

# VISTA CENTER OF PALM BEACH PLAT 11

A PART OF A P.I.P.D.

BEING A PORTION OF VISTA CENTER P.I.P.D. OPEN SPACE NOT PREVIOUSLY PLATTED,  
LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2      JANUARY 2006

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EMERALD DUNES GOLF COURSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS VISTA CENTER OF PALM BEACH PLAT 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LYING IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 2 OF VISTA CENTER OF PALM BEACH PLAT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100 AT PAGE 60 OF SAID PUBLIC RECORDS, THENCE NORTH 05°08'15" EAST ALONG THE EASTERLY LINE OF SAID PLAT, A DISTANCE OF 575.70 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF NORTH 37°20'33" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°57'50", AND AN ARC DISTANCE OF 148.29 FEET TO A POINT OF TANGENCY, THENCE NORTH 79°49'28" WEST ALONG THE NORTHERLY LINE OF SAID PLAT, A DISTANCE OF 679.92 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1200.00 FEET AND A CHORD BEARING OF NORTH 00°48'20" WEST, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°54'34" EAST, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF VISTA PARKWAY FOR TRACT PR-1 OF VISTA CENTER OF PALM BEACH PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61 AT PAGE 118 OF SAID PUBLIC RECORDS, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°47'30", AND AN ARC DISTANCE OF 414.52 FEET TO A POINT OF TANGENCY, THENCE NORTH 10°42'05" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF VISTA PARKWAY, A DISTANCE OF 253.28 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1125.00 FEET AND A CHORD BEARING OF NORTH 04°53'36" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°36'58", AND AN ARC DISTANCE OF 228.08 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 3 OF SAID VISTA CENTER OF PALM BEACH PLAT 1, THENCE SOUTH 86°32'17" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 314.89 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 372.37 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 85°44'45" WEST, THENCE SOUTHEASTERLY, EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE BOUNDARY LINE OF SAID PARCEL 3, THROUGH A CENTRAL ANGLE OF 344°34'02", AND AN ARC DISTANCE OF 2239.37 FEET TO A POINT OF NON-TANGENCY, THENCE NORTH 86°32'17" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 314.89 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1125.00 FEET AND A CHORD BEARING OF NORTH 09°10'27" EAST, A RADIAL LINE TO SAID POINT BEARS NORTH 83°59'27" WEST, SAME POINT ALSO BEING ON SAID EASTERLY RIGHT OF WAY LINE OF VISTA PARKWAY, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 06°19'48", AND AN ARC DISTANCE OF 124.29 FEET TO A POINT OF TANGENCY, THENCE NORTH 12°20'21" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.05 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1325.00 FEET AND A CHORD BEARING OF NORTH 08°55'37" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 06°49'29", AND AN ARC DISTANCE OF 157.83 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 150.00 FEET HAVING A CHORD BEARING OF NORTH 80°45'53" EAST, A RADIAL LINE TO SAID POINT BEARS SOUTH 14°24'05" WEST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 4 OF SAID VISTA CENTER OF PALM BEACH PLAT 1, THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID PARCEL 4, THROUGH A CENTRAL ANGLE OF 47°16'25", AND AN ARC DISTANCE OF 123.76 FEET TO A POINT OF NON-TANGENCY, THENCE SOUTH 22°47'26" WEST ALONG THE BOUNDARY LINE OF THE OPEN SPACE AND LAKE 4 OF VISTA CENTER OF PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 128 OF SAID PUBLIC RECORDS, A DISTANCE OF 402.81 FEET, THENCE SOUTH 10°12'14" WEST ALONG THE BOUNDARY LINE OF LAKE 4 OF SAID VISTA CENTER OF PALM BEACH PLAT 3, A DISTANCE OF 101.61 FEET TO A POINT, THENCE SOUTH 86°32'17" EAST ALONG THE BOUNDARY LINE OF LAKE 4 OF SAID VISTA CENTER OF PALM BEACH PLAT 3, A DISTANCE OF 263.22 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 397.37 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 75°16'05" WEST, THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE BOUNDARY LINE OF LAKE 4, THE OPEN SPACE AND LAKE 3 OF SAID VISTA CENTER OF PALM BEACH PLAT 3, THROUGH A CENTRAL ANGLE OF 336°44'56" AND AN ARC DISTANCE OF 2,335.49 FEET TO A POINT OF NON-TANGENCY, THENCE NORTH 86°32'17" WEST ALONG THE BOUNDARY LINE OF LAKE 3 OF SAID VISTA CENTER OF PALM BEACH PLAT 3, A DISTANCE OF 96.23 FEET, THENCE SOUTH 50°11'40" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 39.05 FEET, THENCE SOUTH 22°58'37" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 135.77 FEET, THENCE SOUTH 05°42'38" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 30.15 FEET, THENCE SOUTH 14°14'36" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 134.12 FEET, THENCE SOUTH 20°53'52" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 117.75 FEET, THENCE SOUTH 37°24'19" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 107.01 FEET, THENCE SOUTH 30°25'19" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 199.46 FEET, THENCE SOUTH 65°57'21" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 71.18 FEET, THENCE SOUTH 82°20'32" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 120.07 FEET, THENCE SOUTH 63°26'06" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 44.72 FEET, THENCE

