

20070027542

61

HUNTER'S CHASE OF PALM BEACH POLO AND COUNTRY CLUB SECTION 3, WELLINGTON P.U.D.

BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT ECCLESTONE SIGNATURE HOMES OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "HUNTER'S CHASE OF PALM BEACH POLO AND COUNTRY CLUB SECTION 3, WELLINGTON P.U.D." DESCRIBED AS:

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 03 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 15, TOWNSHIP 44 SOUTH RANGE 41 EAST, A DISTANCE OF 697.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIAL BEARING OF SOUTH 07 DEGREES 10 MINUTES 20 SECONDS WEST AND A RADIUS AT SAID INTERSECTION OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 22 MINUTES 55 SECONDS, A DISTANCE OF 8.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 32.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 16 MINUTES 06 SECONDS, A DISTANCE OF 42.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 439.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 48 SECONDS, A DISTANCE OF 98.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 21.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 19 MINUTES 01 SECONDS, A DISTANCE OF 32.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 03 MINUTES 01 SECONDS, A DISTANCE OF 65.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 18 MINUTES 48 SECONDS, A DISTANCE OF 29.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 70.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 42 MINUTES 11 SECONDS, A DISTANCE OF 50.95 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 81.13 FEET; THENCE NORTH 77 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF 89.66 FEET; THENCE SOUTH 12 DEGREES 46 MINUTES 44 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 77 DEGREES 13 MINUTES 16 SECONDS WEST, A DISTANCE OF 88.34 FEET; THENCE SOUTH 74 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 120.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 102.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 37 MINUTES 13 SECONDS, A DISTANCE OF 29.76 FEET TO THE POINT OF TANGENCY; THENCE NORTH 17 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 5.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 29.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 27 MINUTES 58 SECONDS, A DISTANCE OF 38.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 139.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 43 MINUTES 35 SECONDS, A DISTANCE OF 96.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 35 MINUTES 13 SECONDS WEST, A DISTANCE OF 87.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 268.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 29 MINUTES 29 SECONDS, A DISTANCE OF 95.88 FEET TO THE INTERSECTION WITH THE SAID LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 14 SECONDS, A DISTANCE OF 46.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 78 DEGREES 00 MINUTES 56 SECONDS WEST, A DISTANCE OF 82.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 337.13 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 13 MINUTES 56 SECONDS, A DISTANCE OF 148.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 22 MINUTES 41 SECONDS, A DISTANCE OF 52.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 55 DEGREES 52 MINUTES 11 SECONDS WEST, A DISTANCE OF 58.76 FEET; THENCE SOUTH 58 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 42.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 199.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 46 SECONDS, A DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 491.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 23 MINUTES 38 SECONDS, A DISTANCE OF 114.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 151.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 55 SECONDS, A DISTANCE OF 43.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 73.36 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 37 SECONDS WEST, A DISTANCE OF 55.04 FEET; THENCE SOUTH 75 DEGREES 45 MINUTES 44 SECONDS WEST, A DISTANCE OF 34.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 976.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 38 MINUTES 31 SECONDS, A DISTANCE OF 62.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2456.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 52 MINUTES 14 SECONDS, A DISTANCE OF 165.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1024.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 18 MINUTES 36 SECONDS, A DISTANCE OF 94.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1439.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 36 MINUTES 12 SECONDS, A DISTANCE OF 140.75 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 84.91 FEET; THENCE NORTH 04 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 167.84 FEET; THENCE NORTH 30 DEGREES 10 MINUTES 05 SECONDS WEST, A DISTANCE OF 22.77 FEET; THENCE NORTH 04 DEGREES 06 MINUTES 54 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF ADJACENT DISTRICT CANAL C-37, A DISTANCE OF 68.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 237.00 FEET, A RADIAL BEARING TO SAID RADIUS POINT BEARS NORTH 00°35'19" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 58 MINUTES 53 SECONDS, A DISTANCE OF 45.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 78 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 109.02 FEET; THENCE NORTH 80 DEGREES 44 MINUTES 58 SECONDS EAST, A DISTANCE OF 143.17 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 104.52 FEET; THENCE NORTH 69 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 110.27 FEET; THENCE NORTH 70 DEGREES 28 MINUTES 32 SECONDS EAST, A DISTANCE OF 189.58 FEET; THENCE NORTH 65 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 121.39 FEET; THENCE NORTH 68 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 65.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 30 MINUTES 04 SECONDS, A DISTANCE OF 109.97 FEET TO THE POINT OF REVERSE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 603.13 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 48 MINUTES 57 SECONDS, A DISTANCE OF 187.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 20 MINUTES 21 SECONDS, A DISTANCE OF 55.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
CONTAINING: 459,795 SQUARE FEET OR 10.555 ACRES MORE OR LESS.

