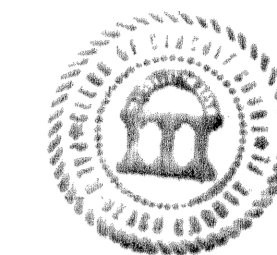


CITRUS ISLE LBT-2 REPLAT

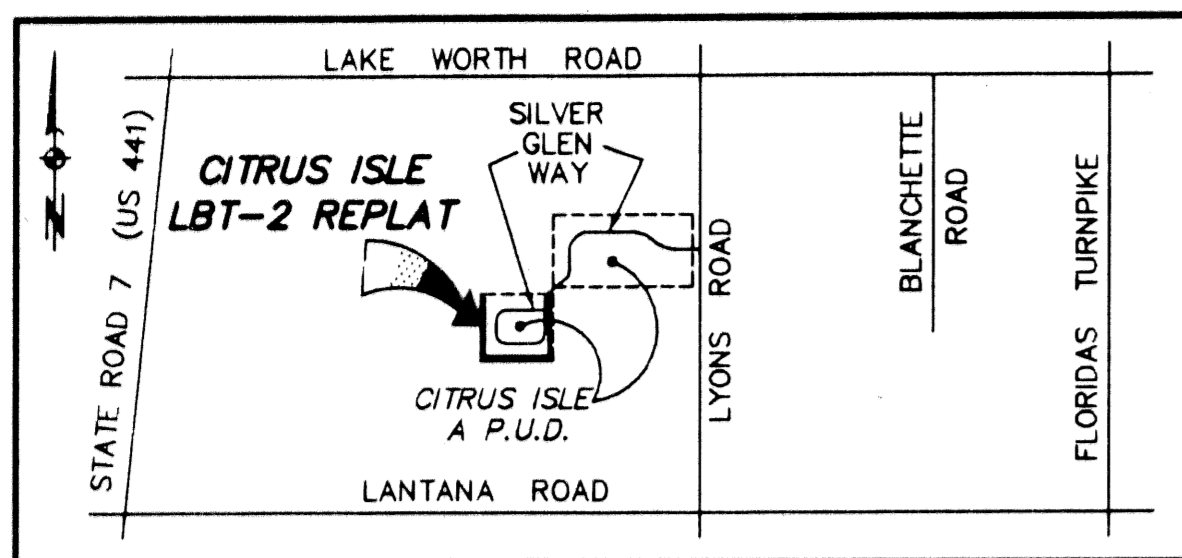
A REPLAT OF A PORTION OF TRACT LBT-2, CITRUS ISLE, A P.U.D. (P.B. 91, PGS. 136-138, P.B.C.R.) SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

PREPARED BY
KATHLEEN L. HALL LAND SURVEYING, INC.
5499 N. FEDERAL HIGHWAY, STE. P
BOCA RATON, FLORIDA 33487
TEL.(561) 443-0426
JULY, 2002