NORTH 67°27'25" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 57.39 FEET, THENCE SOUTH 89°04'33" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 62.01 FEET, THENCE SOUTH 74°23'20" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 70.61 FEET, THENCE SOUTH 50°11'40" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 54.67 FEET, THENCE SOUTH 02°39'47" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 43.05 FEET, THENCE SOUTH 38°12'40" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3, A DISTANCE OF 59.82 FEET, THENCE SOUTH 11°18'36" EAST ALONG THE BOUNDARY LINE OF LAKE 3 AND THE OPEN SPACE OF SAID VISTA CENTER OF PALM BEACH PLAT 3, A DISTANCE OF 76.49 FEET, THENCE SOUTH 00°38'12" EAST ALONG THE BOUNDARY LINE OF THE OPEN SPACE AND LAKE 3B OF SAID VISTA CENTER OF PALM BEACH PLAT 3, A DISTANCE OF 90.01 FEET, THENCE SOUTH 09°27'44" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 85.16 FEET, THENCE SOUTH 13°05'31" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 88.30 FEET, THENCE SOUTH 04°42'53" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 97.33 FEET, THENCE SOUTH 21°22'14" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 24.70 FEET, THENCE SOUTH 01°32'53" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 37.01 FEET, THENCE SOUTH 19°47'56" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 26.57 FEET, THENCE SOUTH 41°49'13" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 50.99 FEET, THENCE SOUTH 62°14'29" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 42.94 FEET, THENCE SOUTH 05°53'37" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 155.82 FEET, THENCE SOUTH 47°57'39" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 82.13 FEET, THENCE SOUTH 02°51'45" WEST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 20.03 FEET, THENCE SOUTH 57°23'59" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 102.08 FEET, THENCE SOUTH 37°02'33" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 66.40 FEET, THENCE SOUTH 84°17'22" EAST ALONG THE BOUNDARY LINE OF SAID LAKE 3B, A DISTANCE OF 20.10 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF THE OPEN SPACE OF SAID VISTA CENTER OF PALM BEACH PLAT 3, THENCE SOUTH 48°11'58" WEST ALONG THE BOUNDARY LINE OF SAID OPEN SPACE, A DISTANCE OF 56.21 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 550.00 FEET AND A CHORD BEARING OF NORTH 60°16'59" WEST, SAID POINT BEING RADIAL TO THE LAST DESCRIBED CURVE AND ALSO BEING ON SAID EASTERLY RIGHT OF WAY LINE OF VISTA PARKWAY, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 36°57'54", AND AN ARC DISTANCE OF 354.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 581,359 SQUARE FEET (13.346 ACRES), MORE OR LESS.

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

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREE, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS, AND ASSIGNS.

GOLF COURSE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EMERALD DUNES GOLF COURSE, LLC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, EMERALD DUNES GOLF CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THIS 25th DAY OF September, 2005.

EMERALD DUNES GOLF COURSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.

