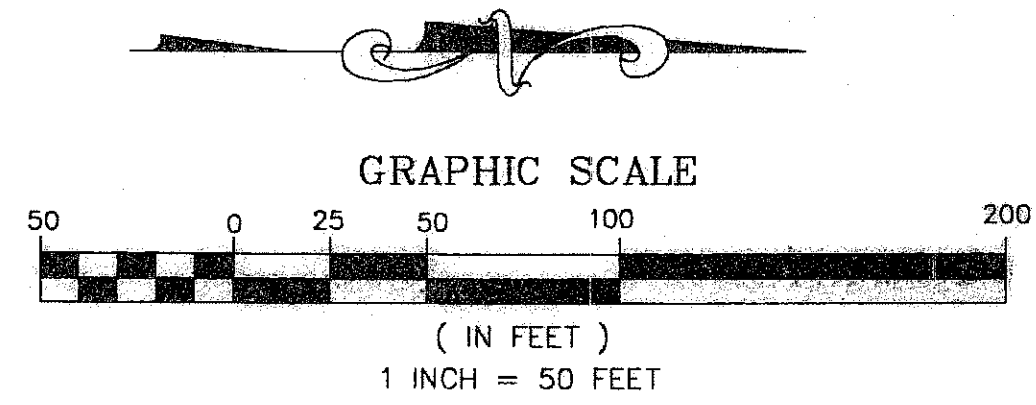


THIS INSTRUMENT PREPARED BY
 JEFFREY R. WAGNER
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 AUGUST - 2004

PINERUN VILLAS

BEING A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA



SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF N01°19'17"E ALONG THE EAST LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT
- U.E. - INDICATES UTILITY EASEMENT
- R/W - INDICATES RIGHT-OF-WAY
- (R) - INDICATES RADIAL LINE
- O.R.B. - INDICATES OFFICIAL RECORD BOOK
- (CALC) - INDICATES CALCULATED FROM PALM BEACH COUNTY ENGINEERING DEPARTMENT SECTIONAL DATA.
- (PLAT) - INDICATES DERIVED FROM PLAT OF SUBURBAN PINES AS RECORDED IN PLAT BOOK 48, PAGES 137-138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY
- "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
- LAE - INDICATES LIMITED ACCESS EASEMENT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- P.B.C.U.E. - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- P.R.M. - INDICATES NAIL AND BRASS TAB SET IN WALK

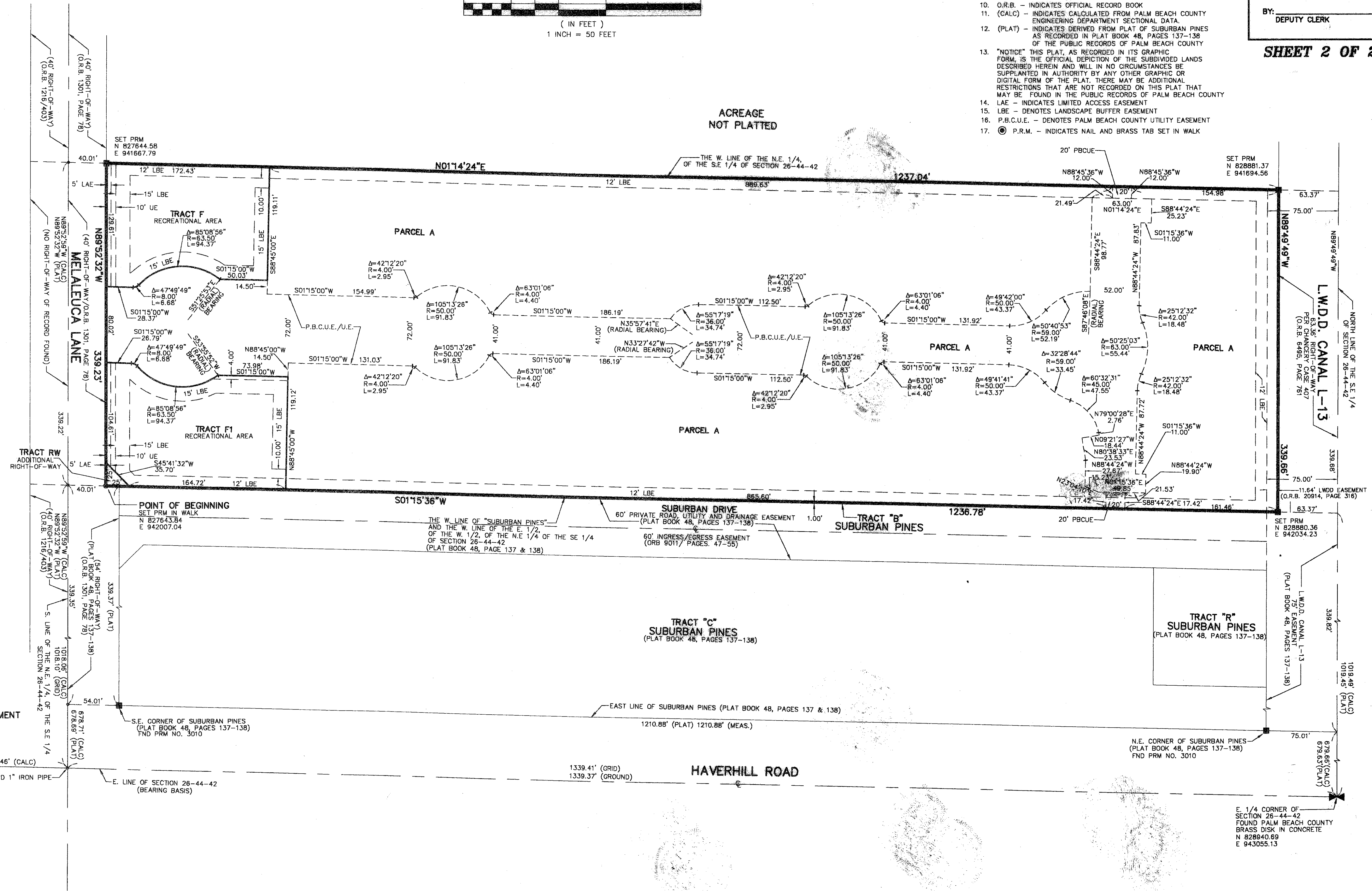
170

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF
 A.D. 2007 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____

SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

SHEET 2 OF 2



ACREAGE
 NOT PLATTED

POINT OF COMMENCEMENT
 S.E. CORNER OF
 SECTION 26-44-42
 CALCULATED POSITION

POINT OF BEGINNING
 SET PRM IN WALK
 N 827643.84
 E 942007.04

N.E. CORNER OF SUBURBAN PINES
 (PLAT BOOK 48, PAGES 137-138)
 FND PRM NO. 3010

E. 1/4 CORNER OF
 SECTION 26-44-42
 FOUND PALM BEACH COUNTY
 BRASS DISK IN CONCRETE
 N 828840.69
 E 943055.13

SUBMISSION PINERUN VILLAS
 BOOK 109 PAGE 170
 RECORDING RECORD MAP # 115 B
 ZONING R-1
 QUAD # 22
 AS 225
 PREPARED BY JFW