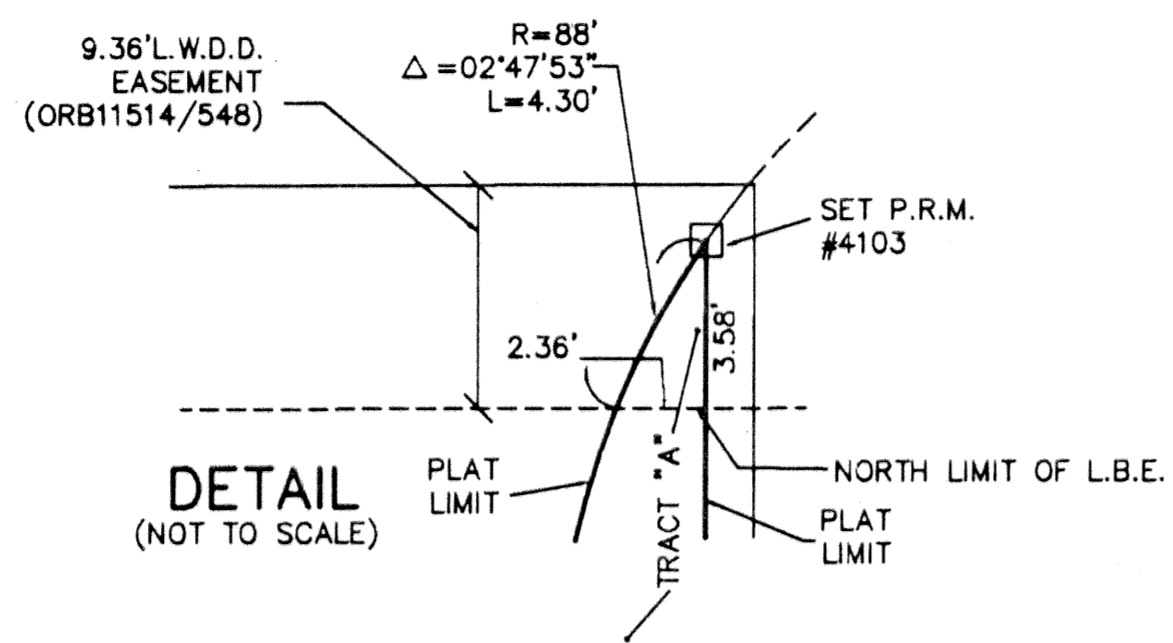
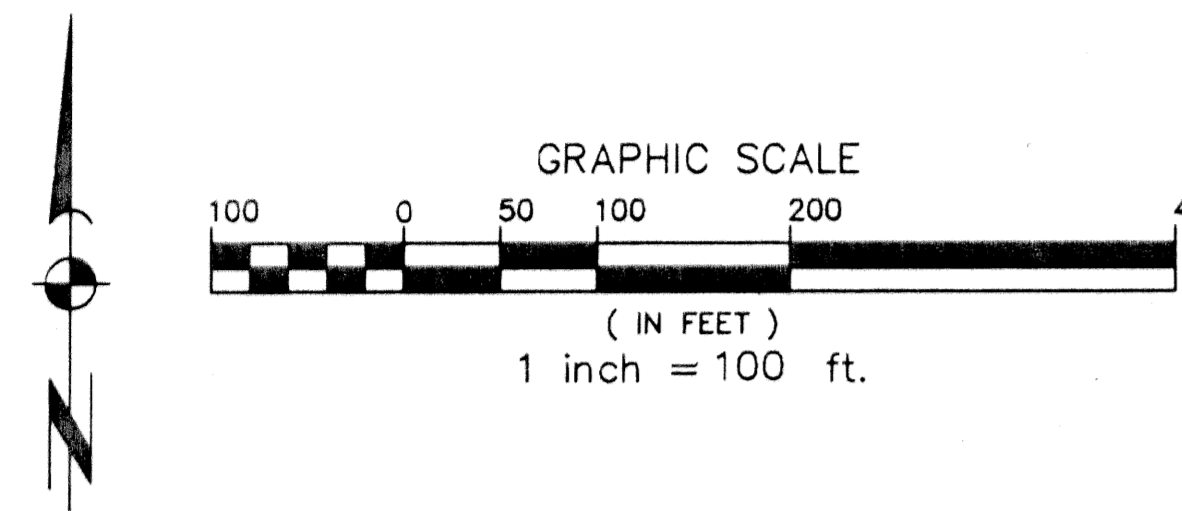
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR
RECORD AT 2:34 P.M.
THIS 23rd DAY OF December
2002, AND DULY RECORDED
IN PLAT BOOK 190
PAGE 46
DOROTHY H. WILKIN
CLERK OF CIRCUIT COURT



BY: *Kathleen L. Hall*



LOCATION MAP
(NOT TO SCALE)



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS CITRUS ISLE LBT-2 REPLAT, BEING A REPLAT OF A PORTION OF TRACT LBT-2, CITRUS ISLE, A P.U.D., RECORDED IN PLAT BOOK 91, PAGES 136 THROUGH 138, PALM BEACH COUNTY RECORDS, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT LBT-2 OF CITRUS ISLE, A P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGES 136 THROUGH 138, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 5.00 FEET.

