



Plat of ORCHID LANE WEST PALM BEACH, FLORIDA

Being a replat of a portion of Vest Pocket Lake Worth Farms as recorded in Plat Book 2, Page 22 and a portion of Lot 1 Plat of Diagram showing subdivision of lots 1,2,3 of Section 10 as recorded in Plat Book 7, Page 49, situate and lying in Section 3 and Section 10, Township 44 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida.

LEGEND OF ABBREVIATIONS:
 AL = ARC LENGTH
 CAL = CALCULATED
 C = CENTRAL ANGLE
 P = PD PCP
 P = PD PC NAIL
 LCB = LONG BOARD BEARING
 M = MEASURE
 O/S = OFF SET
 PCP = PERMANENT CONTROL POINT
 P.M. = PERMANENT CONTROL MARKER
 PL = PLAT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 R = RADIUS
 UE = UTILITY EASEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 11:30 AM on the 11 day of December 2003 and duly recorded in Plat Book No. 100 on Page 161 through 162
 Dorothy H. Wilken, City Clerk
 By: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Orchid Estates - West Palm Beach, Limited Partnership, a Florida Limited Partnership, Owner of the land shown hereon as Orchid Lane being more particularly described as follows:

DESCRIPTION:

A certain parcel of land being a portion of Vest Pocket Lake Worth Farms as recorded in Plat Book 2, Page 22 and a portion of Lot 1, Plat of Diagram showing subdivision of lots 1,2,3 of Section 10 as recorded in Plat Book 7 Page 49, of the Public Records of Palm Beach County, Florida and situate and lying in Section 3 and Section 10, Township 44 South, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the North line of said Section 10, and the centerline Point of Intersection of Olive Avenue, also being the Northwest corner of said Lot 1, run thence South 88°39'22" East (bearings cited herein are related to an assumed bearing of South 88°39'22" East along the said North line of Section 10) along the said North line, a distance of 30.00 feet to a point on the East right-of-way of Olive Avenue as recorded in Road Plat Book 3, Page 242, Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of the hereinafter described property; thence North 01°33'28" East, a distance of 1.39 feet; thence North 04°11'17" West, a distance of 49.19 feet to a point in the curve concave West, having a central angle of 00°55'04" and a radius of 5,764.58 feet and a chord bearing of North 2°15'41" West; thence North along the arc of said curve, a distance of 92.34 feet to a point on a line parallel to and 142.32 feet North of, as measured at right angles to the North line of said Section 10, also lying 33.11 feet East of, as measured at right angles to the tangent line of Olive Avenue; thence South 88°39'22" East, a distance of 453.48 feet; thence South 03°20'38" West, a distance of 39.99 feet; thence South 88°39'22" East, a distance of 166.00 feet; thence South 03°20'38" West, a distance of 102.59 feet to a point on the North line of Section 10; thence South 88°39'22" East, a distance of 582.70 feet along the North line of said Section 10 to the intersection thereof with a line parallel with and 20 feet East of, as measured at right angles to the U.S. Bulkhead Line, as same is shown on PB 27, PG. 231, Records of Palm Beach County, Florida; thence South 17°53'32" East, along said parallel line, a distance of 127.10 feet to the intersection thereof with the South line of the North 120.0 feet of said Lot 1; thence North 88°39'22" West along said South line, a distance of 818.96 feet; thence South 01°14'56" West, a distance of 105.0 feet, more or less, to a point on the North line of Elwa Place as same is recorded in Plat Book 8 page 43 Public Records of Palm Beach County Florida.; thence North 88°39'22" West, a distance of 405.58 feet, more or less, to a point on the East right-of-way of said Olive Avenue, said point lying on a curve concave West, having a central angle of 01°48'21" and a radius of 5,764.58 feet and a chord bearing of North 0°01'20" West; thence North along the arc of said curve, a distance of 181.68 feet; thence North 01°33'28" East, a distance of 43.37 feet, more or less, to the POINT OF BEGINNING. LESS that certain 60 foot wide right-of-way of Flagler Drive lying westerly from and adjacent to the aforesaid U.S. Bulkhead Line; also, less that certain 15 foot wide right-of-way of Palmetto Lane lying northerly of and adjacent to the North line of Section 10. CONTAINING 5.6 Acres, more or less.

have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- PUBLIC STREETS**
Parcels B and C as shown hereon are dedicated to the City of West Palm Beach, Florida, for Public Roadway Purposes and shall be maintained in perpetuity by The City of West Palm Beach.
- UTILITY EASEMENTS**
The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction, underground installation, operation and maintenance of public utilities, including cable television services; provided however, that no such construction, underground installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.
- ACCESS EASEMENTS**
The Access Easement, as shown hereon is dedicated to the Owners of Lots 2, 3, 4, 5 and 6 for ingress, egress and utility purposes, said Access Easement shall be the perpetual maintenance obligation of said Owners of Lots 2, 3, 4, 5 and 6, their successors and assigns.

