

A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL

PLAT NO. 9, CEDAR POINT

BEING A REPLAT OF A PORTION OF TRACT "E", SAID TRACT "E" BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY OF MILITARY TRAIL; ON THE NORTH BY PLAT NO. 2, CEDAR POINT (P.B. 31, P.188); ON THE WEST BY PLAT NO. 4, CEDAR POINT (P.B. 33, P.P. 18 & 19); ON THE SOUTH BY THE NORTH RIGHT-OF-WAY OF TRACT "A", PLAT NO. 1, CEDAR POINT (P.B. 30, P.P. 178 & 179)

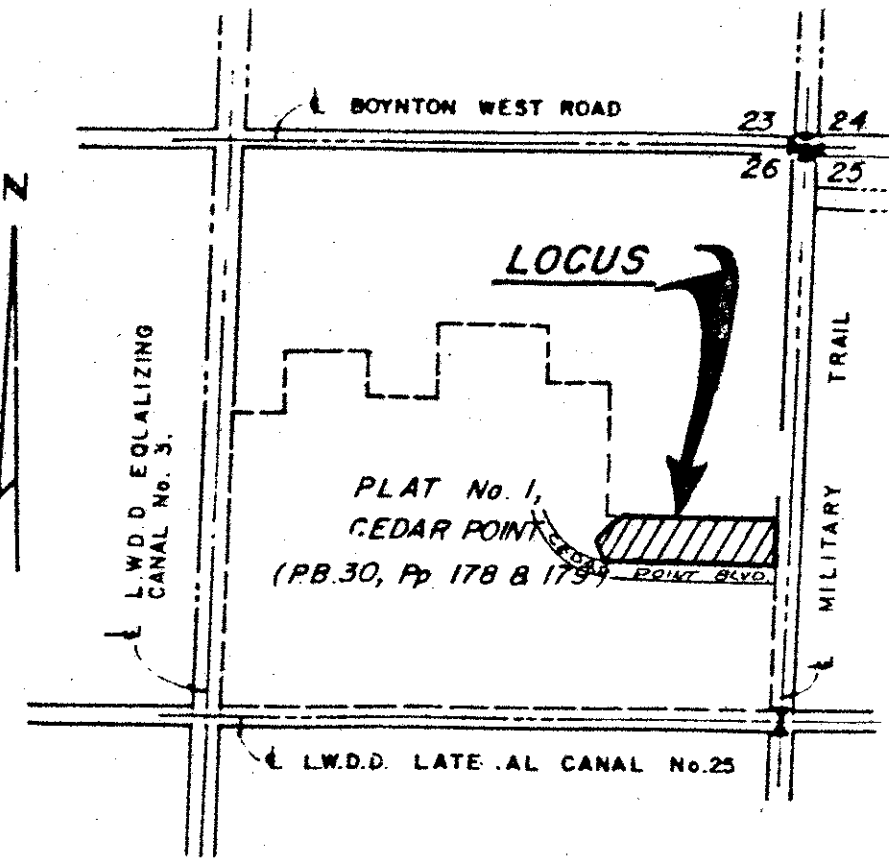
NE 1/4 SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST

JUNE, 1983

SHEET 1 OF 2

ACKNOWLEDGEMENT

COUNTY APPROVALS



LOCATION MAP NOT TO SCALE

DESCRIPTION

A certain parcel of land being a portion of the Northeast Quarter (NE 1/4) of the Subdivision of Section 26, Township 45 South, Range 42 East, according to the plat thereof as recorded in Plat Book 6, Page 26, Public Records of Palm Beach County, Florida; being a replat of a portion of Tract "E", as shown on PLAT NO. 1 CEDAR POINT (Plat Book 30, Pages 178 and 179), said Tract "E" being bounded on the East by the West right-of-way of Military Trail, on the North by Plat No. 2 Cedar Point (Plat Book 31, Page 188); on the West by Plat No. 4 Cedar Point (Plat Book 33, Pages 18 and 19); on the South by the North right-of-way of Tract "A", Plat No. 1 Cedar Point, more particularly described as follows:

COMMENCING at the Northeast corner of Plat No. 1 Cedar Point, said corner being also the POINT OF BEGINNING of the aforementioned Plat No. 1 Cedar Point, also being the Southeast corner of Plat No. 2 Cedar Point; thence WEST along the North line of said Plat No. 1 (bearings mentioned herein are in the meridian of said Plats No. 1, 2, 3, and 4 of Cedar Point, and all of the bearings mentioned herein are related thereto), a distance of 27.02 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, continue WEST along said North line of Plat No. 1 Cedar Point, a distance of 741.89 feet to the beginning of a 25.00 foot radius curve, concave Southeast, whose long chord bears South 51°47'37" West; thence Southwest along the arc of said curve, through a central angle of 02°40'21", a distance of 1.17 feet; thence South 50°27'27" West, a distance of 197.15 feet to the beginning of a 119.32 foot radius curve, concave Southeast, whose long chord bears South 39°10'38" West; thence Southwest along the arc of said curve through a central angle of 22°33'37", a distance of 46.98 feet; thence South 27°53'50" West, a distance of 37.44 feet; thence South 27°44'16" East, a distance of 41.27 feet to the beginning of a 560 foot radius curve, concave North, whose long chord bears South 86°01'30" East; thence East along the arc of said curve through a central angle of 05°17'38", a distance of 60.98 feet; thence South 88°40'00" East, a distance of 827.29 feet; thence North 46°48'14" East, a distance of 35.06 feet to a point on the West right-of-way line of Military Trail, as laid out and now in use (said westerly right-of-way line lying 60.9 feet West of, as measured at right angles to the centerline of Military Trail, also being the East line of Section 26); thence North 02°10'26" East along said West right-of-way line, a distance of 231.70 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 4.868 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BRIGHTSIDE LIMITED, A FLORIDA LIMITED PARTNERSHIP, owners of the land shown hereon being in Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as CEDAR POINT PLAT NO. 9, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

