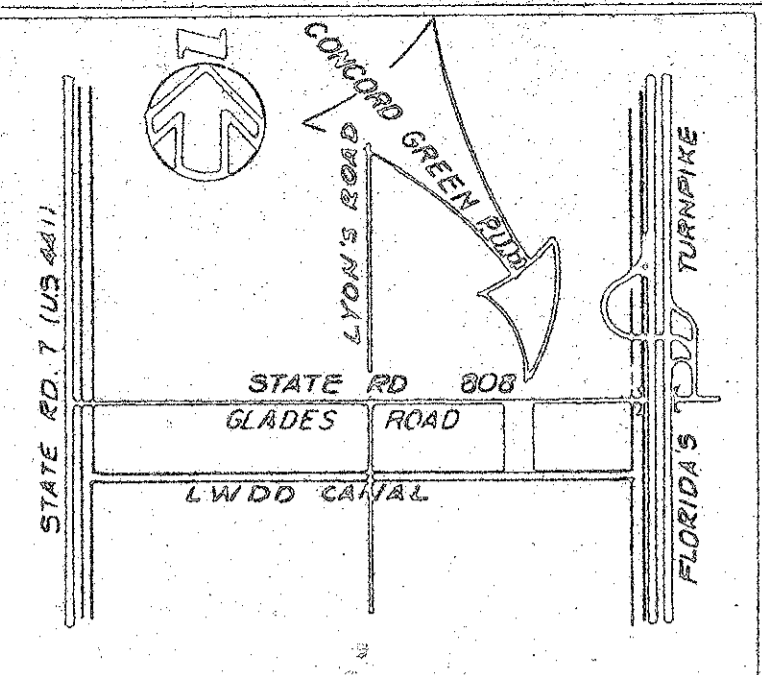


45/27



LOCATION SKETCH N.T.S.

DEDICATION

STATE OF FLORIDA )ss
PALM BEACH COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT A.E. DEVELOPMENT CORP., A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONCORD GREEN P.U.D., A RESUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 73, 74, 89 AND 90, BLOCK 76, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 45.00 FEET OF SAID LOTS 73 AND 90 AND LESS THE WEST 45.00 FEET OF SAID LOTS 74 AND 89 AND LESS THE NORTH 65.00 FEET THEREOF; TOGETHER WITH THAT CERTAIN PLATTED ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 73 AND 74 AND BETWEEN SAID TRACTS 89 AND 90, VACATED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 0602, PAGE 870 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. EASEMENTS: A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
C. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACT AS SHOWN ARE HEREBY DEDICATED TO THE CONCORD GREEN P.U.D. HOMEOWNERS ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. RECREATION AND LANDSCAPE AREAS: A. THE RECREATION AREAS AND LANDSCAPING AREAS DESIGNATED AS PARCELS A, B, C AND D AS SHOWN ARE HEREBY DEDICATED TO THE CONCORD GREEN P.U.D. HOMEOWNERS ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
B. THE 25 FOOT BUFFER EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CONCORD GREEN P.U.D. HOMEOWNERS ASSOCIATION FOR LANDSCAPING PURPOSES.
4. A.E. DEVELOPMENT CORP. HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS, ASSIGNS, MORTGAGEES, LICENSEES AND FRANCHISEES THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS TO OTHERS FOR INGRESS AND EGRESS, THE INSTALLATION AND MAINTENANCE OF DRAINAGE EASEMENTS, PUBLIC AND/OR PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND ANY OTHER PURPOSES WHICH DO NOT PERMANENTLY INHIBIT THE USE OF THE ACCESS TRACTS FOR THEIR INTENDED PURPOSE.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF August, 1982.

A.E. DEVELOPMENT CORP., A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
ATTEST
BY: PATRICIA JONES ASSISTANT SECRETARY
ALEC ENGELSTEIN PRESIDENT

CONCORD GREEN P.U.D.

A RESUBDIVISION OF A PORTION OF BLOCK 76, PALM BEACH FARMS COMPANY, PLAT NO. 3 (P.B. 2, P.45-54) IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY GEEKE LOSSING IN THE OFFICE OF KEITH AND SCHNARS, P. A. FORT LAUDERDALE, FLORIDA JULY, 1982

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FOR RECORD AT ON THE 21st DAY OF December AND DULY REC IN PLAT BOOK - PAGES 27 AN JOHN B. DUNKLE CLERK OF CIRCUIT COURT BY: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA )ss COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ALEC ENGELSTEIN AND PATRICIA JONES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED A.E. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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 11th DAY OF August, A. D. 1982.

MY COMMISSION EXPIRES: [Blank]

[Signature] NOTARY PUBLIC, STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF November, A. D. 1982.

[Signature] H. F. KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 30 DAY OF November, A. D. 1982.

[Signature] PEGGY D. EVATT

ATTEST: JOHN B. DUNKLE, CLERK

[Signature] DEPUTY CLERK

MORTGAGEE'S CONSENT ) STATE OF FLORIDA )ss COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY T THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN RECORDS BOOK 3743 AT PAGE 1152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRE BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY BOARD OF DIRECTORS ON THIS 17th DAY OF August, 1982.

ATTEST: DAVID L. DEVANEY, SECRETARY ROBERT C. JACOBY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA )ss COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT C. JACOBY AND DAVID L. TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF SUNRISE SAVINGS & LOAN ASSOCIATION OF FLORIDA, A CORPORATION FULLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF August, 1982.

MY COMMISSION EXPIRES: [Blank] Collect Pet. 78-224 Zone 32 TH [Signature] NOTARY PUBLIC, STATE OF FLORIDA

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P. A. [Signature] GEEKE LOSSING PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 2625 DATED: Nov. 24, 1982

TITLE CERTIFICATION:

STATE OF FLORIDA )ss COUNTY OF PALM BEACH)

I, KENNETH A. TREADWELL, 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 TO A.E. DEVELOPMENT CORP., A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

October 22, 1982 KAT DATE

SEALS

Notary Public seals for A.E. Development Corp., Notary Public, Sunrise Savings & Loan, and Surveyor.

CONCORD GREEN PUD DWG NO. 100 SHEET 1 OF 2 45/27