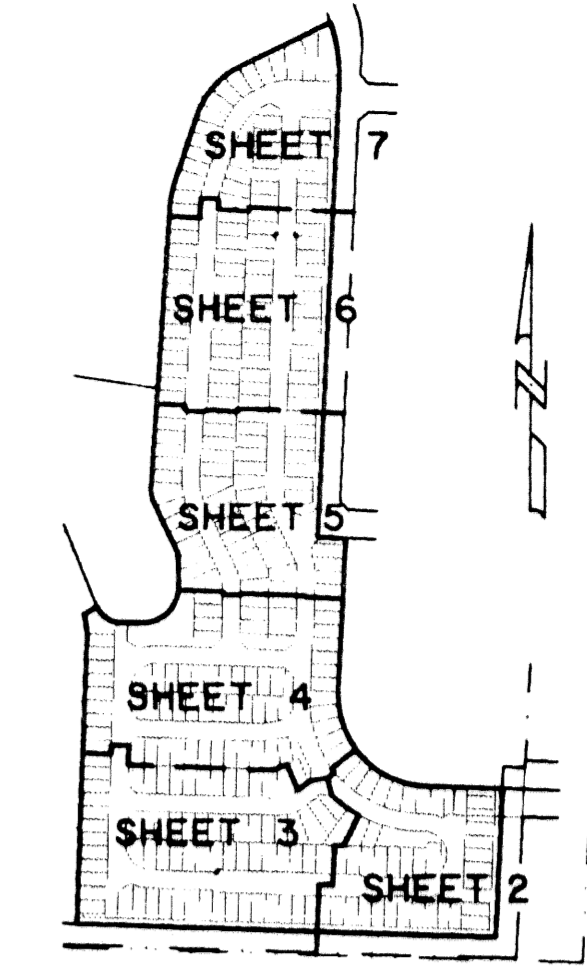
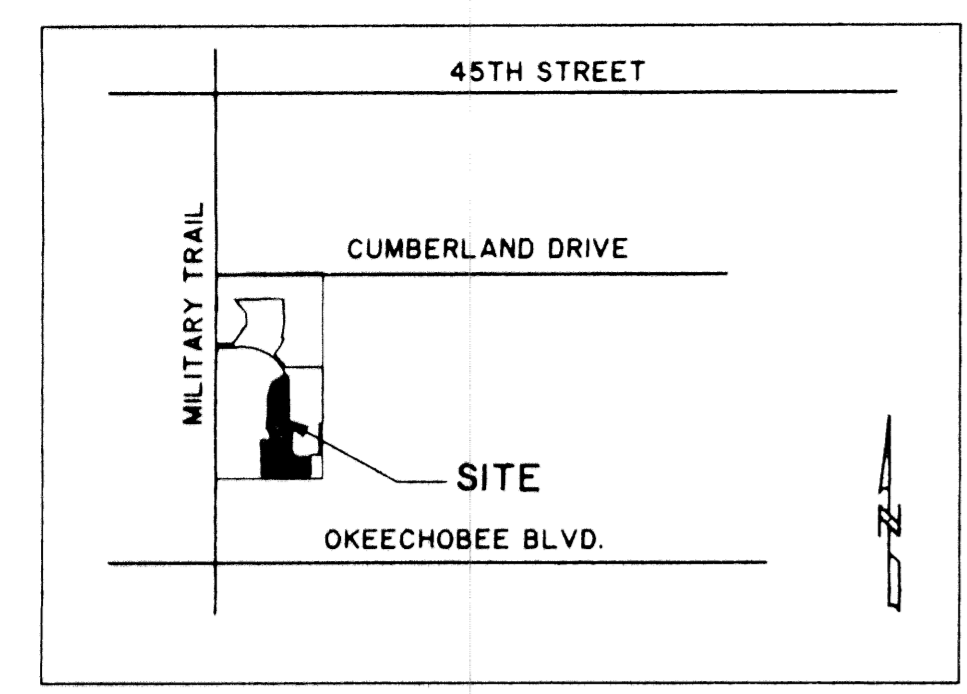


BRIGER PARCELS G, H AND J

BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 7



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:38 P.M. THIS 22ND DAY OF February 2002 AND DULY RECORDED IN PLAT BOOK NO. 98 ON PAGES 164-170
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY *[Signature]* D.C.

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT DURHAM - FLORIDA PROPERTIES, L.L.C. A LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A REPLAT OF PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BRIGER PARCELS G, H, AND J, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 88°19'12" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 361.03 FEET; THENCE NORTH 02°21'42" EAST, A DISTANCE OF 76.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°19'12" WEST, A DISTANCE OF 1189.66 FEET; THENCE NORTH 01°40'48" EAST, A DISTANCE OF 826.47 FEET; THENCE NORTH 11°39'13" WEST, A DISTANCE OF 49.33 FEET; THENCE NORTH 61°50'30" EAST, A DISTANCE OF 43.74 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 67°55'42" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.45 FEET, A CENTRAL ANGLE OF 67°55'42" AND A DISTANCE OF 83.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 63.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 85.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 29°37'12" AND A DISTANCE OF 197.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 239.00 FEET, A CENTRAL ANGLE OF 46°00'13" AND A DISTANCE OF 191.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°51'44" EAST, A DISTANCE OF 286.22 FEET TO A POINT ON A CURVE CONCAVE WESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 71°16'05" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 495.49 FEET, A CENTRAL ANGLE OF 21°03'37" AND A DISTANCE OF 182.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 1279.20 FEET; THENCE SOUTH 67°55'42" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 431.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 90°40'55" AND A DISTANCE OF 411.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°55'42" EAST, A DISTANCE OF 215.92 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 419.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 36.06 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-1" ARE HEREBY DEDICATED TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

2. EASEMENTS

AN ACCESS EASEMENT OVER AND ACROSS TRACT "S-1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR ACCESS AND MAINTENANCE OF UTILITIES.

LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

UTILITY EASEMENTS - 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.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

ROOF OVERHANG EASEMENTS - EACH ROOF OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOT OWNER, HIS AND/OR HER SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ABUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LIFT STATION EASEMENT - THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER UTILITIES.

3. TRACTS

TRACTS "0-1" THROUGH "0-13", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPE AND BUFFER PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACTS "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, DURHAM - FLORIDA PROPERTIES, L.L.C. A LIMITED LIABILITY COMPANY, DOES HERETO SET ITS HAND AND SEAL THIS 9TH DAY OF August, 2001.

DURHAM-FLORIDA PROPERTIES, L.L.C.
LIMITED LIABILITY COMPANY
WITNESS: *[Signature]* BY: *[Signature]*
CHARLES D. ROBBINS, SOLE MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED CHARLES D. ROBBINS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE SOLE MEMBER OF DURHAM - FLORIDA PROPERTIES, L.L.C. A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF August, 2001.
MY COMMISSION EXPIRES: May 11, 2004 *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

I, CHARLES D. ROBBINS, 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 DURHAM - FLORIDA PROPERTIES L.L.C. A LIMITED LIABILITY COMPANY, 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 RECORDS BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: August 9, 2001 *[Signature]*
CHARLES D. ROBBINS
ATTORNEY-AT-LAW LICENSED IN FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT AND THAT NORTHERN'S WATER MANAGEMENT MAINTENANCE EASEMENT AS RECORDED IN O.R.B. 8871, PAGE 1110, IS SHOWN HEREON.
DATE: November 28, 2001

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *[Signature]* BY: *[Signature]*
PETER L. PIMENTAL, SECRETARY, BOARD OF SUPERVISORS
SALLY HAMADEH, PRESIDENT, BOARD OF SUPERVISORS

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 2289 AT PAGE(S) 571 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20TH DAY OF August, 2001.

OHIO SAVINGS BANK,
A FEDERAL SAVINGS BANK
WITNESS: *[Signature]* BY: *[Signature]*
STEVEN SWARTZ, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED STEVEN SWARTZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 20th DAY OF August, 2001.
MY COMMISSION EXPIRES: 04-24-06 *[Signature]*
NOTARY PUBLIC

TABULATION DATA

TOTAL AREA	36.06 ACRES
TRACT "0-1"	0.73 ACRES
TRACT "0-2"	0.04 ACRES
TRACT "0-3"	0.05 ACRES
TRACT "0-4"	0.07 ACRES
TRACT "0-5"	0.21 ACRES
TRACT "0-6"	0.07 ACRES
TRACT "0-7"	0.02 ACRES
TRACT "0-8"	0.06 ACRES
TRACT "0-9"	0.09 ACRES
TRACT "0-10"	0.04 ACRES
TRACT "0-11"	0.59 ACRES
TRACT "0-12"	0.21 ACRES
TRACT "0-13"	0.20 ACRES
TRACT "R"	0.43 ACRES
TRACT "S-1"	9.28 ACRES
LOTS 1-321	23.98 ACRES

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: SEPT. 26, 2001
[Signature]
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

APPROVALS - CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS DAY OF August, 2001.

BY: *[Signature]*
JOEL DAVES, MAYOR
CITY PLANNING BOARD
BY: *[Signature]*
PLANNING BOARD CHAIRMAN, KENNETH SPILLIAS

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *[Signature]* DATE: 8-21-02
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG. #4169

SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL. (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 02°21'42" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- W.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- TWP. = TOWNSHIP
- RGE. = RANGE
- TYP. = TYPICAL
- FND. = FOUND
- R/W. = RIGHT OF WAY
- C/L. = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R. = RADIUS
- L. = ARC LENGTH
- Δ. = CURVE CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O. = DENOTES ZERO LOT LINE
- . = DENOTES SET P.C.P. LB 4396
- . = DENOTES SET P.R.M. LB 4396
- . = DENOTES P.R.M. FOUND P.S.M. # 5019
- C.B. = CHORD BEARING
- C. = CHORD LENGTH
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- RL. = RADIAL
- L.S.E. = LIFT STATION EASEMENT
- R.O.E. = ROOF OVERHANG EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT

DEDICATION: *[Seal]* DEDICATION NOTARY: *[Seal]* MORTGAGEE: *[Seal]* MORTGAGEE NOTARY: *[Seal]* NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT: *[Seal]* CITY SURVEYOR: *[Seal]* SURVEYOR: *[Seal]* CITY OF WEST PALM BEACH: *[Seal]*

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396
BRIGER PARCELS G, H, AND J