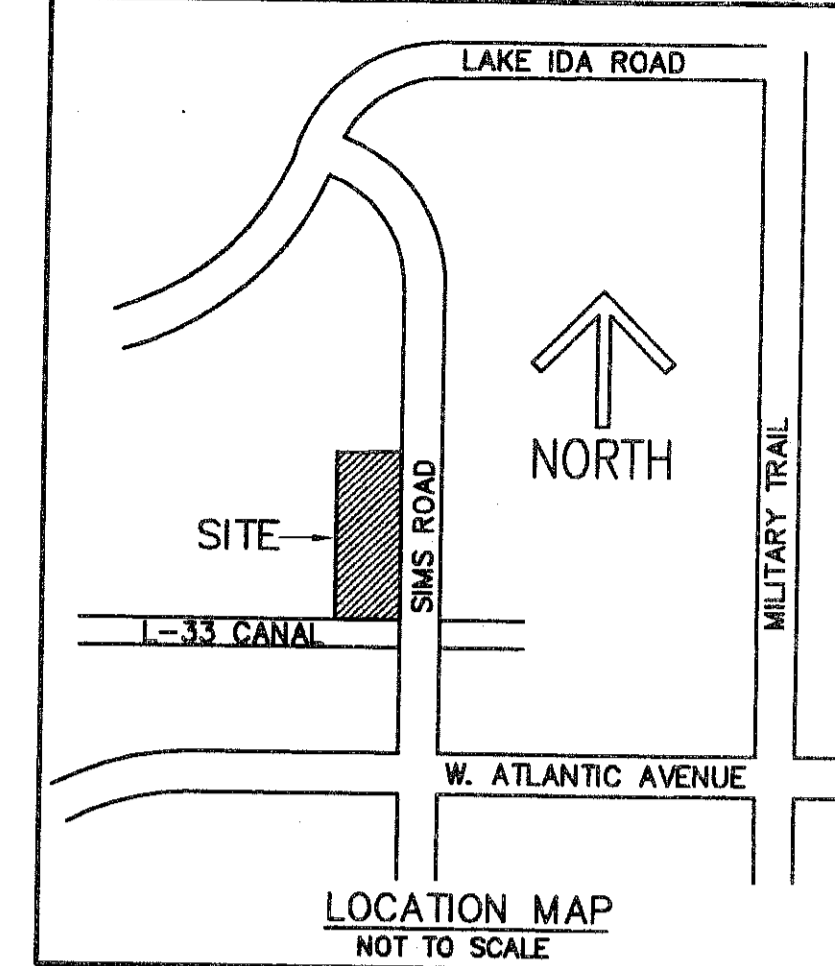


EMERALD PLACE

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALM.E.TTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
FEBRUARY - 2006



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:18 AM
THIS 14 DAY OF September
A.D. 2006 AND DULY RECORDED
IN PLAT BOOK 1028 ON
PAGES 97 AND 98

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SYMPHONY BUILDERS AT EMERALD PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS EMERALD PLACE, A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14; THENCE S.88°04'55"W. ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 120.05 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SIMS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5773, PAGE 996 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°17'25"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE S.88°04'55"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-33 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 671 OF SAID PUBLIC RECORDS, A DISTANCE OF 244.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF ASPEN RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 10 THROUGH 14 OF SAID PUBLIC RECORDS; THENCE N.00°11'20"W. ALONG SAID EAST LINE, A DISTANCE OF 631.40 FEET; THENCE N.88°13'15"E. ALONG THE SOUTH LINE OF SAID ASPEN RIDGE, A DISTANCE OF 217.22 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SIMS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5773, PAGE 996 OF SAID PUBLIC RECORDS; THENCE S.48°02'05"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 35.81 FEET; THENCE S.00°17'25"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 605.12 FEET TO THE POINT OF BEGINNING

CONTAINING 153,244 SQUARE FEET/3.518 ACRES MORE OR LESS.

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

1. PARCEL A

PARCEL A AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OTHER APPURTANANCES THERETO, INCLUDING RECREATION, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EMERALD PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS 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.

THE PALM BEACH COUNTY UTILITY EASEMENT (P.B.C.U.E.) 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 POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTANANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3. 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.

4. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE EMERALD PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND A LIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE EMERALD PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE EMERALD PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF August, 2006

SYMPHONY BUILDERS AT EMERALD PLACE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
SYMPHONY BUILDERS AT EMERALD PLACE, INC.
A FLORIDA CORPORATION
ITS MANAGING MEMBER

WITNESS: *[Signature]*
PRINT NAME: TRACY HERRERA

WITNESS: *[Signature]*
PRINT NAME: Elizabeth Klein

"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

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED LEWIS MOSCOVITCH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SYMPHONY BUILDERS AT EMERALD PLACE, INC., MANAGING MEMBER OF SYMPHONY BUILDERS AT EMERALD PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 7th DAY OF August, 2006
EMERALD PLACE CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
NOTARY PUBLIC

