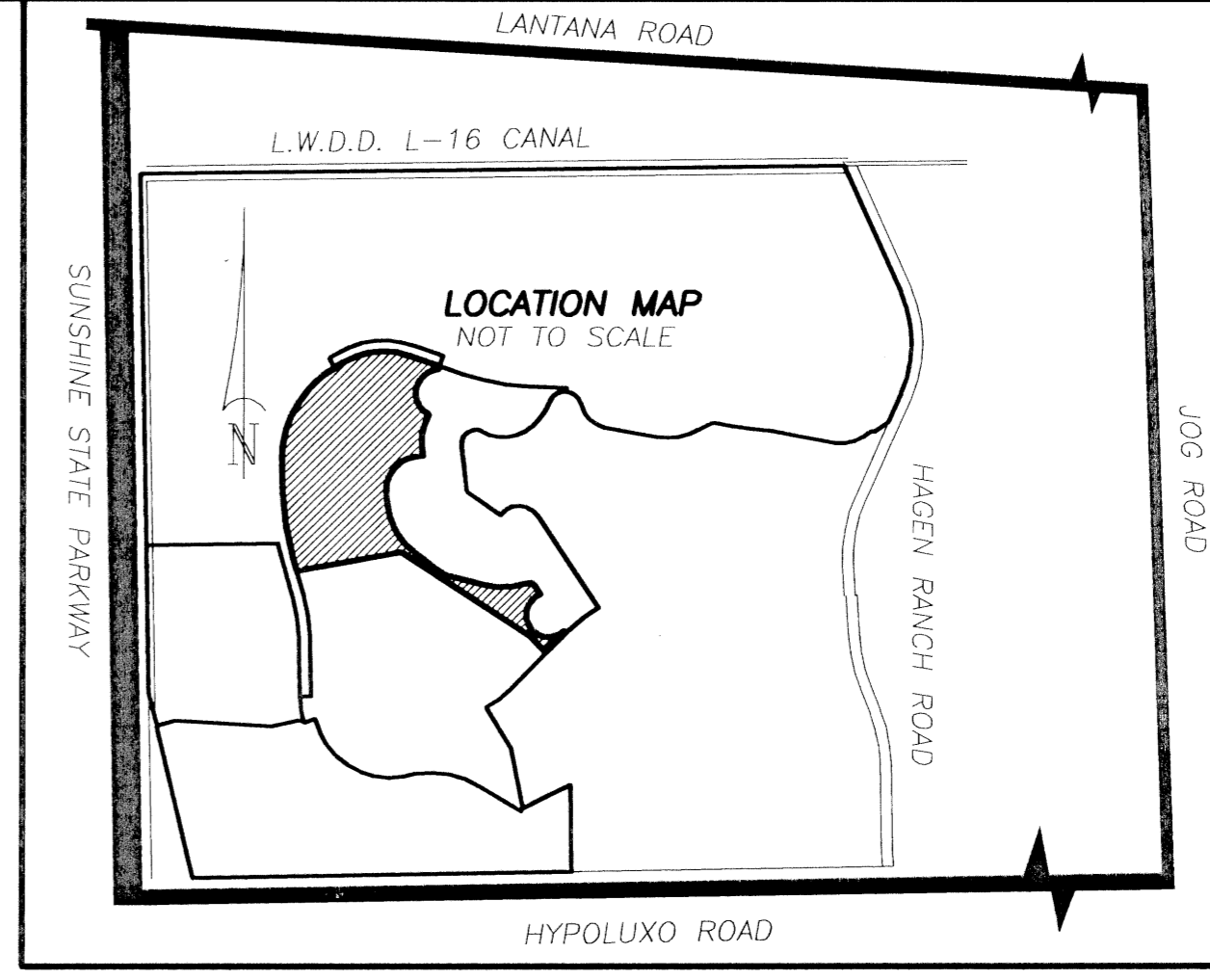


DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SMITH DAIRY WEST P.U.D. - PLAT No. 4, BEING A REPLAT OF PART OF BLOCK 38 OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SMITH DAIRY WEST P.U.D. - PLAT No. 4
BEING A REPLAT OF PART OF BLOCK 38 OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7
JUNE 1997



170

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 10:01 A.M.
this 12 day of January 1998
and duly recorded in Plat Book No. 81
page 170-176
By: GARY A. RAGER, County Engineer
G. A. RAGER