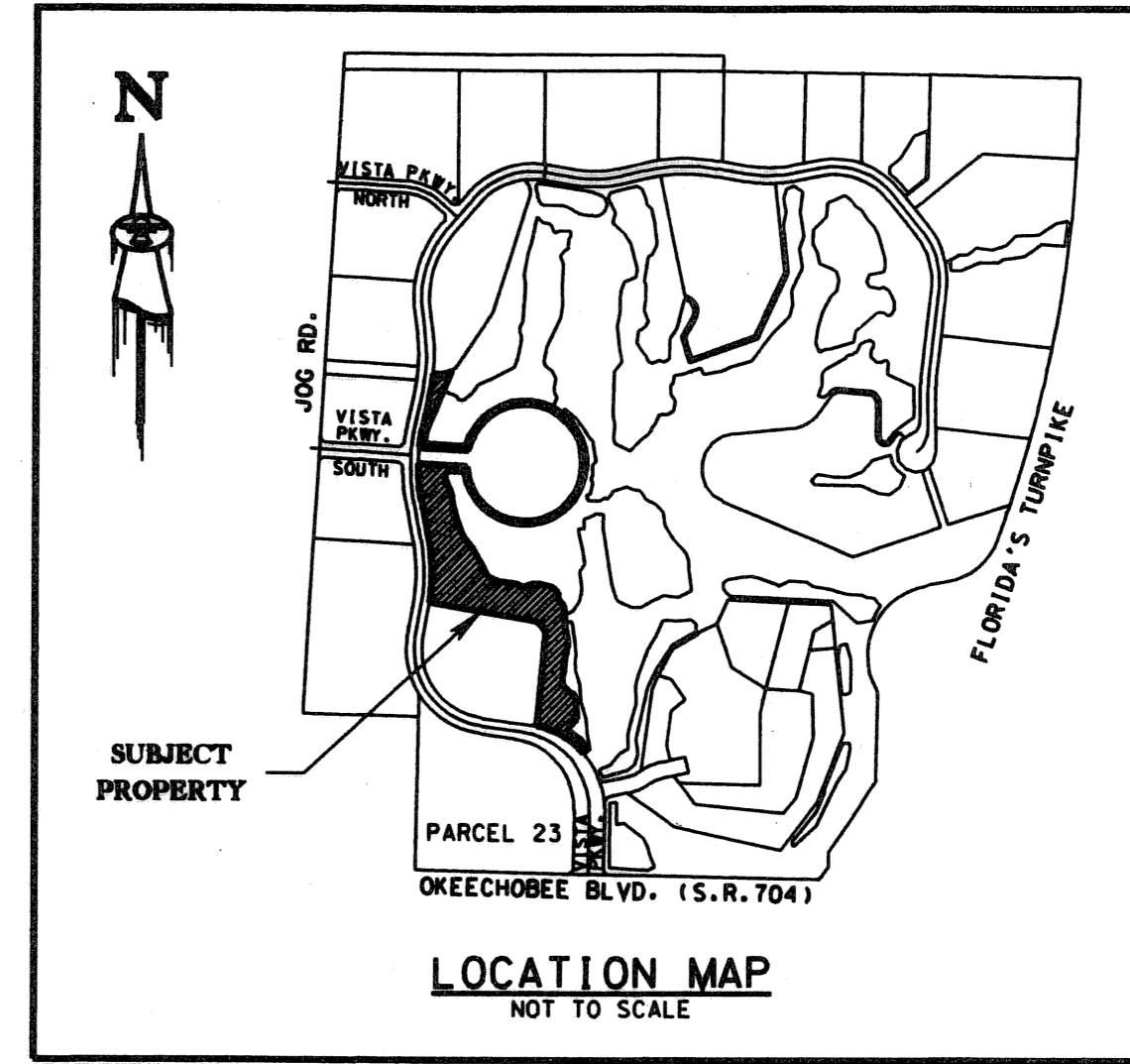
BY: EMERALD DUNES GOLF CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

By: John R. Fraser JOHN R. FRASER, VICE PRESIDENT  
By: Eric Carlson ERIC CARLSON, VICE PRESIDENT

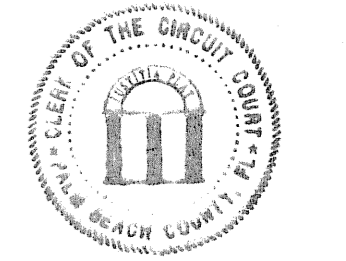
WITNESS: Ross Fleming PRINTED NAME & TITLE  
Manystella Montoya Manystella Montoya PRINTED NAME & TITLE

