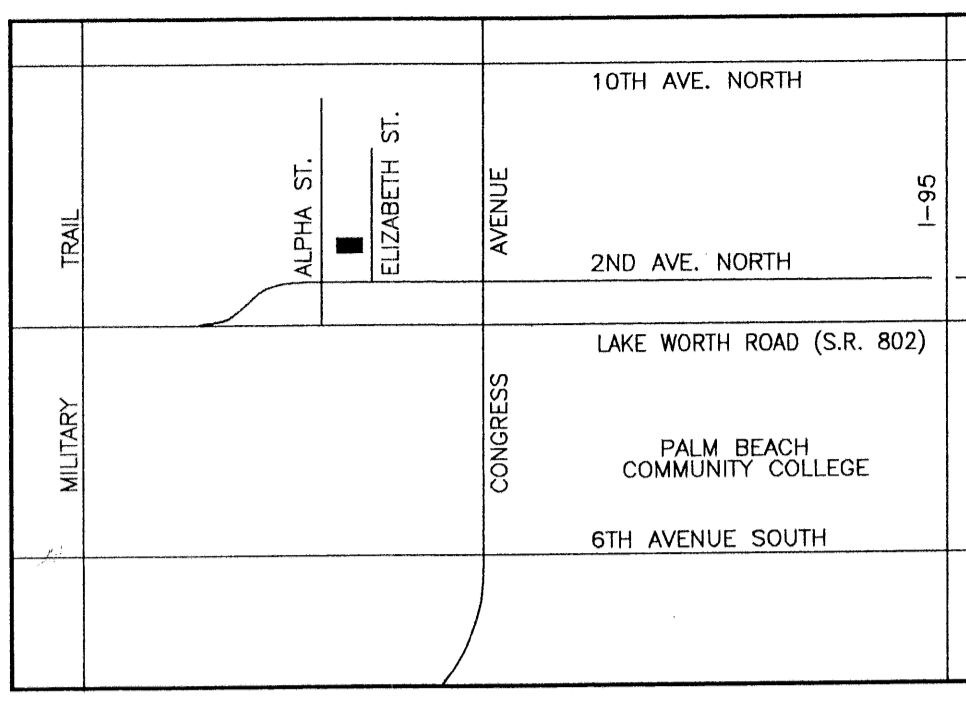


PINE NEEDLE PARK PHASE II

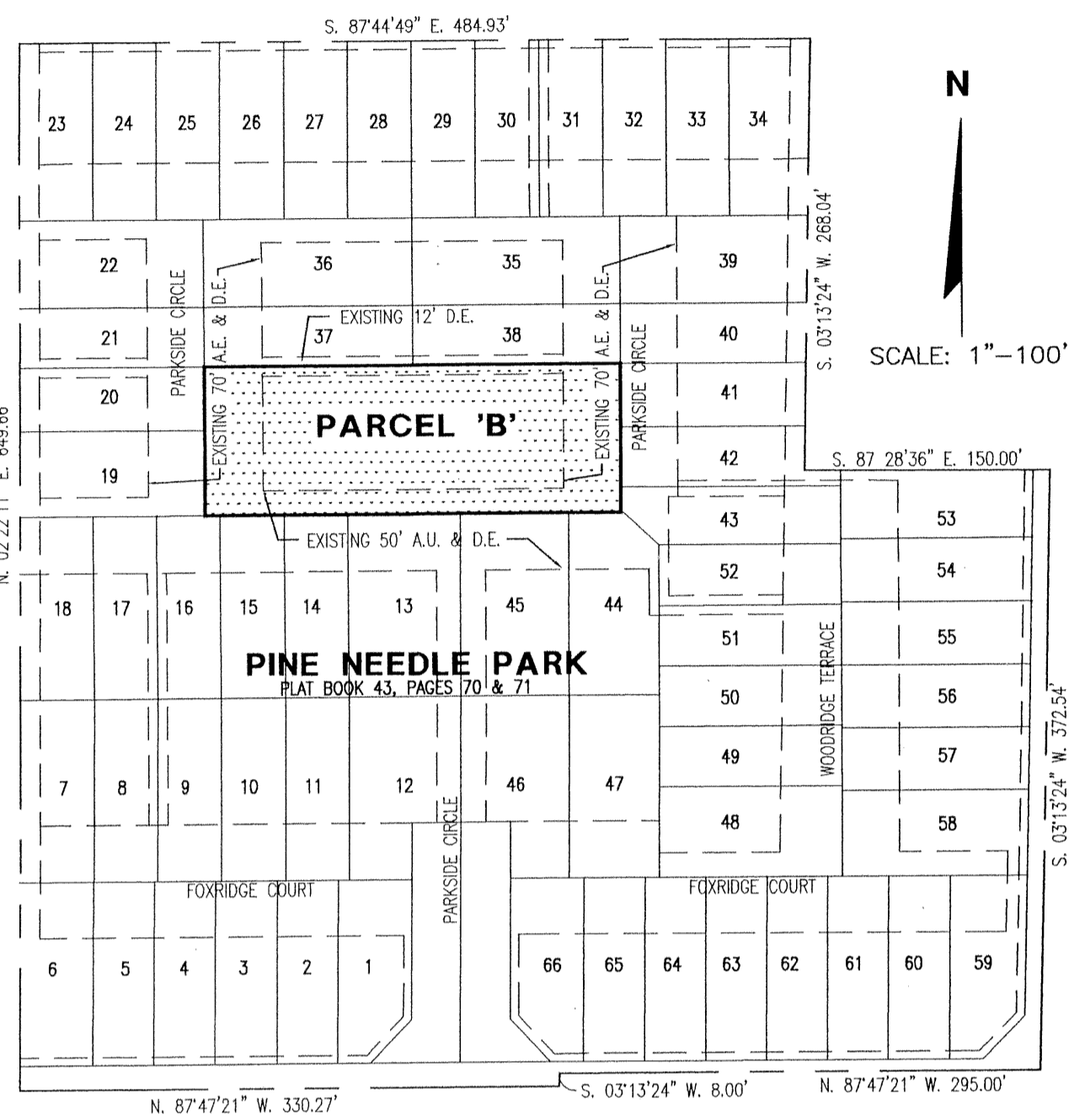
LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

A REPLAT OF PARCEL B OF PINE NEEDLE PARK, PLAT BOOK 43, PAGES 70 & 71
SHEET 1 OF 1 SEPTEMBER, 2003

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 9:20
A.M. This 27th day of October, 2003
and duly recorded in Plat Book No. 100
on page 48
Dorothy H. Wilken, Clerk of the Circuit Court
By *[Signature]* D.C.



SEC. 19, TWP. 44S, RNG. 43E
VICINITY MAP



PARCEL LOCATION MAP

DEDICATION STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CARLOS M. GONZALEZ AND JESSIE MERCED THE OWNERS OF THE LAND SHOWN HEREON AS PINE NEEDLE PARK PHASE II, SITUATED IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "B" PLAT OF PINE NEEDLE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 43, PAGES 70 & 71, INCLUSIVE, WHICH POINT IS THE COMMON CORNER WITH LOTS 20, 21 AND 37 IN SAID PLAT OF PINE NEEDLE PARK; THENCE SOUTH 87 DEGREES 47 MINUTES 21 SECONDS EAST 255.00 FEET ALONG THE NORTH LINE OF PARCEL "B", TO THE NORTHEAST CORNER OF SAID PARCEL "B", WHICH POINT IS THE COMMON CORNER WITH LOTS 38, 40 AND 41 IN SAID PLAT OF PINE NEEDLE PARK; THENCE SOUTH 02 DEGREES 12 MINUTES 39 SECONDS WEST 92.50 FEET ALONG THE EAST LINE OF PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B" WHICH PLAT IS THE COMMON CORNER WITH LOTS 43 AND 44 IN SAID PLAT OF PINE NEEDLE PARK; THENCE NORTH 87 DEGREES 47 MINUTES 21 SECONDS WEST 255.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF SAID PARCEL "B", WHICH POINT IS THE COMMON CORNER WITH LOT 19 IN SAID PLAT OF PINE NEEDLE PARK; THENCE NORTH 02 DEGREES 12 MINUTES 39 SECONDS EAST 92.50 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE POINT OF BEGINNING.