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 81, BLOCK 38, OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHWEST CORNER ALSO BEING THE ANGLE POINT IN THE WEST LINE OF TRACT 2 OF SMITH DAIRY WEST P.U.D. - PLAT No. 3 TRACT "A" REPLAT, AS RECORDED PLAT BOOK 79, PAGES 104 THROUGH 108, OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 00 MINUTES, 50 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 2 OF SMITH DAIRY WEST P.U.D. - PLAT No. 3 TRACT "A" REPLAT, ALSO BEING THE WEST LINE OF TRACTS 80 AND 81, BLOCK 38, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT No. 3, A DISTANCE OF 1079.67 FEET TO THE NORTHWEST CORNER OF SAID SMITH DAIRY WEST P.U.D. - PLAT No. 3 TRACT "A" REPLAT; THENCE NORTH 88 DEGREES, 59 MINUTES, 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SMITH DAIRY WEST P.U.D. - PLAT No. 3 TRACT "A" REPLAT, A DISTANCE OF 595.91 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 168.00 FEET AND A RADIAL BEARING OF SOUTH 82 DEGREES, 32 MINUTES, 44 SECONDS WEST AT SAID INTERSECTION; THENCE SOUTHERLY, SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 167 DEGREES, 07 MINUTES, 08 SECONDS, A DISTANCE OF 490.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 88 DEGREES, 59 MINUTES, 10 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 25.49 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2130.00 FEET AND A RADIAL BEARING OF SOUTH 77 DEGREES, 40 MINUTES, 50 SECONDS WEST AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND EAST LINE OF SAID SMITH DAIRY WEST P.U.D. - PLAT No. 3 TRACT "A" REPLAT, ALSO BEING THE WEST RIGHT OF WAY LINE OF SMITH FARM BOULEVARD AS SHOWN ON SMITH DAIRY WEST P.U.D. - PLAT No. 2, AS RECORDED IN PLAT BOOK 79, PAGES 13 THROUGH 15 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 02 DEGREES, 56 MINUTES, 50 SECONDS, A DISTANCE OF 109.56 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15 DEGREES, 16 MINUTES, 00 SECONDS EAST ALONG SAID EAST LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 3 TRACT "A" REPLAT AND SAID WEST RIGHT OF WAY LINE OF SMITH FARM BOULEVARD, A DISTANCE OF 114.32 FEET; THENCE NORTH 79 DEGREES, 44 MINUTES, 00 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 3, AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134, A DISTANCE OF 80.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79 DEGREES, 44 MINUTES, 00 SECONDS EAST ALONG SAID NORTH LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 3, A DISTANCE OF 774.55 FEET; THENCE SOUTH 56 DEGREES, 18 MINUTES, 50 SECONDS EAST ALONG SAID NORTH LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 3, A DISTANCE OF 118.21 FEET; THENCE SOUTH 45 DEGREES, 27 MINUTES, 50 SECONDS EAST ALONG SAID NORTH LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 3, A DISTANCE OF 150.00 FEET; THENCE NORTH 44 DEGREES, 32 MINUTES, 10 SECONDS EAST, A DISTANCE OF 209.17 FEET TO A TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 164.00 FEET AND A RADIAL BEARING OF SOUTH 45 DEGREES, 27 MINUTES, 50 SECONDS EAST AT SAID INTERSECTION; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 203 DEGREES, 06 MINUTES, 03 SECONDS, A DISTANCE OF 581.34 FEET TO A NON RADIAL INTERSECTION; THENCE NORTH 31 DEGREES, 24 MINUTES, 20 SECONDS WEST, A DISTANCE OF 67.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 54.0 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75 DEGREES, 46 MINUTES, 09 SECONDS, A DISTANCE OF 72.35 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 559.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32 DEGREES, 42 MINUTES, 36 SECONDS, A DISTANCE OF 319.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75 DEGREES, 27 MINUTES, 53 SECONDS WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 249.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES, 44 MINUTES, 00 SECONDS, A DISTANCE OF 103.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51 DEGREES, 43 MINUTES, 53 SECONDS WEST, A DISTANCE OF 215.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 520.0 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES, 29 MINUTES, 00 SECONDS, A DISTANCE OF 412.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 06 DEGREES, 14 MINUTES, 53 SECONDS WEST, A DISTANCE OF 76.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 249.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 391.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83 DEGREES, 45 MINUTES, 07 SECONDS EAST, A DISTANCE OF 47.40 FEET; THENCE NORTH 06 DEGREES, 14 MINUTES, 50 SECONDS WEST, A DISTANCE OF 93.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 249.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES, 03 MINUTES, 20 SECONDS, A DISTANCE OF 117.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20 DEGREES, 48 MINUTES, 30 SECONDS EAST, A DISTANCE OF 103.34 TO A NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 167.0 FEET AND A RADIAL BEARING OF SOUTH 24 DEGREES, 39 MINUTES, 02 SECONDS WEST AT SAID INTERSECTION; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 137 DEGREES, 14 MINUTES, 09 SECONDS, A DISTANCE OF 400.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71 DEGREES, 53 MINUTES, 11 SECONDS EAST, A DISTANCE OF 50.66 FEET; THENCE NORTH 18 DEGREES, 54 MINUTES, 34 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71 DEGREES, 05 MINUTES, 26 SECONDS WEST, A DISTANCE OF 235.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 560.0 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49 DEGREES, 37 MINUTES, 00 SECONDS, A DISTANCE OF 484.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 59 DEGREES, 17 MINUTES, 31 SECONDS WEST, A DISTANCE OF 81.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH EAST WITH A RADIUS OF 780.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH RIGHT OF WAY LINE OF SMITH FARM BOULEVARD AS SHOWN ON SMITH DAIRY WEST P.U.D. - PLAT No. 2, AS RECORDED IN PLAT BOOK 79 PAGES 13 THROUGH 15 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 61 DEGREES, 20 MINUTES, 34 SECONDS, A DISTANCE OF 835.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02 DEGREES, 03 MINUTES, 00 SECONDS EAST, ALONG SAID EASTERLY LINE OF SMITH FARM BOULEVARD, A DISTANCE OF 207.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2050.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE OF SMITH FARM BOULEVARD, THROUGH A CENTRAL ANGLE OF 13 DEGREES, 13 MINUTES, 00 SECONDS, A DISTANCE OF 472.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15 DEGREES, 16 MINUTES, 00 SECONDS EAST, ALONG SAID EASTERLY LINE OF SMITH FARM BOULEVARD, A DISTANCE OF 121.31 FEET TO THE POINT OF BEGINNING.

