

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SMITH DAIRY WEST P.U.D. - PLAT No. 10, BEING A REPLAT OF PART OF BLOCKS 38 AND 39 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 RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 802.06 FEET; THENCE CONTINUING SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST, A DISTANCE OF 87.03 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6342, PAGE 457 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89 DEGREES, 19 MINUTES, 28 SECONDS WEST ALONG SAID NORTH LINE, SAID NORTH LINE ALSO BEING THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9405, PAGE 1274 OF SAID PUBLIC RECORDS, A DISTANCE OF 1034.59 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE INTERSECTION OF SAID NORTH LINE OF SECTION 4, WITH THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9405, PAGE 1275; THENCE SOUTH 12 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 381.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 565.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE THROUGH A CENTRAL ANGLE OF 47 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 463.47 FEET TO THE TANGENCY; THENCE SOUTH 35 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 156.03 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 215.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 12 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 314.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 08 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 188.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 86 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 600.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 19 DEGREES, 51 MINUTES, 21 SECONDS, A DISTANCE OF 207.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 66 DEGREES, 08 MINUTES, 39 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE SOUTH 23 DEGREES, 51 MINUTES, 21 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 167.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 914.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE THROUGH A CENTRAL ANGLE OF 33 DEGREES, 06 MINUTES, 00 SECONDS, A DISTANCE OF 528.56 FEET TO A NON-TANGENT INTERSECTION; THENCE SOUTH 24 DEGREES, 20 MINUTES, 58 SECONDS WEST ALONG THE WEST LINE OF THAT ADDITIONAL HAGEN RANCH ROAD RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 9658, PAGE 1134 OF SAID PUBLIC RECORDS, A DISTANCE OF 51.26 FEET TO THE NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 902.93 FEET AND A RADIAL BEARING OF SOUTH 77 DEGREES, 36 MINUTES, 51 SECONDS EAST AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE THROUGH A CENTRAL ANGLE OF 11 DEGREES, 10 MINUTES, 20 SECONDS, A DISTANCE OF 176.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23 DEGREES, 33 MINUTES, 29 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 107.22 FEET; THENCE SOUTH 63 DEGREES, 34 MINUTES, 59 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 32.16 FEET TO THE NORTH LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 9, AS RECORDED IN PLAT BOOK 82, PAGES 181 THROUGH 183 OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES, 23 MINUTES, 31 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 73.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 340.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 28 DEGREES, 27 MINUTES, 29 SECONDS, A DISTANCE OF 168.87 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15 DEGREES, 09 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 56.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 760.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE 37 DEGREES, 17 MINUTES, 00 SECONDS, A DISTANCE OF 494.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES, 34 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 75.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 940.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 40 DEGREES, 14 MINUTES, 00 SECONDS, A DISTANCE OF 660.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72 DEGREES, 12 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 57.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 720.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 19 DEGREES, 16 MINUTES, 00 SECONDS, A DISTANCE OF 619.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58 DEGREES, 32 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 61.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 340.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES, 54 MINUTES, 00 SECONDS, A DISTANCE OF 159.63 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 8 AS RECORDED IN PLAT BOOK 83, PAGES 171 THROUGH 177 OF SAID PUBLIC RECORDS; THENCE NORTH 13 DEGREES, 28 MINUTES, 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 398.50 FEET; THENCE NORTH 40 DEGREES, 49 MINUTES, 30 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 265.58 FEET; THENCE NORTH 00 DEGREES, 40 MINUTES, 32 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 941.85 FEET TO THE NORTH LINE OF SAID SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE NORTH 89 DEGREES, 19 MINUTES, 28 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 726.13 FEET TO THE POINT OF BEGINNING.

CONTAINING: 57.84 ACRES MORE OR LESS

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

OAK BLUFF WAY, TRACT 1 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.

OAK BLUFF WAY, TRACT 2 IS HEREBY RESERVED FOR KINGSMILL VILLAGE HOMEOWNERS, 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.

COPPERFIELD CIRCLE AND PRESTWICK COURT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR KINGSMILL VILLAGE HOMEOWNERS 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.

