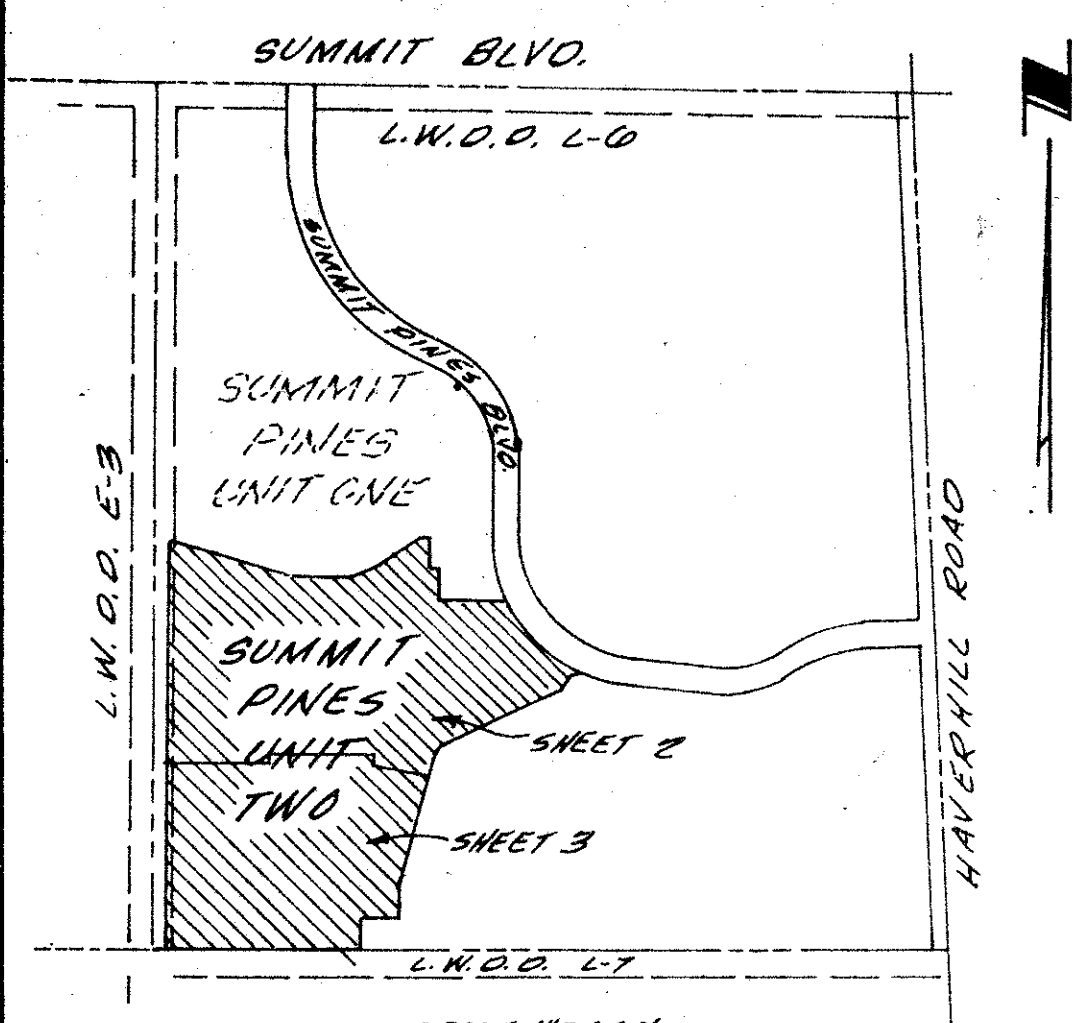


52/173

DRAWING NUMBER

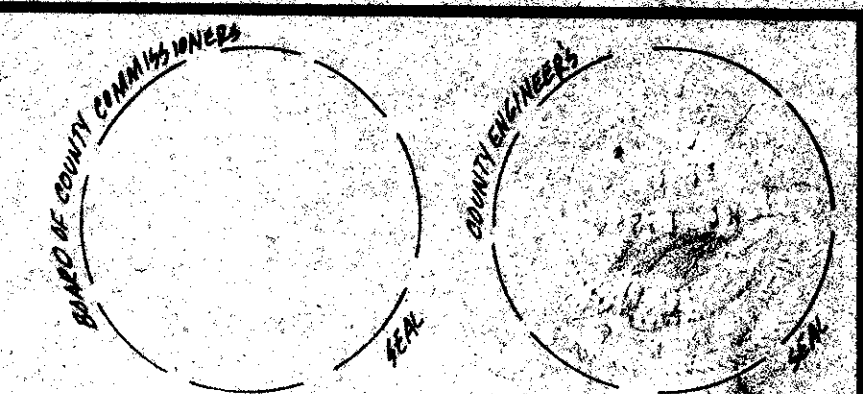
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DRAWING NUMBER



