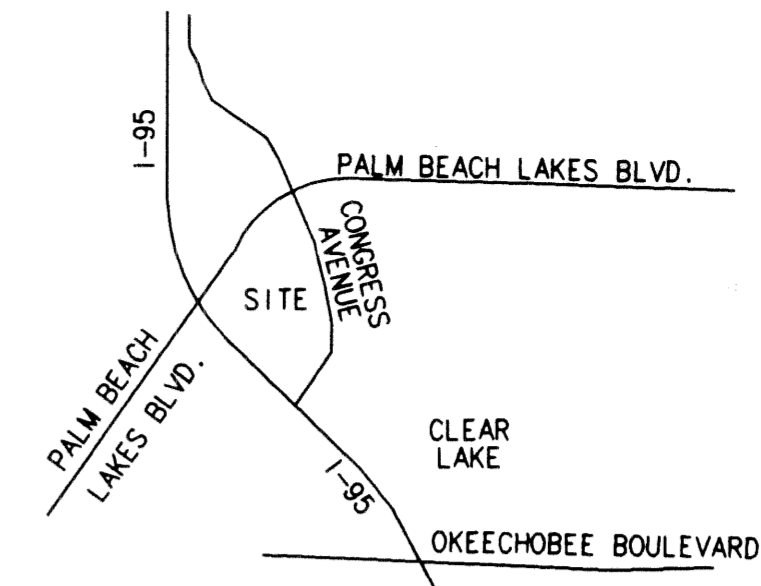


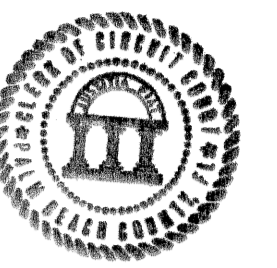
PARCEL 41

A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 43 SOUTH,
RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET No. 1 OF 2 DECEMBER 2003



LOCATION SKETCH
NOT TO SCALE

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This instrument was filed for record at 12:19 P.M.
on the 23 day of December, 2003
and duly recorded in Plat Book No. 100
on page 173-174
Notary Public, Clerk of Circuit Court
D. C.



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "PARCEL 41" DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS RECORDED IN PLAT BOOK 28, PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN 300-FOOT WIDE RIGHT-OF-WAY OF STATE ROAD NO. 9 (1-95) AS RECORDED IN ROAD PLAT BOOK 3, PAGES 217 THROUGH 223 OF THE SAID PUBLIC RECORDS;

- 1). THENCE NORTH 41°41'13" EAST, A DISTANCE OF 602.84 FEET;
- 2). THENCE NORTH 33°38'46" EAST, A DISTANCE OF 138.36 FEET;
- 3). THENCE NORTH 36°16'23" EAST, A DISTANCE OF 92.87 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS THREE COURSES BEING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE)
- 1). THENCE SOUTH 77°41'52" WEST, A DISTANCE OF 52.93 FEET;
- 2). THENCE NORTH 60°52'39" WEST, A DISTANCE OF 234.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2832.61 FEET AND A CENTRAL ANGLE OF 12°18'29";
- 3). THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 608.49 FEET;
- 4). THENCE NORTH 48°32'32" WEST, A DISTANCE OF 295.75 FEET TO THE POINT OF CURV OF A CURVE CONCAVE NORTHERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 03°31'27" WEST, HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 25°03'04"; (THE PREVIOUS FOUR COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EXECUTIVE CENTER DRIVE, AS RECORDED IN PLAT BOOK 88, PAGE 55 OF THE SAID PUBLIC RECORDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 201.12 FEET;
- THENCE NORTH 68°28'10" EAST, A DISTANCE OF 175.93 FEET;
- THENCE NORTH 23°46'37" WEST, A DISTANCE OF 482.54 FEET;
- THENCE NORTH 24°42'56" EAST, A DISTANCE OF 8.29 FEET;
- THENCE NORTH 16°20'21" WEST, A DISTANCE OF 130.50 FEET;
- THENCE NORTH 35°50'57" WEST, A DISTANCE OF 46.10 FEET;
- THENCE NORTH 38°50'37" WEST, A DISTANCE OF 43.83 FEET;
- THENCE NORTH 29°18'45" WEST, A DISTANCE OF 21.42 FEET;
- THENCE NORTH 23°46'37" WEST, A DISTANCE OF 216.54 FEET;
- THENCE NORTH 49°24'56" WEST, A DISTANCE OF 395.48 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 50°53'14" WEST, HAVING A RADIUS OF 2538.27 FEET AND A CENTRAL ANGLE OF 11°08'25";
- THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.05 FEET;
- THENCE NORTH 26°15'47" WEST, A DISTANCE OF 217.09 FEET;
- THENCE NORTH 63°43'04" EAST, A DISTANCE OF 309.86 FEET;
- THENCE SOUTH 26°33'43" EAST, A DISTANCE OF 21.34 FEET;
- THENCE NORTH 63°55'27" EAST, A DISTANCE OF 232.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE;
- 1). THENCE SOUTH 26°30'19" EAST, A DISTANCE OF 373.99 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 63°29'05" EAST, HAVING A RADIUS OF 3900.00 FEET AND A CENTRAL ANGLE OF 10°00'51";
- 2). THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 681.64 FEET;
- 3). THENCE SOUTH 16°27'40" EAST, A DISTANCE OF 799.33 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 73°28'15" EAST, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 37°59'43";
- 4). THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 828.93 FEET;
- 5). THENCE SOUTH 35°58'32" WEST, A DISTANCE OF 101.72 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS FIVE COURSES BEING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE)