The access control easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County for the purposes of control and jurisdiction over access rights

The Buffer and Landscape Easement as shown hereon is hereby dedicated to the Banyan Springs Property Owners Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named limited partnership has caused these presents to be signed by GERALD W. YULE, President of Gigliotti Corporation of Florida, its sole general partner, this 15th day of September, A.D. 1983.

BRIGHTSIDE LIMITED

WITNESS: BY: GIGLIOTTI CORPORATION OF FLORIDA its sole general partner BY: Gerald W. Yule, President

WITNESS: [Signature]

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared GERALD W. YULE, President of Gigliotti Corporation of Florida, sole general partner of Brightside Limited, a Florida limited partnership, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of September, A.D. 1983.

My Commission Expires: [Signature] Notary Public, State of Florida at large

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 the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3996 at Pages 1646 through 1654, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, Gigliotti Corporation of Florida, a Florida Corporation, has caused these presents to be signed by its President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15th day of September, A.D. 1983.

Gigliotti Corporation of Florida, a corporation of Florida

Witness: [Signature] By: Gerald W. Yule, President

ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF Palm Beach

BEFORE ME personally appeared Gerald W. Yule, President of Gigliotti Corporation of Florida, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of September, A.D., 1983.

[Signature] Notary Public

My Commission Expires: [Signature] 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 hereon by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3215 at Pages 1340 through 1349, and as assigned by instrument recorded in Official Record Book 3089 at Page 1006 and as further assigned in Official Record Book 4053 at Page 1487, all in the Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, Southeast Bank, N.A., a Florida 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 20th day of October, 1983.

Southeast Bank, N.A., a national association a corporation of Florida

Witness: [Signature] By: Calvin C. Carley, Vice President

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Calvin C. Carley, Vice President of Southeast Bank, N.A., to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 20th day of October, A.D., 1983.

My Commission Expires: [Signature] Notary Public

MORTGAGEE'S CONSENT

STATE OF NEW YORK COUNTY OF NEW YORK

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 hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3215 at Pages 1350 through 1364 of the Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, IIT Florida Corp., a Florida 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 21st day of September, 1983.

IIT Florida Corp., a corporation of Florida

Witness: [Signature] By: [Signature]

Witness: [Signature] ACKNOWLEDGEMENT

STATE OF NEW YORK COUNTY OF NEW YORK

BEFORE ME personally appeared [Signature] of IIT Florida Corp., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 21st day of September, A.D., 1983.

[Signature] Notary Public

My Commission Expires: [Signature] TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, NORMAN DEAN KOHL, JR., 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 BRIGHTSIDE LIMITED, A Florida limited partnership that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct, and is free of all other encumbrances.

Date: October 18, 1983 By: Norman Dean Kohl, Jr.

Field Book No. Pg. Design Drawn T. FROELICH Checked

ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA

PLAT NO. 9 of CEDAR POINT

Job No. 82-1097 Scale Date JUNE, 1983 Sheet of 2 File No. BF-2314-D

COUNTY ENGINEER This plat is hereby approved for record this 6 day of December, A.D. 1983.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA This plat is hereby approved for record this 6 day of December, A.D. 1983.

ATTEST: JOHN B. DUNKLE CLERK BOARD OF COUNTY COMMISSIONERS By: [Signature] Deputy Clerk

NOTES

Permanent Control Points (P.C.P.'s) are designated thus: [Symbol]

Permanent Reference Monuments (P.R.M.'s) are designated thus: [Symbol]

Bearings cited herein are in the meridian of PLAT NO. 1, CEDAR POINT (Plat Book 30, Pages 178 & 179)

Building setback lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on utility easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.

In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

The approval of landscaping on utility easements other than water, or sewer, shall be only with approval of all occupying same.

SURVEYOR'S CERTIFICATION

I hereby 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 and (P.C.P.'s) Permanent Control Points 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 Ordinances of PALM BEACH COUNTY

Date: SEPTEMBER 15th, 1983 By: Peter T. Krick P.L.S. Florida Cert. No. 3748

0 226-306

P.U.D. DATA

TOTAL AREA = 4.868 ACRES TOTAL UNITS = 48 DENSITY = 9.86 UNITS/ACRE

This instrument was prepared by PETER T. KRICK Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors, 2800 Fla-Mango Road, West Palm Beach, Florida.

DRAWING NUMBER 46/191

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

Corporate Seal Notary Corporate Seal Notary Corporate Seal Notary

Corporate Seal Notary Surveyors' Seal