

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. 7, PHASE I, 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:

BEING A PORTION OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SAID PORTION ALSO BEING PART OF BLOCK 38, AS SHOWN ON THE PLAT 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 AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER 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 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 30 DEGREES, 42 MINUTES, 26 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SMITH FARM BOULEVARD, A DISTANCE OF 80.00 FEET; THENCE NORTH 59 DEGREES, 17 MINUTES, 34 SECONDS EAST, A DISTANCE OF 81.00 FEET TO THE POINT OF CURVATURE A CURVE CONCAVE TO THE SOUTH WITH A RADIUS 640.00 FEET, THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES, 37 MINUTES, 00 SECONDS, A DISTANCE OF 554.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71 DEGREES, 05 MINUTES, 26 SECONDS EAST, A DISTANCE OF 427.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1535.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES, 15 MINUTES, 38 SECONDS, A DISTANCE OF 60.56 FEET TO A RADIAL INTERSECTION; THENCE SOUTH 16 DEGREES, 38 MINUTES, 56 SECONDS WEST ALONG SAID RADIAL LINE, A DISTANCE OF 80.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1615.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES, 15 MINUTES, 38 SECONDS, A DISTANCE OF 63.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 71 DEGREES, 05 MINUTES, 26 SECONDS WEST, A DISTANCE OF 192.57 FEET TO THE NORTHEAST CORNER OF TRACT B-2 AS SHOWN ON SMITH DAIRY WEST P.U.D.-PLAT No. 4 AS RECORDED IN PLAT BOOK 81, PAGES 170 THROUGH 176 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 71 DEGREES, 05 MINUTES, 26 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT B-2, A DISTANCE OF 235.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS 560.00 FEET, THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 49 DEGREES, 37 MINUTES, 00 SECONDS, A DISTANCE OF 484.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59 DEGREES, 17 MINUTES, 34 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 81.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.00 ACRES MORE OR LESS

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

SMITH FARM BOULEVARD AS SHOWN HEREON, IS HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6620, PAGE 1347, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT. A REPLACEMENT EASEMENT IS LOCATED NORTH OF THE PLAT, RECORDED IN OFFICIAL RECORD BOOK 10146, PAGE 755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 17 DAY OF Sept., 1998.

ATTEST: CRAIG UNGER VICE PRESIDENT BY: HARRY POSIN SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY POSIN AND CRAIG UNGER WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE 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 17th DAY OF September, 1998.

MY COMMISSION EXPIRES: 10/5/98

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

SMITH FARM MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF Sept. 1998.

WITNESS: T.R. BEER, PRESIDENT

SMITH DAIRY WEST P.U.D.-PLAT No. 7, PHASE I 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 2 JUNE 1998

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SMITH FARM MASTER ASSOCIATION, INC., 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 17th DAY OF September, 1998.

MY COMMISSION EXPIRES: 10/5/98

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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF September, 1998.

BARNETT BANK, N.A. SUCCESSOR BY MERGER TO BARNETT BANK OF BROWARD COUNTY, N.A., FOR ITSELF AND AS ATTORNEY-IN-FACT FOR THE TORONTO-DOMINION BANK, PURSUANT TO THE POWER OF ATTORNEY CONTAINED IN THE MORTGAGE.

WITNESS: Mark A. James

WITNESS: Karen Jordan NAME: MARK A. JAMES SENIOR VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED Mark A. James 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 15th DAY OF September, 1998.

MY COMMISSION EXPIRES:

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 DAY OF Oct. 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb, P.E. COUNTY ENGINEER