ZONING PETITION NO. 19 84-130  
RESOLUTION NO. R-2003-1487-1  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT 5A  
OPEN SPACE 13.346 ACRES

**GREENHORNE & O'MARA, INC.**  
3223 COMMERCE PLACE, SUITE 100  
WEST PALM BEACH, FL 33407  
(561) 686-7707  
LB 3935  
ANNAPOLIS, MD • ATLANTA, GA • BALTIMORE, MD • FAIRFAX, VA • FAIRMONT, WV  
FREDERICKSBURG, VA • GERMANTOWN, MD • GREENBELT, MD • JACKSONVILLE, FL • MECHANICSBURG, PA  
RALEIGH, NC • RICHMOND, VA • ST. PETERSBURG, FL SILVER SPRING, MD • TALLAHASSEE, FL



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:17 AM,  
This day of January, 2006  
and duly recorded in Plat Book No. 2107  
on page 01-02  
SHARON R. BOCK, Clerk & Comptroller  
by Dorothy A. Wood D.C.



### ACKNOWLEDGEMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK  
BEFORE ME PERSONALLY APPEARED JOHN R. FRASER AND ERIC CARLSON WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF EMERALD DUNES GOLF CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF EMERALD DUNES GOLF COURSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS AUTHORIZED SIGNATORIES OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF September, 2005.

MY COMMISSION EXPIRES: September 18, 2008  
MICHELE R. SCAGLIARINI  
NOTARY PUBLIC  
PRINT NAME: Michele R. Scagliarini  
No. 01526116610

### THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT AND DRAINAGE EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 12892 AT PAGES 1424 THROUGH 1458 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

DATED THIS 14th DAY OF December, 2005.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: Ronald M. Ash BY: Ronald M. Ash  
O'NEAL BARDIN, JR., EXECUTIVE DIRECTOR BOARD OF SUPERVISORS  
RONALD M. ASH, PE - PRESIDENT BOARD OF SUPERVISORS

### MORTGAGEE'S CONSENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE

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 RECORDED IN OFFICIAL RECORDS BOOK 9467 AT PAGE 464, AND AS MODIFIED IN OFFICIAL RECORDS BOOK 10234, PAGE 1049, OFFICIAL RECORDS BOOK 12892, PAGE 1459, OFFICIAL RECORDS BOOK 13546, PAGE 580, OFFICIAL RECORDS BOOK 15454, PAGE 1034 AND OFFICIAL RECORDS BOOK 18167, PAGE 524 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 ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF November, 2005.

PACIFIC LIFE INSURANCE COMPANY  
A REBROKER CORPORATION  
BY: C.S. Dillion  
C.S. DILLION - VICE PRESIDENT  
ATTEST: John Waldeck  
JOHN WALDECK - ASST. SECRETARY

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
BEFORE ME PERSONALLY APPEARED C.S. DILLION AND JOHN WALDECK WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY FOR PACIFIC LIFE INSURANCE COMPANY, A 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 9th DAY OF November, 2005.

MY COMMISSION EXPIRES: July 15, 2007  
TERESA A. THOMAS  
NOTARY PUBLIC  
PRINT NAME: Teresa A. Thomas  
No. 1430716

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF  
I, DAVID M. LAYMAN, 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 EMERALD DUNES GOLF COURSE, LLC; 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 NO OTHER ENCUMBRANCES OF RECORD.