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

CELEBRATION DRIVE AND STONEHURST CIRCLE AS SHOWN HEREON, ARE HEREBY RESERVED FOR LEGACY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT No. 7, AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACT B-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT B-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF October, 1997.

ATTEST: Phillippe Joannis BY: Michael Greenberg
PHILLIPPE JOANISSE VICE PRESIDENT MICHAEL GREENBERG PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILLIPPE JOANISSE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, INC., A CORPORATION, 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 10th DAY OF October, 1997.

MY COMMISSION EXPIRES: [Notary Seal]

(NOTE: SEE SHEET 2 OF 7 FOR ACCEPTANCE OF RESERVATIONS)

MINTO COMMUNITIES, INC. SEAL NOTARY SEAL
SMITH FARM MASTER ASSOCIATION, INC. SEAL NOTARY SEAL
LEGACY HOMEOWNERS ASSOCIATION, INC. SEAL NOTARY SEAL
BARNETT BANK, N.A. SEAL NOTARY SEAL
COUNTY ENGINEER'S SEAL H.B. TITLE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

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 9332 AT PAGE 1197 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 ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF October, 1997.

WITNESS: Mark A. Jimes BY: Mark A. Jimes
MARK A. JIMES VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED Mark A. Jimes WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BARNETT BANK, N.A., A CORPORATION, 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 10th DAY OF October, 1997.

MY COMMISSION EXPIRES: [Notary Seal]

APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 12 DAY OF June, 1998.

George T. Webb
BY: GEORGE T. WEBB, P.E. - COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, HB TITLE OF FLORIDA, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATED: October 10th, 1997
Harry Binnie
HARRY BINNIE, PRESIDENT
HB TITLE OF FLORIDA, INC.