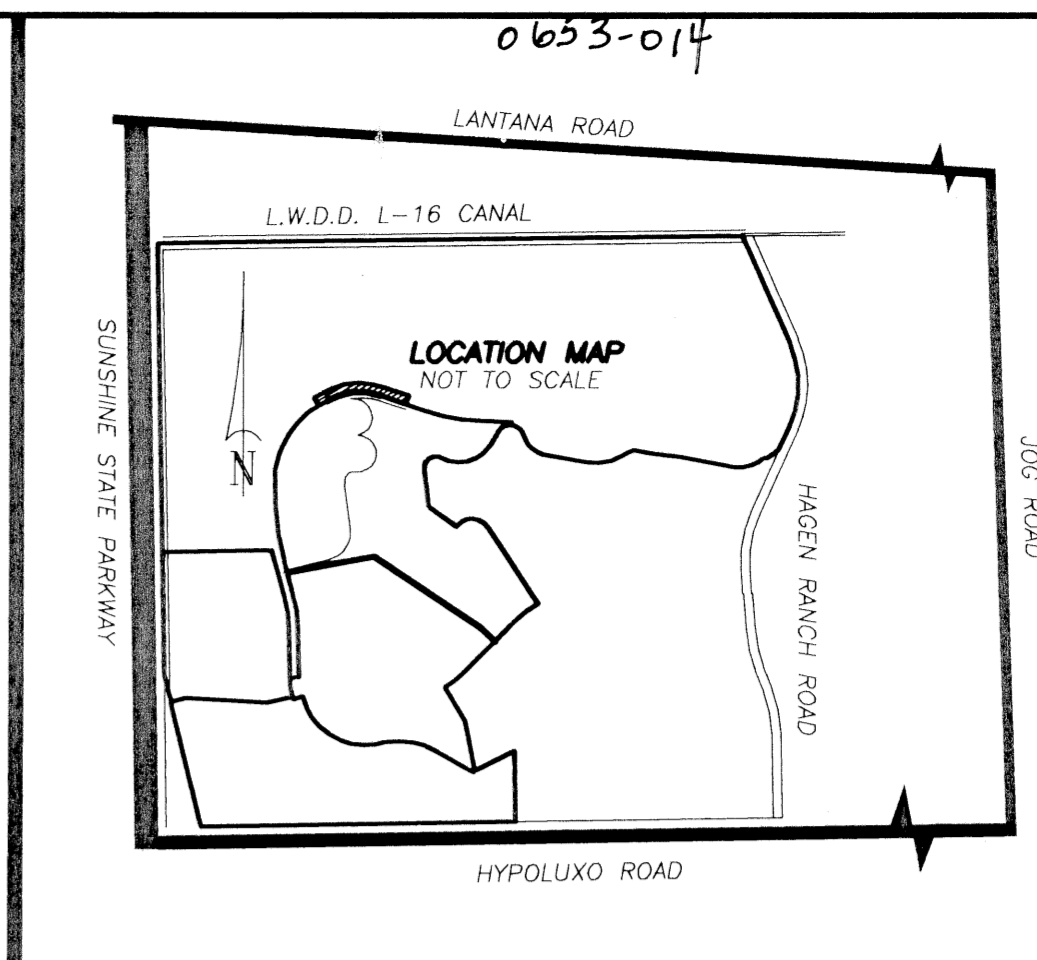
TITLE CERTIFICATION

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: 9-15-98

SEALS: MINTO COMMUNITIES, INC., SMITH FARM MASTER ASSOCIATION, INC., COUNTY ENGINEER'S SEAL, HB TITLE OF FLORIDA, INC., SURVEYOR'S SEAL



131

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 8:15 P.M. this 29 day of October 1998 and duly recorded in Plat Book No. 075 Page 131-132

LOCATION MAP (NOT TO SCALE)

LAND USE

SMITH FARM BOULEVARD 2.00 Ac. PETITION NUMBER PPD 94-77

SURVEYOR'S NOTES

- 1. PLAT POSITION AND ORIENTATION A. COORDINATES SHOWN ARE GRID B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT C. ZONE = FLORIDA EAST D. LINEAR UNIT = U.S. SURVEY FOOT E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION F. ALL DISTANCES ARE GROUND G. SCALE FACTOR = 1.0000326 H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.L.S. 4828
3. PERMANENT CONTROL POINTS ARE SHOWN THUS: P.C.P. 4828
4. BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A GRID NAD 83, 1990 ADJUSTMENT BEARING OF SOUTH 59°17'34" WEST ALONG THE NORTH LINE OF TRACT B-2 AS SHOWN ON THE PLAT OF SMITH DAIRY WEST P.U.D.-PLAT No.4 AS RECORDED IN PLAT BOOK 81, PAGES 170-176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
6. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
7. 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.
8. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
9. THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND OF ABSOLUTE, INC., WEST PENINSULAR TITLE COMPANY, MINERAL LAND, INC., AND JOAN E. O'DELL AS TRUSTEE, TO PLATTED ROAD RIGHTS OF WAY OF PALM BEACH FARMS COMPANY PLAT No. 3 WITHIN THE BOUNDARY OF THE PLAT SHOWN HEREON, WERE RELEASED TO CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE, THROUGH QUIT CLAIM DEEDS FILED AT OFFICIAL RECORD BOOK (O.R.B.) 8374, PAGE 1588 O.R.B. 8374, PAGE 1600, O.R.B. 8374, PAGE 1612, O.R.B. 8374 PAGE 1624.
10. THE POSITION OF THE EASEMENT SHOWN AS A 20 FOOT DRAINAGE EASEMENT ON SHEET 2 OF 2 IS APPROXIMATE AND IS BASED ON AN INTERPRETATION OF THE DESCRIPTION CONTAINED IN O.R.B. 6620, PAGE 1347. MATHEMATICAL INCONSISTENCIES IN THE DESCRIPTION PREVENT ANY EXACT PLACEMENT OF THIS EASEMENT.

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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9/21/98 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:

THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORMAT, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THE ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SMITH DAIRY WEST P.U.D. PLAT 7 PHASE 1 BLOCK 03 FLOOD ZONE B QUAD # 44 SE 44-77 TAZ # 442 PUD NAME Smith Dairy West

SCALE: DATE: JUNE 1998 NICK MILLER, INC. Surveying & Mapping Consultants SMITH DAIRY WEST P.U.D.-PLAT No.7, PHASE I 2560 RCA Blvd. Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318 DRAWING NUMBER 94014FP_1