

THIS INSTRUMENT WAS PREPARED BY:
JEFF S. HODAPP OF
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 JANUARY 1998 950508J JSH

SMITH DAIRY EAST P.U.D.

0677-004

183

LAKEVIEW ESTATES PHASES 3, 4 & 5

A REPLAT OF A PORTION OF BLOCKS 38 AND 39, "PALM BEACH FARMS CO. PLAT NO. 3"
 (P.B.2, PGS.45-54, P.B.C.R.) AND THE RIGHTS-OF-WAY INCLUDED THEREIN,
 IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 7 SHEETS

MORTGAGEE'S CONSENT

STATE OF OHIO)
 COUNTY OF CUYAHOGA)
 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 4512 AT PAGE 726 * OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
 * AND OR BOOK 9512 PAGE 700, AS MODIFIED
 IN WITNESS WHEREOF, THE SAID 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 8th DAY OF October, 1998.

WITNESS: Patricia A. Haupt
 PRINT NAME: PATRICIA A. HAUPT
 WITNESS: Tim A. Keo
 PRINT NAME: Tim A. Keo
 OHIO SAVINGS BANK,
 A FEDERAL SAVINGS BANK
 BY: E. Edlund
 NAME: ERIC EDLUND
 VICE-PRESIDENT



ACKNOWLEDGEMENT

STATE OF OHIO)
 COUNTY OF CUYAHOGA) SS
 BEFORE ME PERSONALLY APPEARED ERIC EDLUND, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 8th DAY OF OCTOBER, 1998.
 MY COMMISSION EXPIRES: 10/09/2001
Patricia A. Haupt
 NOTARY PUBLIC - STATE OF OHIO
 PATRICIA A. HAUPT (Notary Public)
 State of Ohio
 My Commission Expires 10/09/2001



P.U.D. STATISTICS

PETITION NO. 95-87; POD D, PHASE 3, 4 & 5
 ACREAGE 63.309
 UNITS 155
 DENSITY 2.45 D.U./AC.
 TYPE OF UNITS SINGLE FAMILY
 PRESERVE ACREAGE 4.072 ACRES
 LAKE ACREAGES 3.372 ACRES

COUNTY ENGINEER

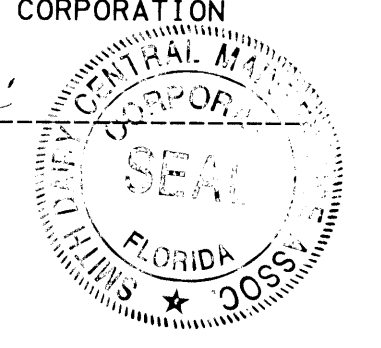
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 20 DAY OF APRIL, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE SMITH DAIRY CENTRAL MAINTENANCE 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 2nd DAY OF OCT, 1998.

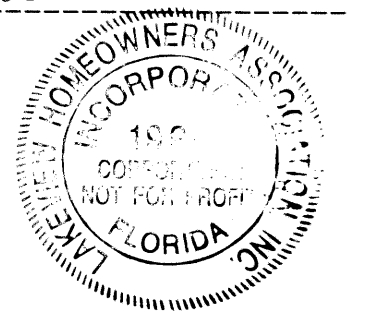
WITNESS Larry Green
 PRINT NAME: LARRY GREEN
 WITNESS Art Cummins
 PRINT NAME: ART CUMMINS
 SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC.,
 A FLORIDA NOT FOR PROFIT CORPORATION
 BY: Betty L. Butcher
 VICE-PRESIDENT



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE LAKEVIEW HOMEOWNERS 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 2ND DAY OF OCT, 1998.

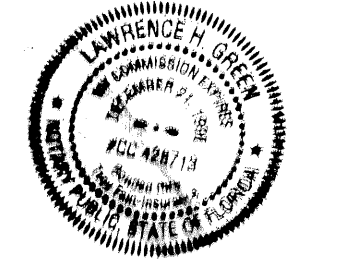
WITNESS Larry Green
 PRINT NAME: LARRY GREEN
 WITNESS Art Cummins
 PRINT NAME: ART CUMMINS
 LAKEVIEW HOMEOWNERS ASSOCIATION, INC.,
 A FLORIDA NOT FOR PROFIT CORPORATION
 BY: Betty L. Butcher
 VICE-PRESIDENT



ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED Betty L. Butcher, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 2nd DAY OF OCT, 1998.

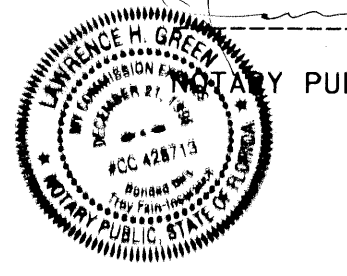
MY COMMISSION EXPIRES: 12-21-98
 COMMISSION NO:
Frank A. Dean
 NOTARY PUBLIC - STATE OF FLORIDA



ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED Betty L. Butcher, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 2nd DAY OF OCT, 1998.

MY COMMISSION EXPIRES: 12-21-98
 COMMISSION NO:
Larry Green
 NOTARY PUBLIC - STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 I, Mark Gaylor, 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 GOLDCOAST HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

3-26-99
 DATE BY: Mark Gaylor
 ATTORNEY AT LAW

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4 HAVING A BEARING OF NORTH 89°19'28" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- NO BUILDINGS 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 THE SCALE FACTOR USED IS 1.0000284.
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- THE COORDINATE VALUES ON THIS PLAT WILL NOT MATCH COORDINATE VALUES ON THE PLAT OF "LAKEVIEW ESTATES PHASE I (P.B. 81, PGS. 58-63) DUE TO AN ERROR FOUND ON THAT PLAT.
- THE COORDINATE VALUES SHOWN CORRESPOND WITH THE CALCULATED POSITION OF THE CORNER AND NOT THE FOUND MONUMENT WHERE DIFFERENCES ARE NOTED.

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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE 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.

Jeff S. Hodapp 10-1-98
 JEFF S. HODAPP, DATE
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LSS111

OHIO SAVINGS BANK	LAKEVIEW H.O.A.	SMITH DAIRY CENTRAL H.O.A.	SURVEYOR	COUNTY ENGINEER
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SUBDIVISION Lakeview Estates
 BOOK 84
 FLOOD MAP # 1704
 ZONING PUD
 QUAD # 49
 SE 95-87
 TAZ 942
 PUD NAME Smith Dairy East
 FILE: 01-Vrc1e0t\ee001\ee03jpp1.dgn
 DATE: 01-Oct-98 11:36