

DREXEL PARK

LYING IN NORTHWEST ONE-QUARTER (NW 1/4) OF THE
NORTHEAST ONE-QUARTER (NE 1/4) OF
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

JANUARY 2005

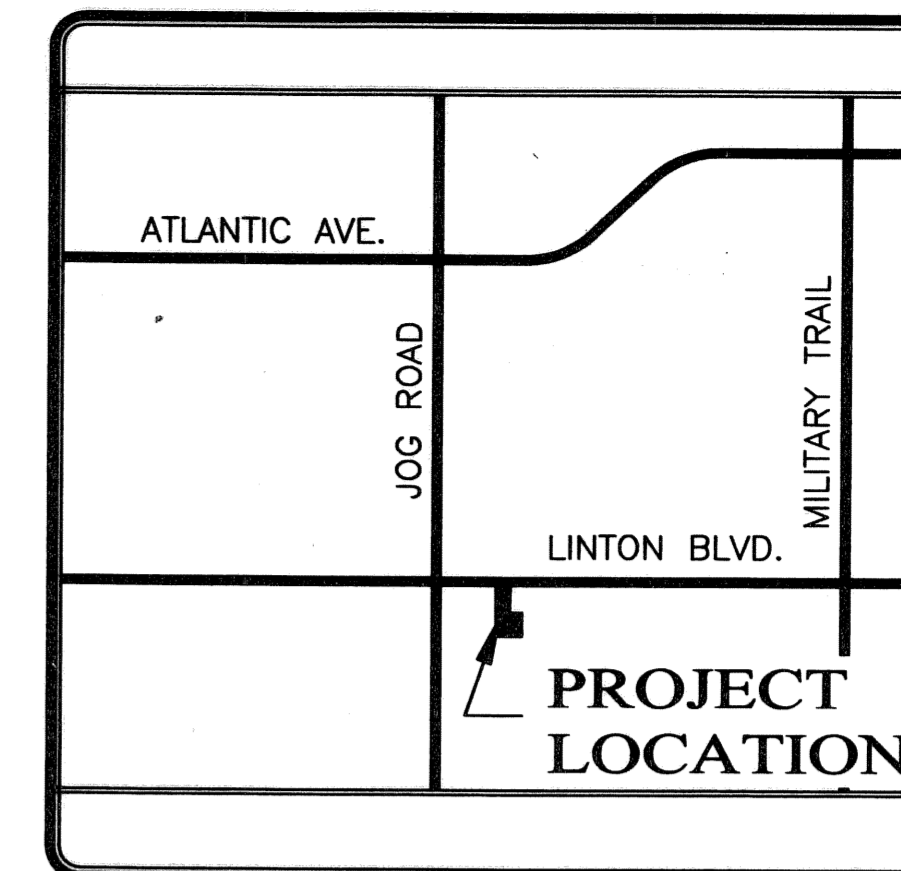
SHEET 1 OF 3

136

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at AM this 6th
day of APRIL, 2005,
and duly recorded in Plat Book
104, Pages 136, Through
138.



SHARON R. BOGGS
Clerk of Circuit Court
By: Sharon R. Boggs



SECTION 27, TOWNSHIP 46S, RANGE 42E

LOCATION MAP

N.T.S.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GMAC, MODEL HOME FINANCE, INC., A VIRGINIA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS DREXEL PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LAND IN NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DREXEL PARK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE EXISTING RIGHT-OF-WAY FOR LINTON BOULEVARD RECORDED IN OFFICIAL RECORD BOOK 7391, PAGE 781 AND OFFICIAL RECORD BOOK 7394, PAGE 132B OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 664,042.399 SQUARE FEET OR 15.244 ACRES, 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 DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 7394, PAGE 132B AND OFFICIAL RECORD BOOK 8854, PAGE 1333 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. ALSO TRACT "A" IS SUBJECT TO AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 16458, PAGE 1444, AND OFFICIAL RECORD BOOK 16547, PAGE 1237, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17702, PAGE 762 THROUGH 767 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED TO DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED VIRGINIA CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF February, 2005.

BY: GMAC, MODEL HOME FINANCE, INC.
A VIRGINIA CORPORATION, LICENSED
TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: Jennifer S. Waiton BY: Brian K. Murray
PRINT NAME: Jennifer S. Waiton VICE-PRESIDENT
WITNESS: Barbara Hart GMAC, MODEL HOME FINANCE, INC.
PRINT NAME: Barbara Hart

ACKNOWLEDGMENT

STATE OF VIRGINIA
COUNTY OF HENRICO

BEFORE ME PERSONALLY APPEARED BRIAN K. MURRAY, VICE PRESIDENT, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR GMAC, MODEL HOME FINANCE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, 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 10th DAY OF February, 2005.

MY COMMISSION EXPIRES: 8-31-2006 Kieland L. McFarland
NOTARY PUBLIC
COMMISSION NUMBER: Kieland L. McFarland
PRINT NAME

MORTGAGEE'S CONSENT

STATE OF VIRGINIA
COUNTY OF HENRICO

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 RECORD IN OFFICIAL RECORD BOOK 16458, PAGE 1452 THROUGH 1458, INCLUSIVE, 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF February, 2005

RESIDENTIAL FUNDING CORPORATION
A VIRGINIA CORPORATION
WITNESS: Jennifer S. Waiton BY: Brian K. Murray
PRINT NAME: Jennifer S. Waiton VICE PRESIDENT

WITNESS: Barbara Hart
PRINT NAME: Barbara Hart

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRIAN K. MURRAY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RESIDENTIAL FUNDING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February, 2005.
MY COMMISSION EXPIRES: 8-31-2006 Kieland L. McFarland
NOTARY PUBLIC

COMMISSION NUMBER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., HEREBY ACCEPTS DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 17 DAY OF February, 2005.

DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION
NOT FOR PROFIT

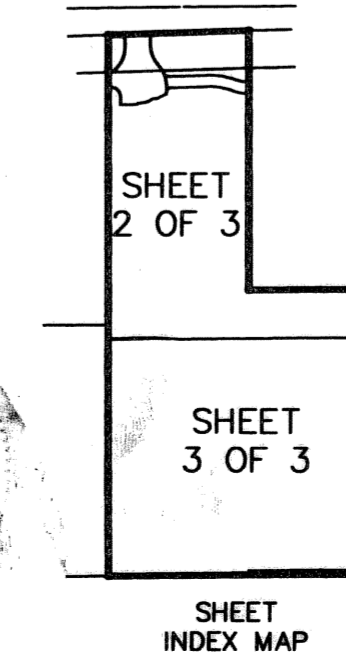
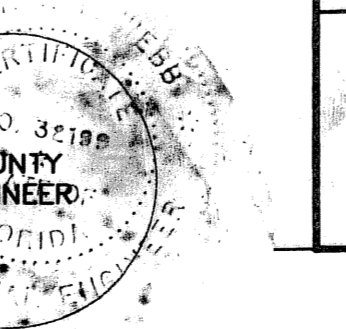
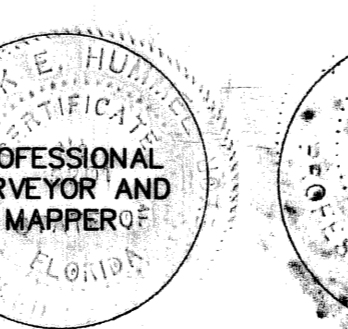
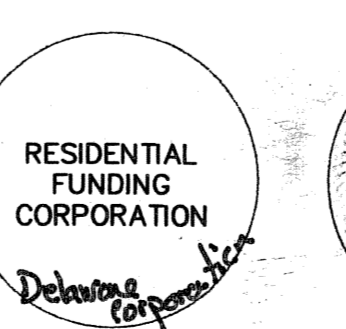
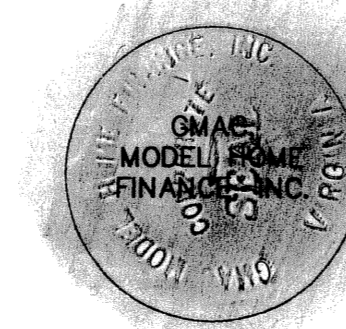
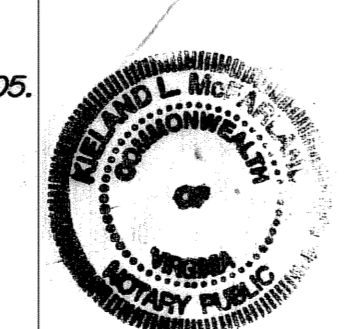
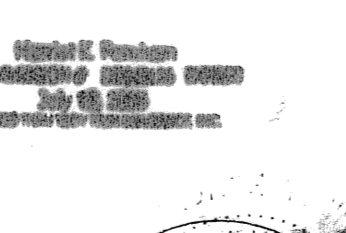
WITNESS: Florence Kushner BY: Lynne Gaudet
PRINT NAME: Florence Kushner LYNNE GAUDET
WITNESS: Orisica P. Dean-Spang PRESIDENT
PRINT NAME: Orisica P. Dean-Spang

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LYNNE GAUDET, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC., SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 17 DAY OF February, 2005.
MY COMMISSION EXPIRES: 7/16/05 Harnet K. Farnham
COMMISSION NUMBER: DD043126 NOTARY PUBLIC
July 18, 2005
PRINT NAME: Harnet K. Farnham



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAURIE L. GILDAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GMAC, MODEL HOME FINANCE, INC., 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 RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: February 3, 2005 BY: Laurie L. Gildan
LAURIE L. GILDAN
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 510505

SURVEYORS CERTIFICATE

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

Mark E. Hummel
MARK E. HUMMEL
LICENSE No. 5201
STATE OF FLORIDA
MILLER LEGG & ASSOCIATES
CERTIFICATE OF AUTHORIZATION LB No. 6680

COUNTY OF PALM BEACH ACCEPTANCE

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 6 DAY OF April, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

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

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF ADDISON CENTRE M.U.P.D., AS RECORDED IN PLAT BOOK 85, PAGES 83 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST LINE HAVING A BEARING OF NORTH 00°18'42" WEST.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM LB. NO. 6680) UNLESS OTHERWISE NOTED
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE STATED.
- PLAT POSITION AND ORIENTATION:
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST ZONE
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
G. SCALE FACTOR = 1.0000311
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

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 ADAM ZWEIG, CST III OF MILLER / LEGG & ASSOCIATES, 2005 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA.

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TAZ: 974
FUD NAME