

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. 10 TRACT "A" REPLAT, BEING A REPLAT OF TRACT "A" OF SMITH DAIRY WEST P.U.D. - PLAT No. 10, AS RECORDED IN PLAT BOOK 86, PAGES 177 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A" AS SHOWN ON SMITH DAIRY WEST P.U.D. - PLAT No. 10, AS RECORDED IN PLAT BOOK 86, PAGES 177 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

GREENVILLE CIRCLE, AS SHOWN HEREON, IS HEREBY RESERVED FOR LEGACY RESERVE 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.

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 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.

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 DAY OF Feb, 2000.

MINTO COMMUNITIES, INC. A FLORIDA CORPORATION

ATTEST: CRAIG UNGER, VICE PRESIDENT; MICHAEL GREENBERG, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND CRAIG UNGER 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 February 2000 DAY OF

MY COMMISSION EXPIRES: Linda D. Tonke, Notary Public

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

LEGACY RESERVE 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 DAY OF Feb, 2000.

LEGACY RESERVE 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 LEGACY RESERVE 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 February 2000 DAY OF

MY COMMISSION EXPIRES: Linda D. Tonke, Notary Public

SMITH DAIRY WEST P.U.D.-PLAT No. 10, TRACT "A" REPLAT BEING A REPLAT OF TRACT "A" OF SMITH DAIRY WEST P.U.D. - PLAT No. 10 AS RECORDED IN PLAT BOOK 86, PAGES 177 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 AUGUST 1999

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 DAY OF Feb, 2000.

SMITH FARM MASTER 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 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 February 2000 DAY OF

MY COMMISSION EXPIRES: Linda D. Tonke, 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 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 February 2000 DAY OF

BANK OF AMERICA, N.A., FORMERLY KNOWN AS 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: June B. Wood, VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED June B. Wood WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BANK OF AMERICA, 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 February 2000 DAY OF

MY COMMISSION EXPIRES: Pilar Carluso, Notary Public

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 13 DAY OF March 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

WITNESS: 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 HERON 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: 2-1-2000 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.

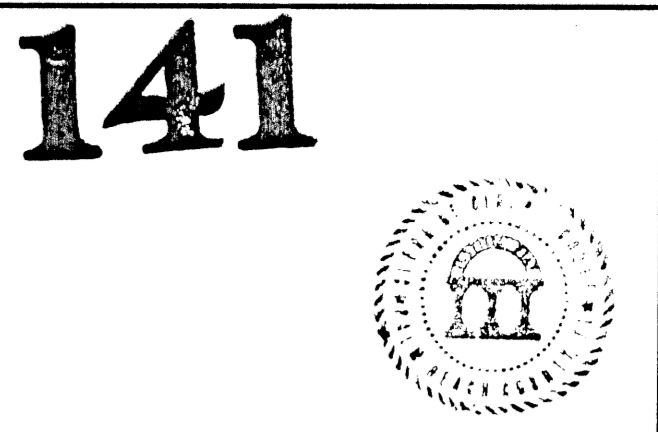
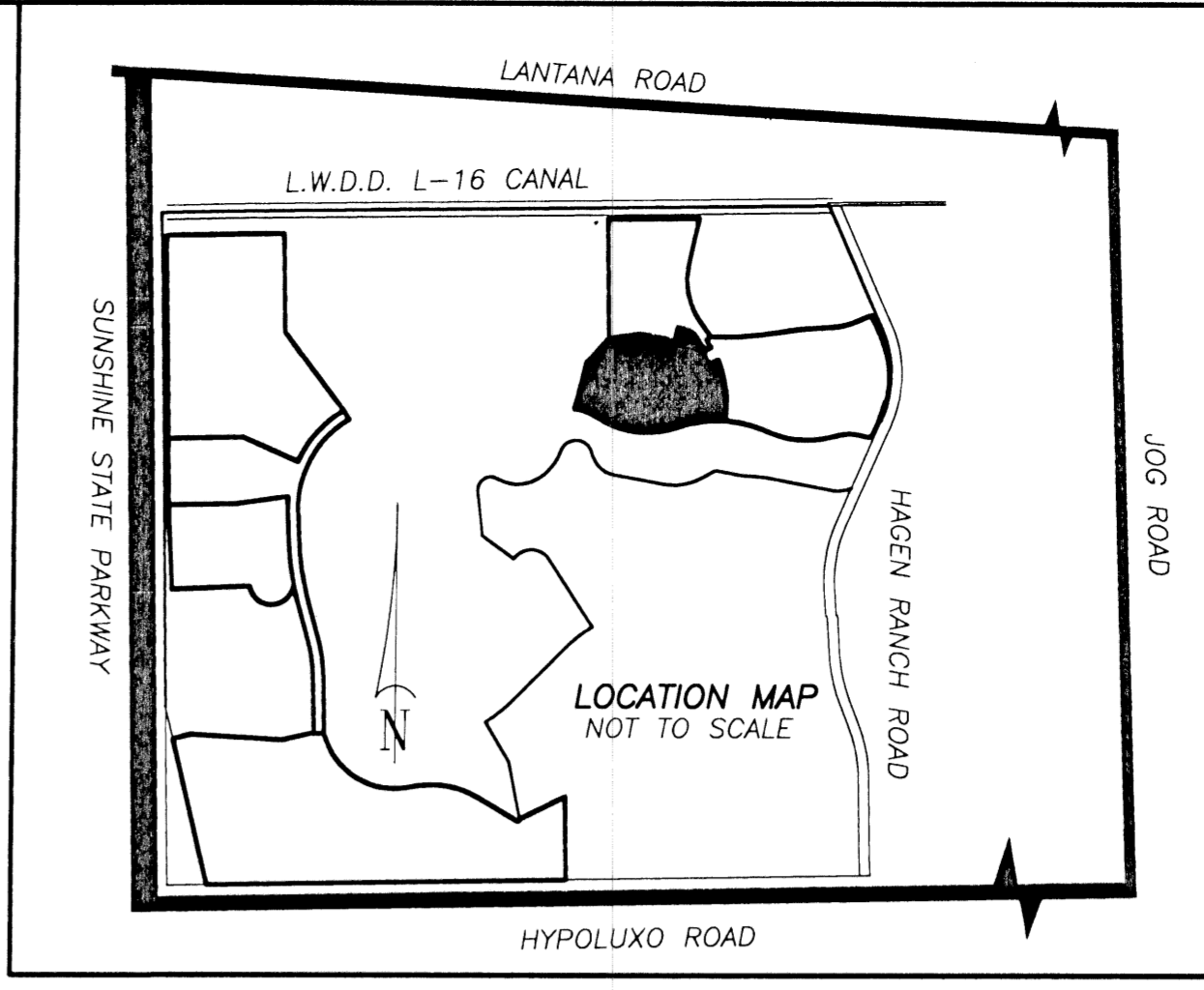
DATE: 2-10-2000 STEPHEN M GORDON PSM LICENSE No. 5974 STATE OF FLORIDA

