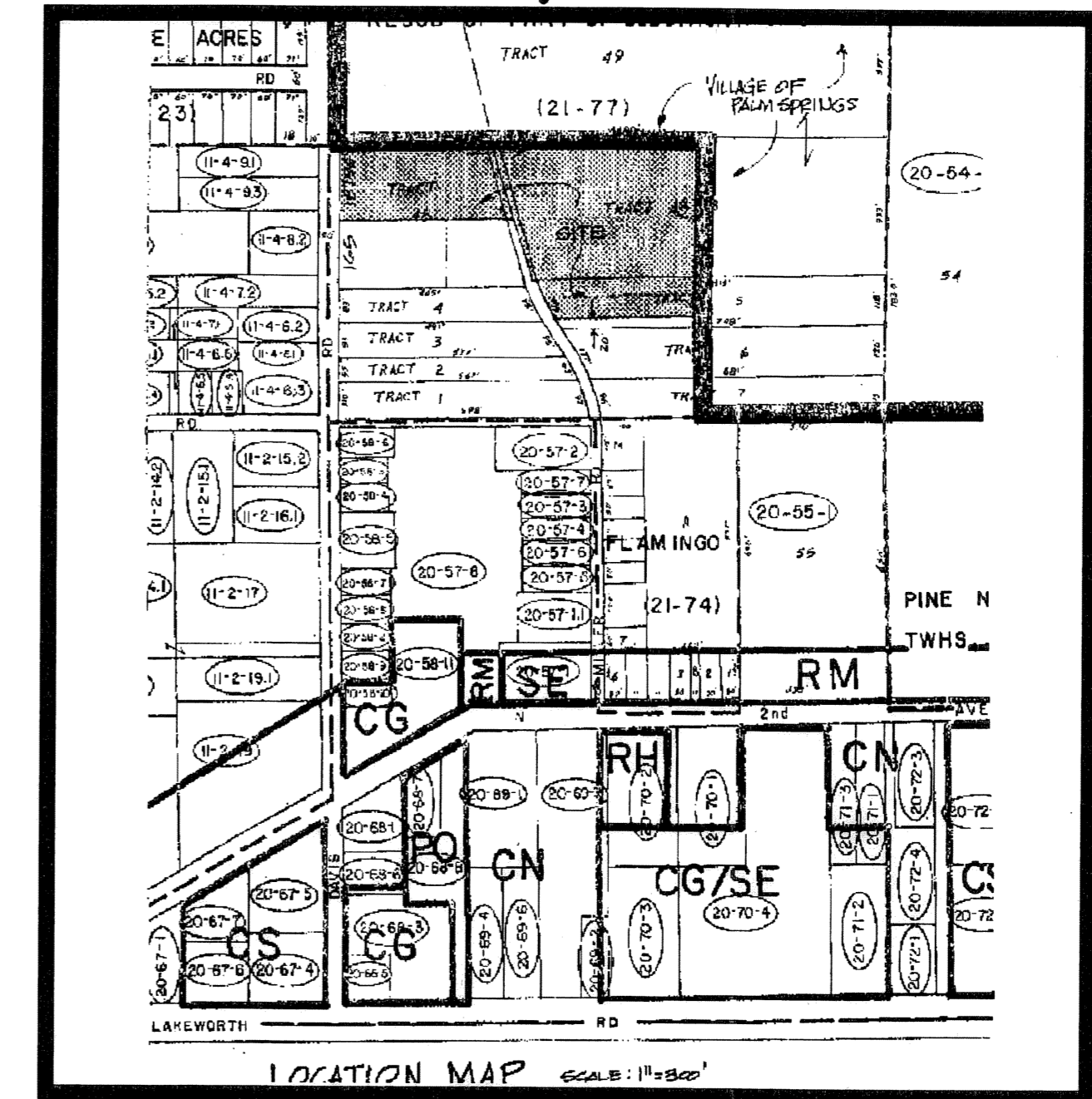
ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED OLIVER BIBAS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING 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 6th DAY OF August, 2004.
MY COMMISSION EXPIRES: 1/28/08 DATE Cheryl Coppena NOTARY PUBLIC

REVIEWING SURVEYOR'S APPROVAL
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.08(1)(F), S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.
REVIEWING SURVEYOR: Norman J. Howard DATE 8-6-04
FLORIDA CERTIFICATE # 5776

AREA TABULATION

LOTS	1.6304 ACRES
TRACT 'A'	1.0449 ACRES
TRACT 'B'	2.4542 ACRES
TRACT 'C'	0.4171 ACRES
RECREATION AREA 1	0.0654 ACRES
RECREATION AREA 2	0.0951 ACRES
TOTAL	5.7072 ACRES

0070-006
20040647729



LOCATION MAP NOT TO SCALE

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, STEVEN R. AMSTOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO ESTANCIA PALM SPRINGS, LLC.; 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.
DATE: August 5, 2004 BY: [Signature]

SURVEYOR'S NOTES
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST HAVING A BEARING OF NORTH 01 DEGREES 44 MINUTES 40 SECONDS EAST.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION
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 MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS 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 THE VILLAGE OF PALM SPRINGS.
THIS 5 DAY OF August, 2004
CLYDE MCNEAL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 2883

VILLAGE OF PALM SPRINGS APPROVALS
VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF October, 2004.
BY: John M. Davis
JOHN M. DAVIS-VILLAGE MAYOR

Atlantic Coast SURVEYING, INC.
LB NO. 5495
5615 S. UNIVERSITY DR. DAVIE (954)252-5254
DAVIE, FLORIDA 33328 BOCA (561)488-9628
FAX (954)252-5358
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ESTANCIA AT PALM SPRINGS
LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

PLAT ABBREVIATIONS

ESMT	DENOTES EASEMENT
FPL	DENOTES FLORIDA POWER & LIGHT
NTS	DENOTES NOT TO SCALE
PB	DENOTES PLAT BOOK
PCP	DENOTES PERMANENT CONTROL POINT
PG	DENOTES PAGE
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
PRM	DENOTES PERMANENT REFERENCE MONUMENT

PLAT ABBREVIATIONS (CONT')
SEC DENOTES SECTION
SQ.FT. DENOTES SQUARE FEET
TYP DENOTES TYPICAL
C DENOTES CALCULATED
LD DENOTES LEGAL DESCRIPTION
DON ECKLER VILLAGE ENGINEER
CLYDE MCNEAL #2883
IRENE BURROUGHS VILLAGE CLERK
NORMAN J. HOWARD #5776
SHEET 1 OF 2
PLAT FILE #

99
SHEET 1 OF 2
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD ON 11th DAY OF November AD, 2004 AND DULY RECORDED IN PLAT BOOK 21 ON PAGES 103 AND 104
BY: [Signature] CLERK D.C.
CIRCUIT COURT SEAL