CONTAINING 0.57 ACRE, MORE OR LESS.

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

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE SILVER GLEN AT CITRUS ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 11514, PAGE 548 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF DECEMBER, 2002.

ATTEST:
Candace Sharpsteen
CANDACE SHARPSTEEN, SECRETARY

BY: *Paul Romanowski*
PAUL ROMANOWSKI, DIVISION PRESIDENT

BY: *Michael Humphries*
MICHAEL HUMPHRIES, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
MICHAEL HUMPHRIES
SILVER GLEN AT CITRUS ISLES HOMEOWNERS ASSOCIATION, INC.

BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND CANDACE SHARPSTEEN, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT AND SECRETARY, RESPECTIVELY, OF CONTINENTAL HOMES OF FLORIDA, 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 6 OF DECEMBER, 2002.

MY COMMISSION EXPIRES: *Dana Brillante*
Dana Brillante NOTARY PUBLIC
DD162815
expires: 11/4/2006

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF BROWARD
SILVER GLEN AT CITRUS ISLES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND, HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6 DAY OF DECEMBER, 2002.

ATTEST: *Candace Sharpsteen*
CANDACE SHARPSTEEN, SECRETARY

BY: *Michael Humphries*
MICHAEL HUMPHRIES, PRESIDENT

COUNTY ENGINEER 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 23 DAY OF December 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) F.S.

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

TITLE CERTIFICATION

I, JUAN RODRIGUEZ, 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 IN SILVER GLEN AT CITRUS ISLES HOMEOWNERS ASSOCIATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: Dec. 7, 2002

Juan Rodriguez
JUAN RODRIGUEZ, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATION

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY.

THIS 15th DAY OF JULY, 2002.

BY: *Kathleen L. Hall*
KATHLEEN L. HALL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4103

SURVEY NOTES:

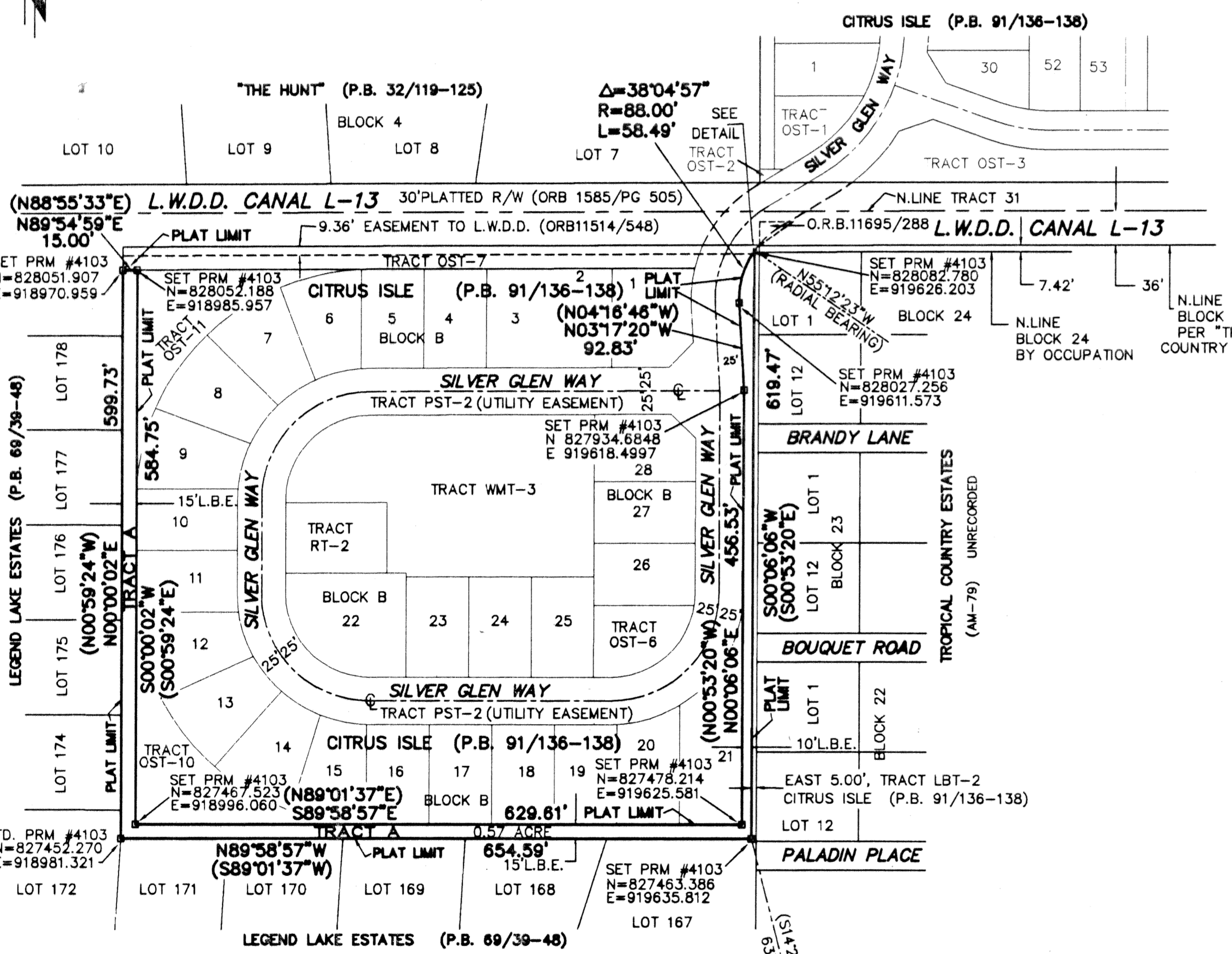
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
- ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK: PALM BEACH COUNTY BENCHMARK "KARL'S KORN" - ELEVATION 19.876
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00002093
PLAT BEARING TO GRID BEARING = COUNTERCLOCKWISE ROTATION OF 00°59'26"

N89°59'10"E = PLAT BEARING
(N88°59'44"E) = GRID BEARING
N = 827463.386
E = 919635.812 DENOTES STATE PLANE COORDINATES

ACKNOWLEDGEMENT (ACCEPTANCE OF RESERVATION)

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED MICHAEL HUMPHRIES AND CANDACE SHARPSTEEN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SILVER GLEN AT CITRUS ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND 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.

MY COMMISSION EXPIRES: *Dana Brillante*
Dana Brillante NOTARY PUBLIC
DD162815
expires: 11/4/2006



ABBREVIATION TABULATION

WMT	WATER MANAGEMENT TRACT
OST	OPEN SPACE TRACT
PST	PRIVATE STREET TRACT
LBT	LANDSCAPE BUFFER TRACT
RT	RECREATION TRACT
LME	LAKE MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
PRM	PERMANENT REFERENCE MONUMENT
P.B.	PLAT BOOK
PG.	PAGE
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
P.B.C.R.	PALM BEACH COUNTY RECORDS
SEC, TWP, RGE	SECTION, TOWNSHIP, RANGE
L.B.E.	LANDSCAPE BUFFER EASEMENT

-SEALS-

SILVER GLEN AT CITRUS ISLE H.O.A.	COUNTY ENGINEER	SURVEYOR
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

SUBDIVISION CITRUS ISLE LBT-2 REPLAT
BOOK 96
PAGE 190
FLOOD MAP # 170A
ZONING PUD
QAD# 4B
SE
TAZ 70B
PUD NAME