COMMISSION NUMBER: DD491696 *[Signature]*
PRINT NAME: Elena Fink

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF Palm Beach
THE EMERALD PLACE CONDOMINIUM 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 7th DAY OF August, 2006

WITNESS: *[Signature]* BY *[Signature]*
PRINT NAME: Tracy Herrera

WITNESS: *[Signature]*
PRINT NAME: Elizabeth Klein

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED Lewis Moscovitch WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF THE EMERALD PLACE CONDOMINIUM ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 7 DAY OF August, 2006
MY COMMISSION EXPIRES: Jan 7 2010 *[Signature]*
NOTARY PUBLIC

COMMISSION NUMBER: DD491696 *[Signature]*
PRINT NAME: Elena Fink

MORTGAGEES 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6931 AT PAGE 1296 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 HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF July, 2006

Commission No. DD 39056 SUNTRUST BANK
A BANKING CORPORATION AUTHORIZED
Commission Expires: 11/27/09 TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Jonathan Knox Katrine Tom Yew
VICE PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Leslis Ann Maduro

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED Katrine Tom Yew WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNTRUST BANK, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 20th DAY OF July, 2006
MY COMMISSION EXPIRES: Jan 27 2009 *[Signature]*
NOTARY PUBLIC

COMMISSION NUMBER: DD39056 *[Signature]*
PRINT NAME: Elizabeth Castellano

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF BROWARD
I, LARRY A. ROTHENBERG, 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 SYMPHONY BUILDERS AT EMERALD PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: 7/17/06
[Signature]
LARRY A. ROTHENBERG
ATTORNEY AT LAW
LICENSED IN FLORIDA

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 14 DAY OF Sept, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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), ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

DATED: 8-7-06
[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SYMPHONY BUILDERS
AT EMERALD PLACE, INC.

SYMPHONY BUILDERS
AT EMERALD PLACE, INC.
NOTARY

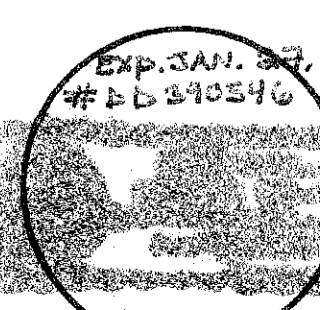
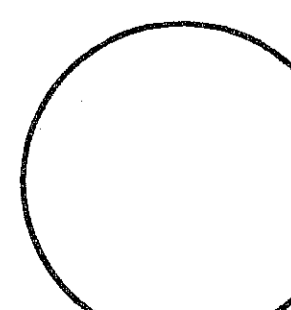
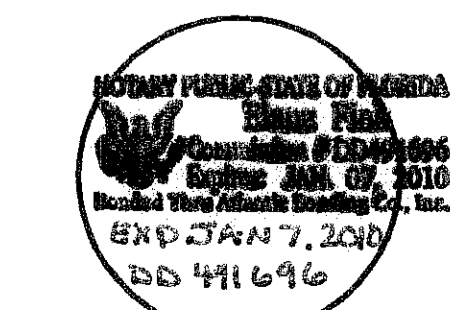
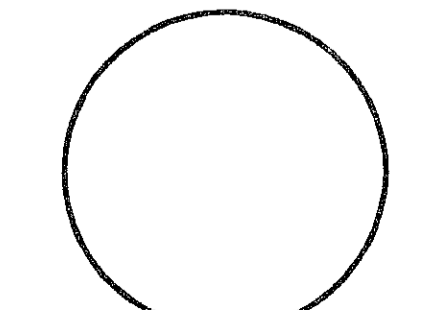
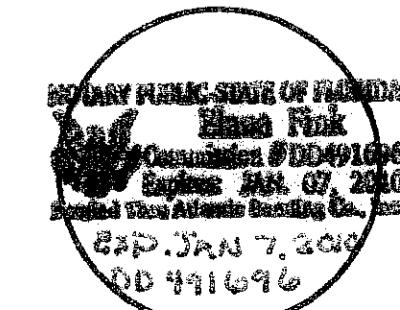
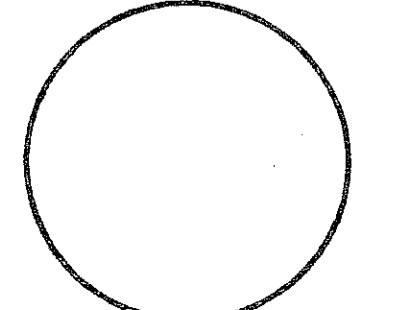
EMERALD PLACE
CONDOMINIUM ASSOCIATION

EMERALD PLACE
CONDOMINIUM ASSOCIATION
NOTARY

SUNTRUST BANK
NOTARY

COUNTY ENGINEER

SURVEYOR



SUBMITTER: EMERALD PLACE
BOOK 108 PAGE 97
RECORDS SECTION B
COUNTY: PALM BEACH
DATE: 08/07/06
FILE NO: 465
FILE NAME: 0962-001