

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT SEMINOLE-PRATT INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON, AS PRATT AND ORANGE MUPD, BEING A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87 DEGREES, 37 MINUTES, 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1257.57 FEET; THENCE NORTH 03 DEGREES, 12 MINUTES, 04 SECONDS EAST ALONG A LINE THAT IS 3972.00 FEET EAST OF (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 30) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 817.63 FEET; THENCE NORTH 89 DEGREES, 29 MINUTES, 24 SECONDS WEST ALONG A LINE THAT IS 4930.00 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SAID SECTION 30) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1279.63 FEET; THENCE SOUTH 01 DEGREES, 28 MINUTES, 13 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 880.19 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.67 ACRES MORE OR LESS

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

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED TO SEMINOLE-PRATT INVESTMENTS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

PARCEL "B" AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO INDIAN TRAIL IMPROVEMENT DISTRICT IN LIEU OF DEDICATION TO PALM BEACH COUNTY AS REQUIRED PER ZONING RESOLUTION R-98-1810 (EXHIBIT "C" PARAGRAPH T CONDITION 1). SUBJECT TO A CONSERVATION EASEMENT RECORDED IN ORB 11414, PG. 553 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "C" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

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 ITID UTILITY EASEMENTS LYING ALONG THE LINE COMMON TO PARCELS "A" AND "B" ARE DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES,

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.

THE LANDSCAPE BUFFER EASEMENTS SHOWN IN PARCEL "A", ARE HEREBY RESERVED FOR SEMINOLE-PRATT INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SEMINOLE-PRATT INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS SHOWN IN PARCEL "B", ARE HEREBY DEDICATED TO THE FEE SIMPLE OWNERS OF PARCEL "B", FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS OF PARCEL "B".

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER REAL-SUB, INC., A FLORIDA CORPORATION, THIS 8th DAY OF October, 1999.

SEMINOLE-PRATT INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY. BY: REAL-SUB, INC., A FLORIDA CORPORATION (ITS MANAGING MEMBER)

WITNESS: John Frazier, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF Polk

BEFORE ME PERSONALLY APPEARED JOHN FRAZIER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT REAL-SUB, INC., A FLORIDA 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 8th DAY OF October, 1999. My Commission Expires: February 20, 2000

PRATT AND ORANGE MUPD BEING A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA.

MARCH 1999 SHEET 1 OF 2

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF Palm Beach INDIAN TRAIL IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF PARCEL "B" TOGETHER WITH OF SAID UTILITY EASEMENTS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR THE SAME AS STATED HEREON, THIS 14th DAY OF October, 1999.

WITNESS: William Gotthelf, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 1999.

MY COMMISSION EXPIRES: 8/2/03 Notary Public

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF Miami-Dade

I, ELLEN ROSE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SEMINOLE-PRATT INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

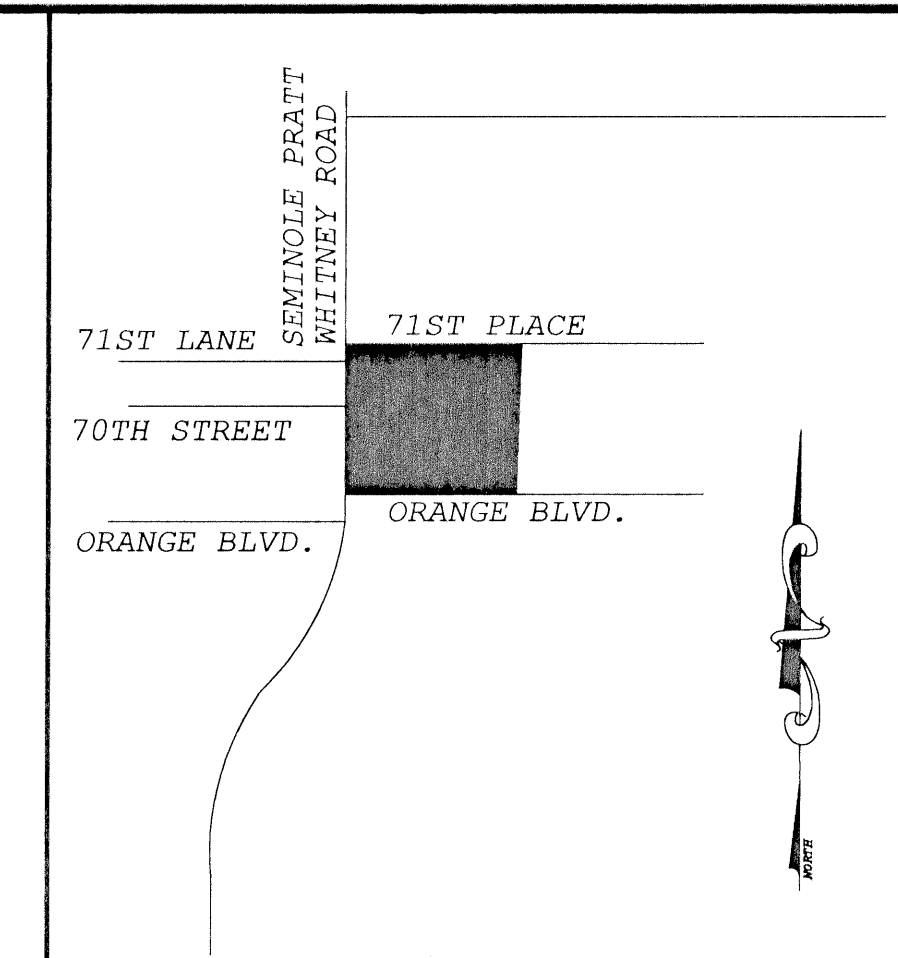
DATED: January 17, 2000 Ellen Rose, ESQ

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 31 DAY OF JAN, 2000, 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, P.E. COUNTY ENGINEER



LOCATION MAP: NOT TO SCALE



59 COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at this day of February, 2000 on page 59-60 and duly recorded in Plat Book No. 197A by Dorothy H. Wilken, Clerk of Circuit Court.

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."), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 10/29/99

GARY A. RAGER PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA CERTIFICATE No. 4828

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.

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 = 1.00000189 H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN AS THUS: LB 4318 UNLESS OTHERWISE NOTED. 3. BEARINGS AS SHOWN HEREON ARE RELATIVE TO A BEARING OF S3° 12' 04"W AS SHOWN ALONG THE EAST SECTION LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. 4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES 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. 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR ARE OTHERWISE COINCIDENT, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

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

PRATT AND ORANGE MUPD

NICK MILLER, INC. Surveying & Mapping Consultants 2560 R.C.A. BLVD. PALM BEACH GARDENS, FLORIDA 33410 TEL 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318

Table with 2 columns: SHEET NO. (1 OF 2), SCALE (1 OF 2), DATE (MARCH 1999), JOB NO. (97060), FILE (97060PS_1.DWG)

Notary Public Seal for Mary R. Debbins, County Engineer Seal for George T. Webb, P.E., Indian Trail Improvement District Seal, County Engineer's Seal, and Surveyor's Seal for Gary A. Rager.

Subdivision Pratt and Orange, Book 59, Page 59, Flood Map # 508, Zoning MUPD, Quad # 74, SE 96-0-3, Tax 1071, PUD Name Pratt and Orange.