OCTOBER 2006

SHEET 1 OF 5

00073-042

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

1. TRACT "A" (ROADWAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. TRACT "B" (OPEN SPACE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ESTATES AT HUNTER'S CHASE 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 THE VILLAGE OF WELLINGTON, FLORIDA.

3. TRACT "C" (OPEN SPACE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ESTATES AT HUNTER'S CHASE 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 THE VILLAGE OF WELLINGTON, FLORIDA.

4. TRACT "D" (LAKE ACCESS AND MAINTENANCE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS 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 AND LAKE ACCESS AND MAINTENANCE TRACT ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

7. THE 2 FOOT OVERHANG EASEMENTS (2' O.H.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

8. A WATER AND SEWER EASEMENT OVER ALL OF TRACT "A" (ROADWAY), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF, ECCLESTONE SIGNATURE HOMES OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 13TH DAY OF November, 2006.

ECCLESTONE SIGNATURE HOMES OF PALM BEACH, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: JOHN KEELER E. LLWYD/ECCLESTONE, III
MANAGER

WITNESS: *[Signature]*
PRINT NAME: PATRICK A. MASSUCCI

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED E. LLWYD ECCLESTONE, III, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF ECCLESTONE SIGNATURE HOMES OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13TH DAY OF November, 2006.

MY COMMISSION EXPIRES: March 12, 2009
COMMISSION NO.: DD 371645
[Signature]
NOTARY PUBLIC
ROSANNE PRETTI
PRINT NAME



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I THEODORE T. TARONE, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ECCLESTONE SIGNATURE HOMES OF PALM BEACH, 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.

DATE: November 14, 2006

[Signature]
THEODORE T. TARONE, ESQUIRE
FLORIDA BAR NO. 71587

MORTGAGEE'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 19840, PAGES 1424 THROUGH 1437 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WACHOVIA BANK, NATIONAL ASSOCIATION, 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 15TH DAY OF November, 2006.

WACHOVIA BANK, NATIONAL ASSOCIATION

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: P. BENCH HOARMAN PHILIP LYEW, VICE PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: MYRTHA DECKER

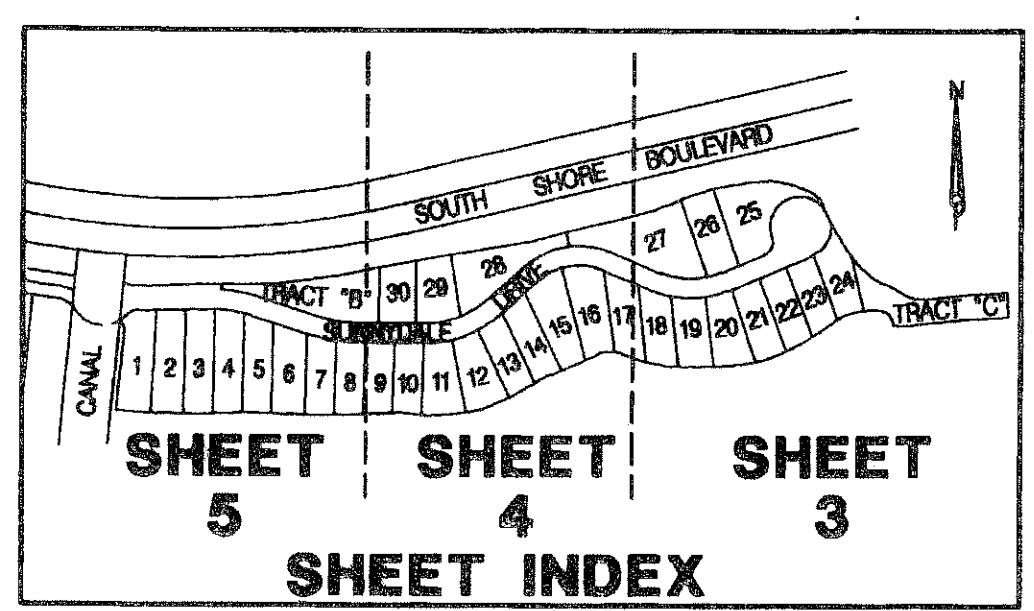
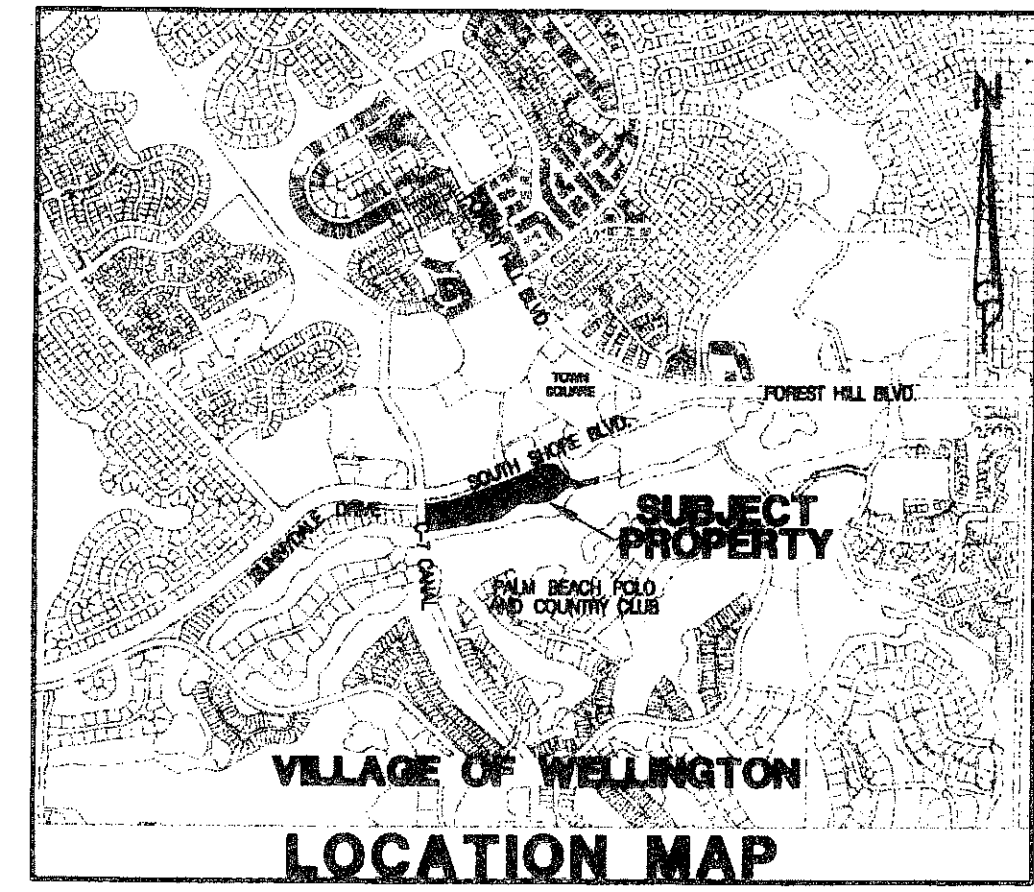
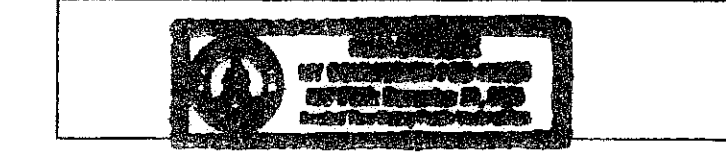
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PHILIP LYEW, WHO IS PERSONALLY KNOWN TO ME OR HAVE PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION, 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 15TH DAY OF November, 2006.