IN WITNESS WHEREOF, the above named Limited Partnership has caused these presents to be signed by its General Partner FL MSII/SEPII GP, L.C., a Florida Limited Liability Company this 25th day of August, 2003.

SHEET 1 OF 2

AUGUST, 2003

By: FL MSII/SEPII GP, L.C., a Florida Limited Liability Company, its General Partner.

By: Hearthstone, Inc., a California Corporation, dba in Florida as Hearthstone Advisors, Inc., Manager.

WITNESS: *[Signature]*
ANGIE WONG
Print Name

BY: *[Signature]*
TRACY T. CARVER
Print Name
Senior Vice President

WITNESS: *[Signature]*
Kai Wu
Print Name

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME personally appeared Tracy T. Carver who is personally known to me or has produced a Florida Drivers license as identification, and who executed the foregoing instrument as Senior Vice President of Hearthstone, Inc., a California Corporation, dba in Florida as Hearthstone Advisors, Inc., Manager of FL MSII/SEPII GP, L.C., a Florida Limited Liability Company, General Partner of Orchid Estates - West Palm Beach Limited Partnership and acknowledged before me that he executed said instrument for the purposes expressed therein.
 WITNESS my hand and official seal this 25th day of August, 2003.

My commission expires: October 6, 2006
[Signature]
 Notary Public
 Comm. # 1518440

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 the dedication hereon by the owner thereof and agrees that its mortgage which is recorded in Official Records Book _____ Pages _____, Through _____, Public Records of Palm Beach County, Florida shall be subordinate to the said dedication shown hereon.
 IN WITNESS WHEREOF, _____, has caused these presents to be signed by its _____ and attested to by its _____, and its corporate seal to be affixed hereon by and with the authority of its its board of directors this ___ day of _____ A.D., 2003.

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME personally appeared _____ and _____ to me well known and known to be the individuals described in and who executed the foregoing instrument as _____ and _____ of _____; a Florida corporation and severally acknowledged to and before me that they executed such instrument as 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 ___ day of _____, 2003
 BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, Eric A. Simon, 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 Orchid Estates - West Palm Beach, Limited Partnership, a Florida Limited Partnership that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct; and that there are no other encumbrances.

date: 9/2/03 by: *[Signature]*
 Eric A. Simon
 Attorney at Law
 Florida Bar No. 257321

APPROVALS - WEST PALM BEACH

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat is hereby approved for record by the City Commission of West Palm Beach, Florida and the Commission accepts the dedication to the City of West Palm Beach contained on this Plat, this 10th day of ~~December~~ September 2003.
 By: *[Signature]*
 Lois J. Frankel, Mayor
 City Planning Board
 By: *[Signature]*
 Planning Board Chairman, Kenneth Spillias

APPROVALS - CITY SURVEYOR

This Plat has been reviewed in accordance with Chapter 98-20, Section 177.081, Florida Statutes.
 By: *[Signature]* Date: 10-2-03
 Vincent J. Noel, P.S.M.
 Professional Surveyor and Mapper
 Florida Registration No. 4169

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST WHICH BEARS S88°39'22"E AND ALL BEARINGS ARE RELATIVE THERETO.
- 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 CITY 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.

SURVEYOR'S CERTIFICATION

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, and that (P.R.M.s) Permanent Reference Monuments 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 ordinances of the City of West Palm Beach.
 DATE: 9-02-2003 BY: *[Signature]*
 Richard Breitenbach
 Professional Land Surveyor and Mapper
 Florida Registration No. 3978

This instrument was prepared by Paul T. Matthes, 1696 Old Okeechobee Road, Unit 1C, West Palm Beach, Florida.

Seal	Seal	Seal	Seal	Seal	Field Book No. LX11 Pg. 21	Field	Robert E. Owen Engineers, Inc. 1696 Old Okeechobee Road West Palm Beach, Florida 33409 Telephone 561-487-0446 00005444	Plat of ORCHID LANE West Palm Beach, Florida	Job No. 02-030 Scale 60 Date May, 2002 Sheet 1 of 2 File No. BF-2470
Hearthstone Advisors, Inc.	Mortgagee	City of West Palm Beach	Vincent J. Noel Surveyor & Mapper	Richard Breitenbach Surveyor & Mapper	Drawn Matthes Owen	Checked		COVER SHEET	