TRACT A, AS SHOWN HEREON, IS RESERVED FOR FUTURE SUBDIVISION AND DEVELOPMENT PURPOSES FOR MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT OS-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR KINGSMILL VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS B-1, B-2, B-3, B-4, B-5, AND B-6 AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT No. 13, AND WATER MANAGEMENT TRACT No. 14, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.

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.

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 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 1, AS SHOWN HEREON IS HEREBY RESERVED FOR MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND SUBJECT TO THE PROVISIONS AS SET FORTH IN THE LWD D EASEMENT DEED RECORDED IN O.R.B. 5415, PG. 1844.

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.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ADJUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, AND BUILDING MAINTENANCE PURPOSES, 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.

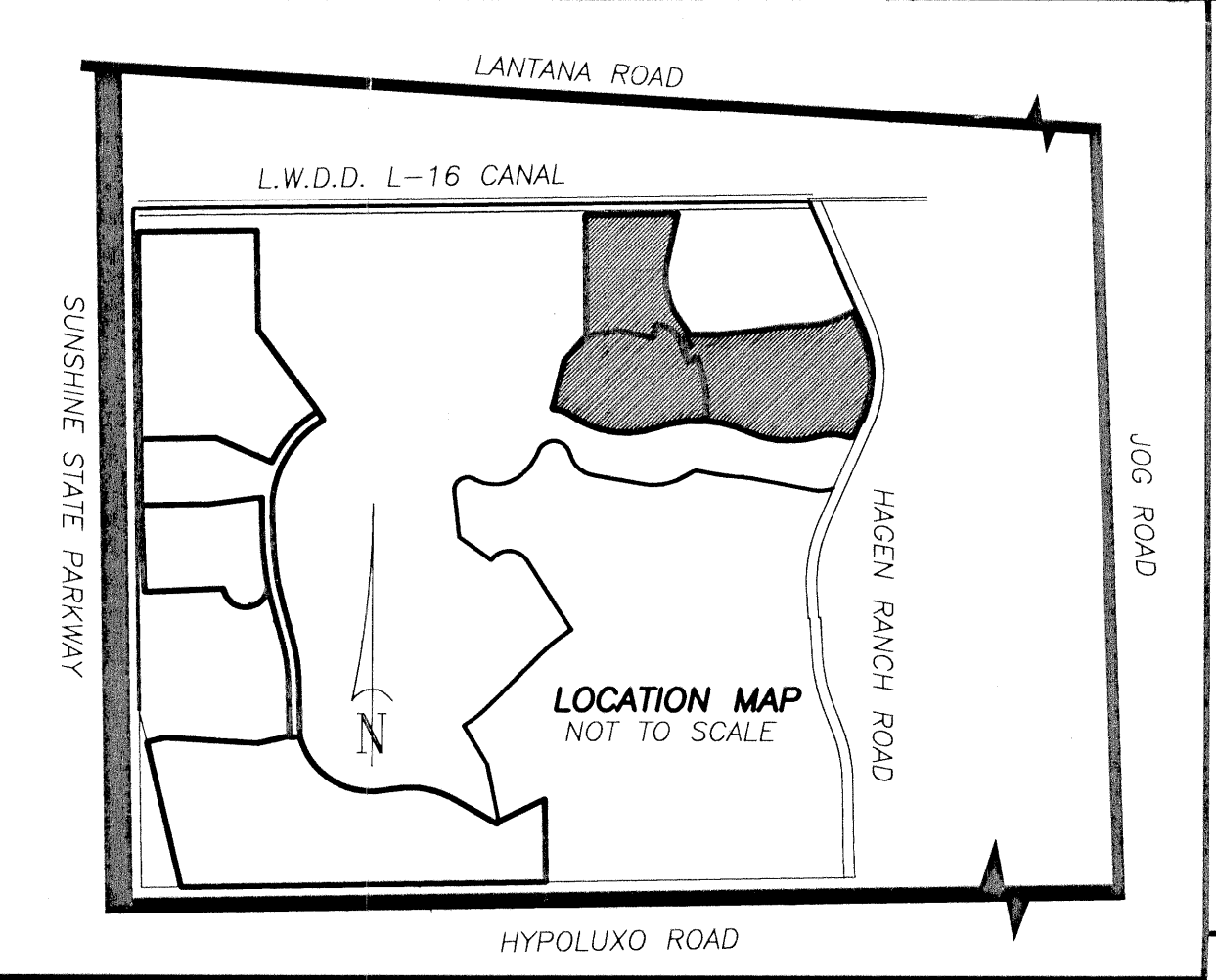
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF May, 1999.