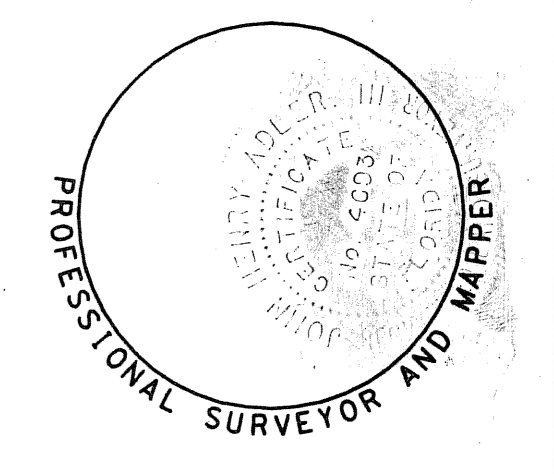
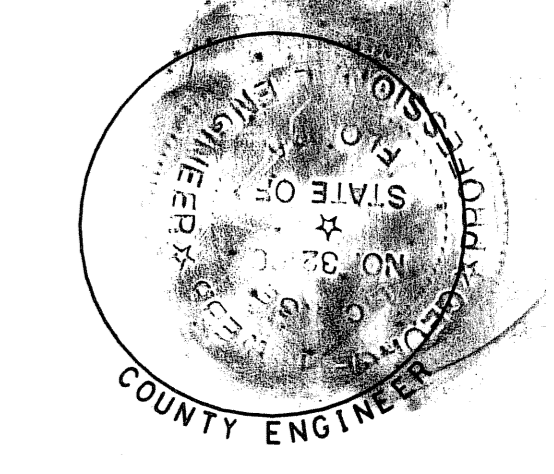
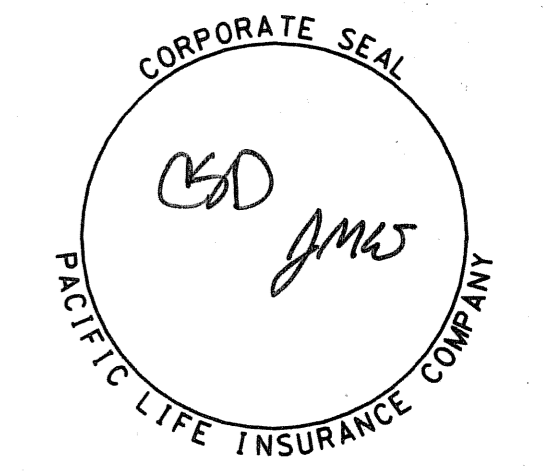
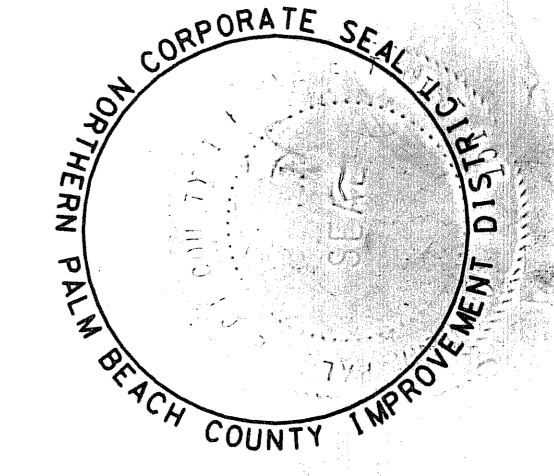
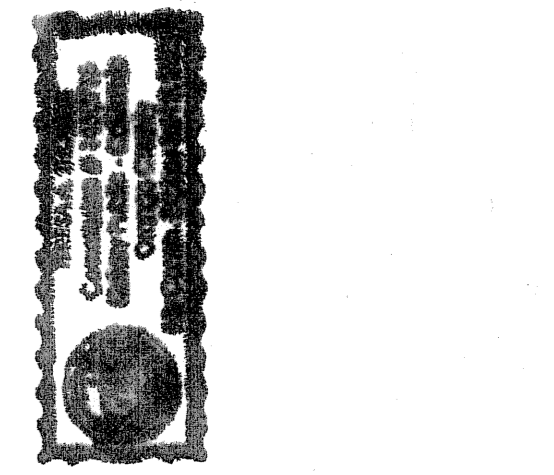
DATED: DECEMBER 1, 2005  
David M. Layman  
DAVID M. LAYMAN  
ATTORNEY AT LAW

### COUNTY APPROVALS

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 24 DAY OF January, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
George T. Webb  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR AND MAPPER'S 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."), PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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, FLORIDA.  
John H. Adler III  
JOHN H. ADLER III, P.S.M.  
LICENSE NO. 4693  
STATE OF FLORIDA



SUBDIVISION Vista Center of Palm Beach Plat 11  
BOOK 107 PAGE 01  
FLOOD ZONE AO FLOODING MAP # 150 A  
QUAD # 091 ZONING P.I.P.D.  
SE ZONE CODE 33-41  
TAZ 571  
PUD NAME Vista Center