PINERUN VILLAS

BEING A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JEFFREY R. WAGNER

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 MARCH - 2005

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PINERUN DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PINERUN VILLAS, BEING A PORTION SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE N.0119'17"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 1339.46 FEET; THENCE N.89'52'32"W. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 26, A DISTANCE OF 1018.06 FEET; THENCE N.01"15"36"E., A DISTANCE OF 40.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MELALEUCA LANE, AS RECORDED IN OFFICIAL RECORD BOOK 1301, PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89'52'32"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 339.23 FEET; THENCE N.01'14'24"E. ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 26, A DISTANCE OF 1,237.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE S.89°49'49"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 339.66 FEET; THENCE S.01"15"36"W. ALONG THE WEST LINE OF "SUBURBAN PINES", AS RECORDED IN PLAT BOOK 48, PAGES 137 AND 138 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,236.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 419,782 SQUARE FEET OR 9.637 ACRES, MORE OR LESS.

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

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OTHER APPURTANANCES THERETO, INCLUDING RECREATION, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE NORTH 11.64 FEET OF PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20914, PAGE 316 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. RECREATIONAL ARFAS

TRACTS F AND F1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN HEREON ARE 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

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, 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.

5. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

6. ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGING MEMBERS OF THE COMPANY, THIS 2200 DAY OF MARCH , 2007.

> PINERUN DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY

BY: LANDMARK INVESTMENTS, LLC. A FLORIDA LIMUTED / QABILITY COMPANY

MANAGING MEMBER _ CC MICHAEL LEVIN, MANAGER

PRINT NAME M. Marie Sublette

PRINT NAME SUE ON S. CHEW

BY: GREEN PALM, LLC.

JOSE CORKIDI, MANAGER

A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER '

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MIAN-DAKE

PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LANDMARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PINERUN DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS

MY COMMISSION EXPIRES: 11/6/16 COMMISSION NUMBER: DD 588340

ACKNOWLEDGMENT: STATE OF FLORIDA 1- 0408

PRODUCED _____ APPEARED JOSE CORKIDI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREEN PALM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PINERUN DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 3 _ DAY OF_Mard.

MY COMMISSION EXPIRES: 11/6/10

NOTARY PUBLIC BRIAN OM PRINT NAME

COMMISSION NUMBER: DD 58824

ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA)

COUNTY OF MIAME PROF

THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF M 9 rch 2007.

> PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT MICHAEL LEVIN, PRESIDENT

Mus Sublette PRINT NAME 10. Maris Subjetté

ACKNOWLEDGMENT:

STATE OF FLORIDAY - VAJE

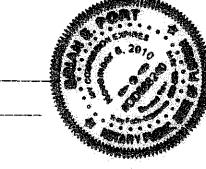
BEFORE ME PERSONALLY APPEARED MICHAEL LEVIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED 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 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 .

_______, 2007. MY COMMISSION EXPIRES

COMMISSION NUMBER: DDS88240

NOTARY PUBLIC PRINT NAME

LANDMARK INVESTMENTS, LLC



GREEN PALM, LLC

COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID

DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000355 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

LAKE WORTH ROAD **LOCATION MAP** NOT TO SCALE MELALEUCA LANE LANTANA ROAD

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT LENGT A M THIS 30 DAY OF COX A.D. 2007 AND DULY RECORDED IN PLAT BOOK ____ON___ON PAGES LLEA AND LTO.

SHARON R. BOCK CLERK AND COMPTROLLER



SHEET 1 OF 2



MORTGAGEES CONSENT:

STATE OF FLORIDA)
COUNTY OF MIAMI DADE) 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, 198 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 HEREON BY AND WITH THE AUTHORITY OF A FLORIDA BANKING CORPORATION

PRINT NAME THOMAS D. ZUMPKINST PRINT NAME MIOSON STEWS VICE PRÉSIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF MINN DAGE BEFORE ME PERSONALLY APPEARED AND L. DOMINGENHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT ASSIVICE PRESIDENT OF BISCOURS BROWL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF MARCH 2007.

MY COMMISSION EXPIRES:

COMMISSION NUMBER: 9-22-05 432791

TITLE CERTIFICATION: STATE OF FLORIDA) COUNTY OF DALBON - DADE

I, JEFFREY M. PERLOW, ESQ., 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 PINERUN DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY: 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.

NOTARY/PUBLIC

SANDRA MERAYO

DATED: MARCH 23, 1207_

JEFFREY M. PERLOW, ESQ. ACTORNEY AT LAW LICENSED IN FLORIDA

NAME AND D. DOWNSUEZ

TABULAR DATA

TOTAL AREA THIS PLAT	9.637 ACRES
PARCEL A	8.661 ACRES
TRACTS F AND F1	0.969 ACRES
TRACT RW	0.007 ACRES
PETITION NUMBER Z2003-089	
USE - CONDOMINIUM (77 UNITS)	
DENSITY 8 UNITS PER ACRE	

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 30 DAY OF APRIL . 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: Duy 1. Wall GEORGE T. WEBB, P.E. COUNTY ENGINEER

SURVEYOR'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) 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.

JEFFREY R. WAGNER REGULAND SURVEYOR #5302 STATE OF FLORIDA LB #3591

"NOTICE" THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIMIDED 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.

LANDMARK INVESTMENTS, LLC