SURVEYOR'S CERTIFICATE

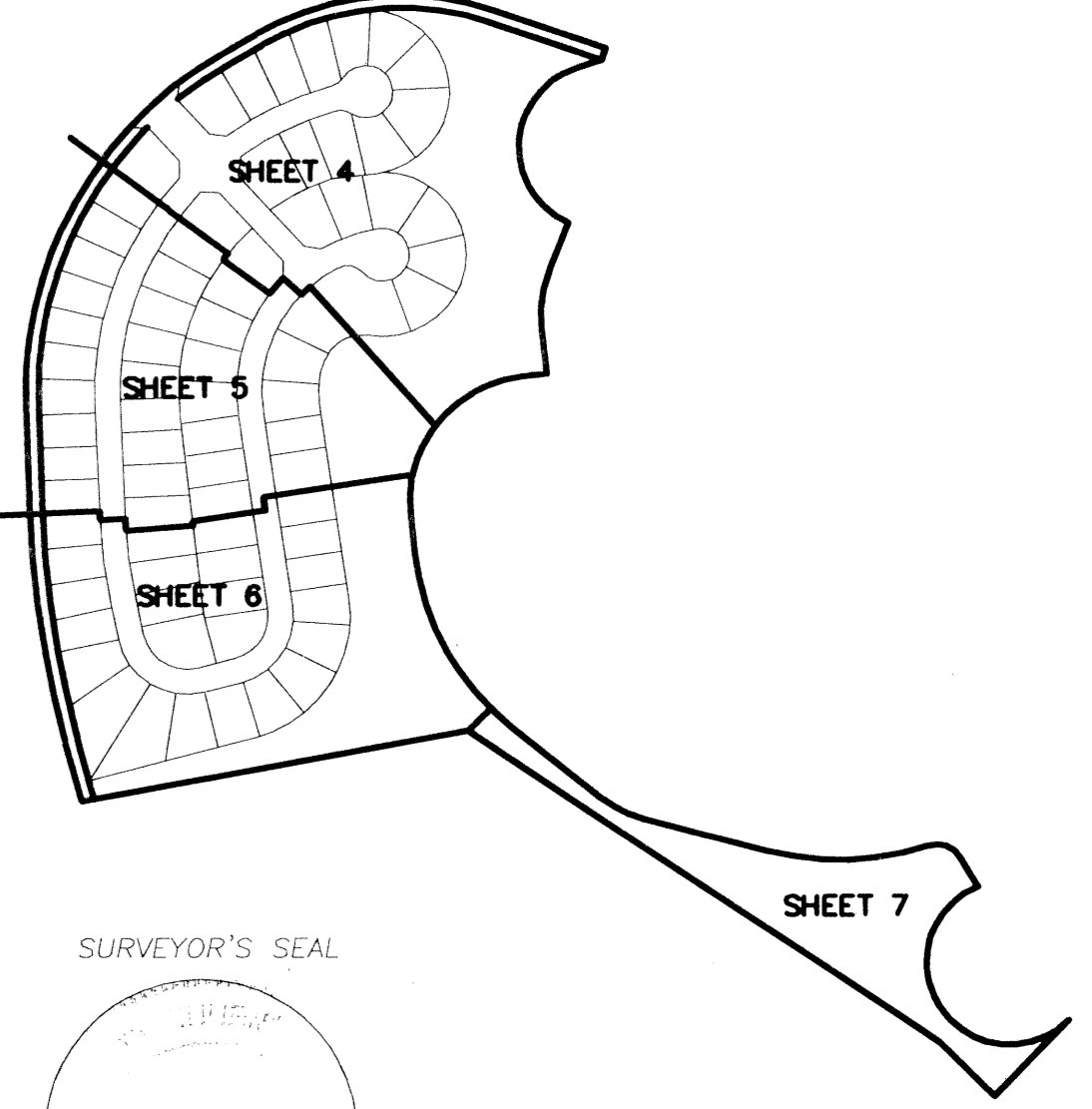
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11/5/97
GARY A. RAGER, P.S.M.
LICENSE No. 4828
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



SHEET INDEX

SCALE: SHOWN
DATE: JUNE 1997

NICK MILLER, INC.
Surveying & Mapping Consultants

SMITH DAIRY WEST P.U.D. - PLAT No. 4

2560 RCA Blvd., Suite 105
Palm Beach Gardens, Florida 33410
(561) 627-5200
D.B.P.R. Business License No. 4318

DRAWING NUMBER
940148F