CONTAINING 0.541 ACRES MORE OR LESS

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

1. THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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 PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER WHICH THE UTILITY EASEMENT IS LOCATED.

IN WITNESS WHEREOF, CARLOS M. GONZALEZ AND JESSIE MERCED HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 14TH DAY OF OCTOBER, 2003.

BY: *[Signature]*
CARLOS M. GONZALEZ
BY: *[Signature]*
JESSIE MERCED

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

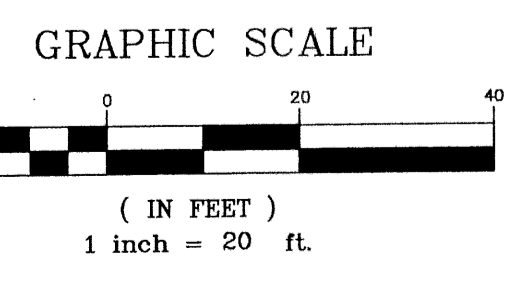
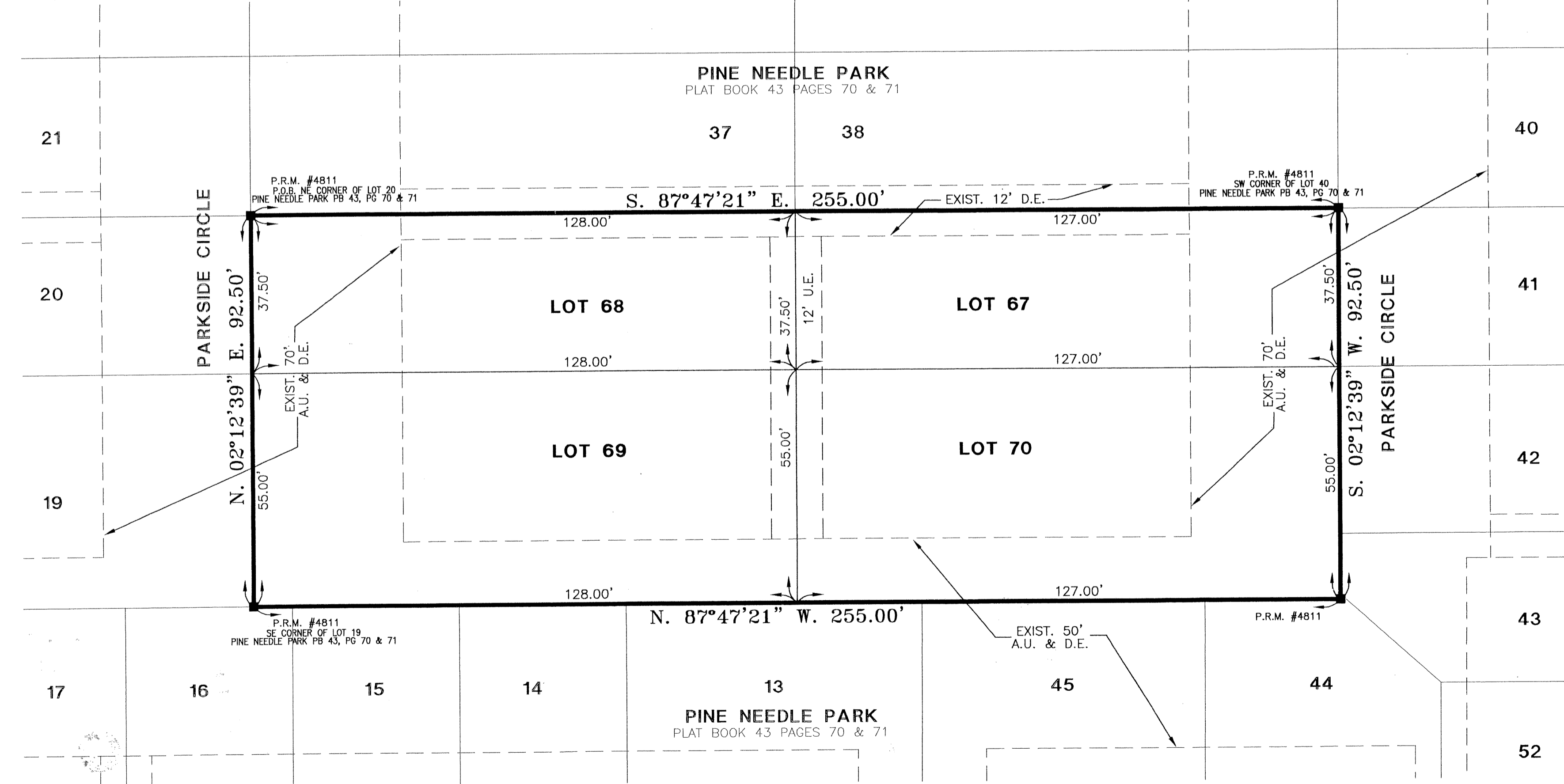
BEFORE ME PERSONALLY APPEARED CARLOS M. GONZALEZ AND JESSIE MERCED WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THERE FREE ACT AND DEED

WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF OCT., 2003
MY COMMISSION EXPIRES: NOTARY PUBLIC

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

I, JAMES PAINE JR., 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO CARLOS M. GONZALEZ AND JESSIE MERCED, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OR ENCUMBRANCES OF RECORD THAT WILL PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10/15/03
BY: *[Signature]*
JAMES PAINE JR., ESQ.



SUBDIVISION PLAN

SCALE: 1"=20'

NOTARY: *[Signature]* 10/15/03
VILLAGE OF PALM SPRINGS VILLAGE ENGINEER: *[Signature]* 10/23/03
SURVEYOR: *[Signature]* 10/14/03
REVIEWING SURVEYOR: *[Signature]* 10-16-03

VILLAGE OF PALM SPRINGS APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27TH DAY OF OCTOBER, 2003
BY: *[Signature]*
JOHN M. DAVIS, MAYOR
BY: *[Signature]* 10/24
DONALD A. ECKLER P.E., VILLAGE ENGINEER
BY: *[Signature]*
IRENE BURROUGHS, VILLAGE CLERK

SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN.
2. LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED AS RADIAL (DENOTED THUS: RL)
3. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
4. BUILDING SETBACK LINES SHALL BE AS APPROVED BY THE VILLAGE OF PALM SPRINGS.
5. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND OF TREES OR SHRUBS PLACED ON EASEMENTS WITHOUT PERMISSION OF THE OCCUPYING UTILITIES. NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- DENOTES PERMANENT REFERENCE MONUMENT SET P.S.M. NO. 4811
- O.A. DENOTES OVERALL
- C/L DENOTES CENTERLINE
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- TYP. DENOTES TYPICAL
- RL DENOTES RADIAL LINE
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- N.T.S. DENOTES NOT TO SCALE
- A DENOTES CENTRAL ANGLE
- R/W DENOTES RIGHT-OF-WAY LINE
- L DENOTES ARC LENGTH
- P.S.M. DENOTES PERMANENT REFERENCE MONUMENT
- A.U. & D.E. DENOTES ACCESS, UTILITY AND DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 MONUMENTS ACCORDING TO SECTION 177.091(9) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS.

[Signature] DATE: 10/19/03
MARK W. TEEPE, P.S.M.
LICENSE NO. 4811
STATE OF FLORIDA

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

[Signature] DATE: 10-16-03
NORMAN J. HOWARD
FLORIDA CERTIFICATE NO. 5776

THIS INSTRUMENT WAS PREPARED BY:
MARK W. TEEPE P.S.M.
C.P.S. LAND SURVEYING INC.
12230 FOREST HILL BOULEVARD
WELLINGTON, FLORIDA 33414
PHONE: (561)434-9865 FAX: (561)965-4913