SAID PARCEL CONTAINS 1,969,006 SQUARE FEET (45.202 ACRES MORE OR LESS) AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.- TRACTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, FOR RESIDENTIAL HOUSING, ROADWAY, CONSERVATION, OPEN SPACE AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- 2.- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND STREET LIGHTING SYSTEMS, THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND STREET LIGHTING SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
3. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF December, 2003.

COMMUNITIES FINANCE COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN FLORIDA,

BY: Kenneth G. Tuma
VICE PRESIDENT
PRINT NAME: Kenneth G. Tuma

WITNESS: Sima Narcus
PRINT NAME: Sima Narcus

WITNESS: Doug Beuk
PRINT NAME: Doug Beuk

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH G. TUMA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF December, 2003.

MY COMMISSION EXPIRES: Nov. 7, 2007

NOTARY PUBLIC: Bonnie G. Thompson

PRINT NAME: Bonnie G. Thompson

NOTARY STAMP:

PRINT NOTARY NUMBER: DD 256806



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 2nd DAY OF December, 2003.

MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 4102

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT CORNERS.

THIS 19 DAY OF December, 2003.

M.A. Gutierrez
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 4102

TITLE CERTIFICATION

I, Eleanor W. Taft, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, 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.

10/14/03
DATE:

Eleanor W. Taft
ATTORNEY AT LAW
PRINT NAME: Eleanor W. Taft
FLORIDA BAR NO. 0021970

APPROVALS - CITY OF 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 DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 18th DAY OF December, 2003.

BY: Lois Frankel
LOIS FRANKEL - MAYOR

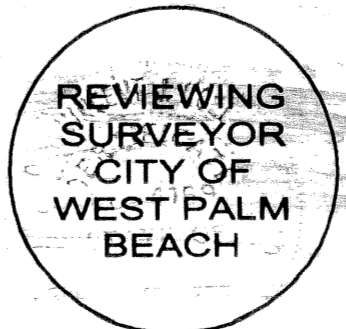
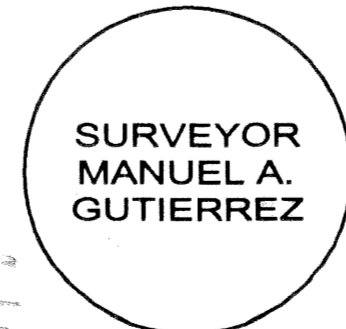
CITY PLANNING BOARD
BY: Kenneth Spillias
PLANNING BOARD CHAIRMAN, KENNETH SPILLIAS

SURVEYOR'S NOTES

1. 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.
2. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF WEST PALM BEACH, FLORIDA.
3. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME AND THE CITY OF WEST PALM BEACH. THE CITY-APPROVED LANDSCAPING PLAN SHALL BE FOLLOWED.
5. ALL BUILDING SETBACKS ARE TO CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST PALM BEACH.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (1-95), WHICH BEARS NORTH 53°02'02" WEST.

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.



Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
\\KAFS\SU\733_PARCEL_41\dwg\733_PLAT.dwg 11/24/03 10:57:08 AM EST