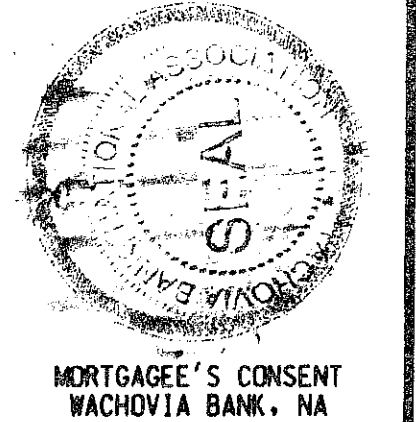
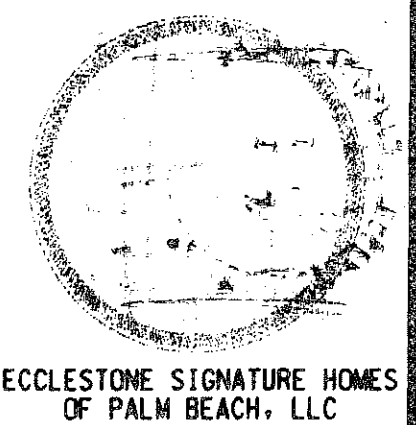
MY COMMISSION EXPIRES: Dec. 20, 2009
COMMISSION NO. DD 408380
[Signature]
NOTARY PUBLIC
PRINT NAME: BRINA SHKOLNICK



LEGEND / ABBREVIATIONS:

- C.B. = CENTERLINE
- (GRID) = CHORD BEARING
- (PLAT) = GRID DISTANCE OR BEARING
- Δ = PLAT BEARING
- D.E. = CURVE'S DELTA ANGLE
- L. = DRAINAGE EASEMENT
- C. = CURVE'S ARC LENGTH
- H.O.H.E. = ROOF OVERHANG EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PG. = PAGE
- PGS. = PAGES
- R. = CURVE'S RADIUS
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT

KLZ = DENOTES ZERO LOT LINE



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \154441\ 06-045-306 \ 06-045-306.DGN			
REF.	FB.	PG.	JOB
FLD.	CASASUS		06-045-306
OFF.			DATE
CKD.	D.C.L.	SHEET 1 OF 5	APRIL 2006
			DWG. D06-045P