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 = 1.0000326 H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [X] L.B. 4318 3. PERMANENT CONTROL POINTS ARE SHOWN THUS: [•] P.C.P. L.B. 4318 4. THE BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF NORTH 58° 32' 00" WEST ALONG THE NORTH LINE OF SMITH DAIRY WEST P.U.D. - PLAT No. 9, AS RECORDED IN PLAT BOOK 82, PAGES 181-183 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 ACCESS TRACT OR STREET WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS 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. THERE SHALL BE NO ABOVE GROUND IMPROVEMENTS WHERE UTILITY EASEMENTS OVERLAP LAKE MAINTENANCE EASEMENTS.

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.



COUNTY OF PALM BEACH ) ss STATE OF FLORIDA ) 8:44 A.M. This Plat was filed for record at 12 day of March 2000 and duly recorded in Plat Book 87 on page 141-142. DO NOTY H. WILKIN, Clerk of Circuit Court by [Signature]

LAND USE:

Table with 2 columns: Land Use, Area. Greenville Circle Lots: 2.40 AC, 10.40 AC. TOTAL: 12.80 AC. PETITION NUMBER PPD 94-77 PDS M. TYPE OF USE: SINGLE FAMILY. NUMBER OF LOTS = 52. DENSITY = 4.0 DU/AC.

Vertical text on the right edge: SUBDIVISION: Smith Dairy West, BOOK 87, FLOOD ZONE B, QUAD # 90, SE, T24E 91R, PUD NAME, PAGE 141, FLOOD MAP # 170A, ZONING: RUD, ZIP CODE: 33447

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

Form containing: SCALE, DATE: AUGUST 1999, NICK MILLER, INC. Surveying & Mapping Consultants, SMITH DAIRY WEST P.U.D.- PLAT No.10 TRACT "A", REPLAT, 2560 RCA Blvd. Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318, DRAWING NUMBER 94014HA

Notary seals for: MINTO COMMUNITIES, INC. SEAL, SMITH FARM MASTER ASSOCIATION, INC. SEAL, LEGACY RESERVE HOMEOWNERS ASSOCIATION, INC. SEAL, BANK OF AMERICA, N.A. SEAL, COUNTY ENGINEER'S SEAL, SURVEYOR'S SEAL.