MINTO COMMUNITIES, INC. A FLORIDA CORPORATION

ATTEST: Philippe Joannisice VICE PRESIDENT; Michael Greenberg PRESIDENT

Seals for MINTO COMMUNITIES, INC., SMITH FARM MASTER ASSOCIATION, INC., KINGSMILL VILLAGE HOMEOWNERS ASSOCIATION, INC., COUNTY ENGINEER'S SEAL, NATIONS BANK, N.A., HB TITLE OF FLORIDA, INC., and SURVEYOR'S SEAL.

SMITH DAIRY WEST P.U.D. - PLAT No. 10 BEING A REPLAT OF PART OF BLOCKS 38 AND 39 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 5 SHEETS OCTOBER 1998



177 COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at this day of December 1999 and duly recorded in Plat Book No. 11718 on page 86 DOROTHY H. WILKEN, Clerk of Court by Jeff A. Studley

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILIPPE JOANNISSE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, INC., A FLORIDA 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 11 DAY OF May, 1999. MY COMMISSION EXPIRES: 10/5/2002 CC-766787 Sharon Casanbleu NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH KINGSMILL VILLAGE 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 11 DAY OF May, 1999.

KINGSMILL VILLAGE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT WITNESS: T.R. BEER, PRESIDENT

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 THE KINGSMILL VILLAGE HOMEOWNERS 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 11 DAY OF May, 1999. MY COMMISSION EXPIRES: 10/5/2002 CC-766787 Sharon Casanbleu NOTARY PUBLIC

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9332 AT PAGE 197 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 21 DAY OF May, 1999.

NATIONS BANK, N.A., SUCCESSOR TO 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: Douglas J. Voris VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Douglas J. Voris WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF NATIONS BANK, N.A., 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 21 DAY OF May, 1999. MY COMMISSION EXPIRES: 9-23-02 Harry Binnie NOTARY PUBLIC

APPROVALS

COUNTY ENGINEER: 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.; 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.

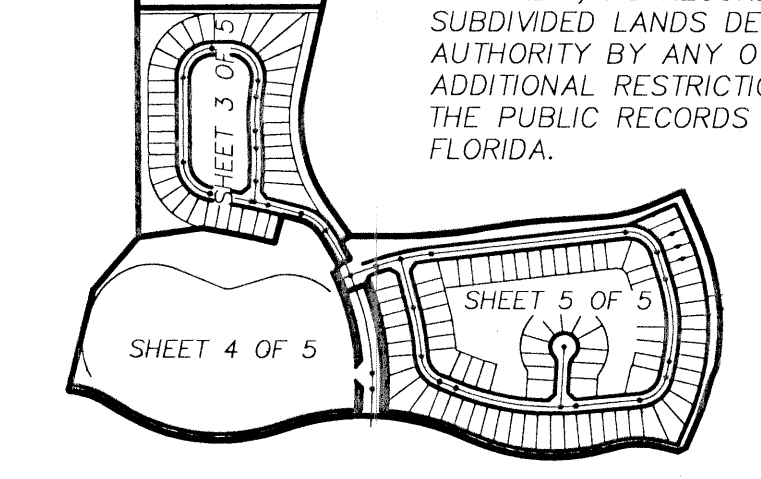
DATED: 10-28-99 Harry Binnie, PRESIDENT HB TITLE OF FLORIDA, INC.

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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: 5/26/99 Gary A. Rager, P.S.M. LICENSE No. 4828 STATE OF FLORIDA

SHEET INDEX



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.

NOTE: SEE SHEET 2 OF 5 FOR SURVEYORS NOTES, ACCEPTANCE OF RESERVATIONS AND LAND USE TABLE

Scale: DATE: OCT. 1998 NICK MILLER, INC. Surveying & Mapping Consultants SMITH DAIRY WEST P.U.D. - PLAT No. 10 2560 RCA Blvd., Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318 DRAWING NUMBER 94014FT

South Dairy West Plat # 10 SOUTH DAI... SOUTH DAI... 177... 1704... PUB... 33467... 49...