SCALE 1"=600' N.E. 1/4 OF SEC. 11, TWP. 44 S., RGE. 42 E. LOCATION MAP

PLAT OF SUMMIT PINES UNIT TWO A P.U.D. SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 3 SHEETS



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 10/16/85 at 1:28 day of February, 1985 and duly recorded in Plat Book 12B on page 173 174 175 JOHN B. DUNKLE, Clerk Circuit Court

P.U.D. DATA: TOTAL AREA: 24.77 ACRES TOTAL UNITS: 128 DENSITY: 5.17 UNITS PER ACRE

SURVEYORS 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, 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 173, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Daniel J. O'Brien Land Surveyor No. 1601 State of Florida

APPROVAL

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 17th day of February, 1985.

KAREN T. MARCUS Chair

COUNTY ENGINEER

This plat is hereby approved for record this 17th day of February, 1985.

John B. Dunkle, Clerk H. F. Kahlert County Engineer

Kathryn S. Miller Deputy Clerk

NOTES:

- 1. "P.C.P." indicates Permanent Control Point (P.C.P.) "P.R.M." indicates Permanent Reference Monument (P.R.M.)
2. The North line of Section 11, Township 44 South, Range 42 East is assumed to bear East and all bearings shown are relative thereto.
3. Easement Notes:
A. No buildings or any kind of construction shall be placed on utility or drainage easements.
B. No structures, trees or shrubs shall be placed on drainage easements and maintenance easements.
C. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities and occupying same.
D. Where drainage and utility easements cross the drainage has preference.
4. This instrument was prepared by Daniel J. O'Brien in the office of O'Brien, Suiter & O'Brien, Inc., 2601 North Federal Highway, Delray Beach, Florida.
5. Building setbacks are as per approved Site Plan.

0435-301 52/173

SUMMIT PINES UNIT 2

O'BRIEN, SUITER & O'BRIEN, INC. ENGINEERS, SURVEYORS, LAND PLANNERS 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: JULY 1985 FIELD BOOK: PAGE: SHEET 1 OF 3 SCALE: NONE ORDER NO.: 847

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 owners thereof and agrees that its mortgage which is recorded in Official Record Book 4515, Pages 1414-1436 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 attested by its Asst. Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 13th day of January, 1985.

Barnett Bank of South Florida A National Banking Association

BY: [Signature]

ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Robert M. Landis and Gordon Peterson to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Secretary of Barnett Bank of South Florida, a National Banking Association, and severally 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 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 13th day of January, 1985, A.D.

My Commission Expires: June 20, 1989.

Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The undersigned hereby certifies that they are the holder of a mortgage upon the hereon described property and do hereby join in and consent to the dedication of the lands described hereon, by the owner thereof and agree that their mortgage which is recorded in Official Record Book 4515, Pages 1391 - 1391 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication hereon.

IN WITNESS WHEREOF WE: Christian Rey-Millet and Yves Jacques Rey-Millet do hereon set our hands and seals this 17th day of February, 1985, A.D.

WITNESSES:

AS TO BOTH Christian Rey-Millet

AS TO BOTH Yves Jacques Rey-Millet

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Yves Jacques Rey-Millet and Christian Rey-Millet, to me well known, and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this ___ day of ___, 1985, A.D.

My Commission expires: ___

Notary Public

LEGAL DESCRIPTION

That part of the Northeast Quarter (N.E. 1/4) of Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida, described as follows:

Commence at the Northwest corner of the said Northeast Quarter (N.E. 1/4) of Section 11; thence S.028°17'E., along the West line of said Northeast Quarter (N.E. 1/4), 1399.85 feet; thence N.89°11'43"E., 60.00 feet to the Point of Beginning; thence S.75°00'00"E., 400.27 feet; thence S.87°32'15"E., 44.30 feet; thence N.82°20'15"E., 113.60 feet; thence N.74°08'01"E., 39.96 feet; thence N.64°55'48"E., 120.38 feet; thence N.54°30'00"E., 134.58 feet; thence East, 27.49 feet; thence South, 98.60 feet; thence East 25.00 feet; thence South 100.00 feet; thence East 207.38 feet to a point on a curve concave Northeast-erly with a radius of 470.00 feet and a central angle of 39°05'10" (a line radial to said curve bears S.64°03'09"W.); thence Southeast-erly, along the arc of said curve, 320.62 feet; thence S.73°09'22"W., 33.33 feet; thence S.31°20'45"W., 28.81 feet to a point of curvature of a curve concave Northwest-erly with a radius of 139.18 feet and a central angle of 32°33'50"; thence Southwest-erly, along the arc of said curve, 79.10 feet; thence S.63°54'35"W., 380.67 feet to a point of curvature of a curve concave Southeast-erly with a radius of 66.92 feet and a central angle of 49°59'09"; thence South-erly, along the arc of said curve, 58.38 feet; thence S.13°55'21"W., 369.64 feet to a point of curvature of a curve concave Easterly with a radius of 260.13 feet and a central angle of 14°25'45"; thence Southerly, along the arc of said curve, 65.51 feet; thence S.0°30'19"E., 85.00 feet; thence S.89°29'41"W., 119.92 feet; thence S.0°30'19"E., 96.00 feet to the South line of the said Northeast Quarter (N.E. 1/4) of Section 11; thence S.89°29'41"W., along said South line, 577.55 feet to a line 60.00 feet East of and parallel with the said West line of the North-east Quarter (N.E. 1/4) of Section 11; thence N.028°17"E., along said parallel line 1280.37 feet to the said Point of Beginning.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Gene Moore, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon property, that I find the title to the property is vested to Forest Hill Development Corp., Green Forest Hill Corporation and Lobog Corporation, N.V., D.B.A. Summit Pines Venture, that the current taxes have been paid, that the property is encumbered by the mortgages shown hereon and that all mortgages are shown and are true and correct.

1/7/86 Date Gene Moore, Attorney

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Felix Granados, Sr., Felix Granados, Jr., Lourdes Fernandez Acevedo de Miranda, Carlos Granados and Eugenio R. Fernandez to me well known and known to me to be the individual described in and who executed the foregoing instrument as Presidents and Vice Presidents of Forest Hill Development Corp., Green Forest Hill Corp., and Lobog Corp., N.V., a Netherland Antilles Corporation, Corporations, and severally acknowledged to and before me that they executed such instrument as such officers of said corporations, and that the seals affixed to this instrument are the corporate seals of said corporations and that they were affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporations.

WITNESS my hand and official seal this 4th day of November, 1985, A.D.

My Commission expires: JULY 12, 1987

Nancy Ann Dickey Notary Public

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that SUMMIT PINES VENTURE, a joint venture by and between Forest Hill Development Corporation, a Florida Corporation, Green Forest Hill Corporation, a Florida Corporation, and Lobog Corporation, N.V., a Netherland Antilles Corporation authorized to do business in the State of Florida, owners of the lands shown hereon as SUMMIT PINES UNIT TWO lying in Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. STREETS: Tract A is hereby dedicated to the Summit Run Homeowners Association, Inc., its successors and assigns for private road right-of-way purposes. Tracts B and C are hereby dedicated to the Summit Run Homeowners Association, Inc., its successors and assigns for the purpose of Ingress and Egress for the installation and maintenance of utilities and drainage facilities in perpetuity. Tracts A, B and C are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
2. WATER MANAGEMENT TRACT: Tract D is hereby dedicated to the Summit Place Homeowners Association, Inc., its successors and assigns, for water management and drainage easement purposes, in perpetuity, and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
3. TRACTS: Tracts E, H, I and K are hereby dedicated to the Summit Run Homeowners Association, Inc., its successors and assigns for open space, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County, Florida. Tracts F, G and J are hereby dedicated to the Summit Run Homeowners Association, Inc., its successors and assigns, for use as common areas limited, including limited parking space, installation and maintenance of utilities and drainage facilities in perpetuity and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
4. MAINTENANCE EASEMENT: The Maintenance Easement is hereby dedicated in perpetuity for access and maintenance of the Water Management Tract exclusively.
5. The Limited Access Easements are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control and jurisdiction of access rights.
6. The Utility Easements are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement, and repair of utilities facilities, equipment and appurtenances.
7. The Drainage Easements are hereby dedicated in perpetuity to the Summit Run Homeowners Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation, to maintain the portions of the drainage system associated with county maintained roads.

IN WITNESS WHEREOF, the above named corporations have caused these presents to be signed and attested to by the officers named below, and their corporate seals to be affixed hereto by authorities of its Boards of Directors, this 4th day of November, 1985, A.D.

Forest Hill Development Corp., a corporation of the State of Florida ATTEST: Carlos Granados, Vice President Felix Granados, Sr. President Green Forest Hill Corp., a corporation of The State of Florida ATTEST: Carlos Granados, Vice President Felix Granados, Jr. President

Lobog Corporation, N.V., a Netherland Antilles Corporation Authorized to do Business in the State of Florida ATTEST: Eugenio R. Fernandez, Vice President Lourdes Fernandez Acevedo de Miranda, President

