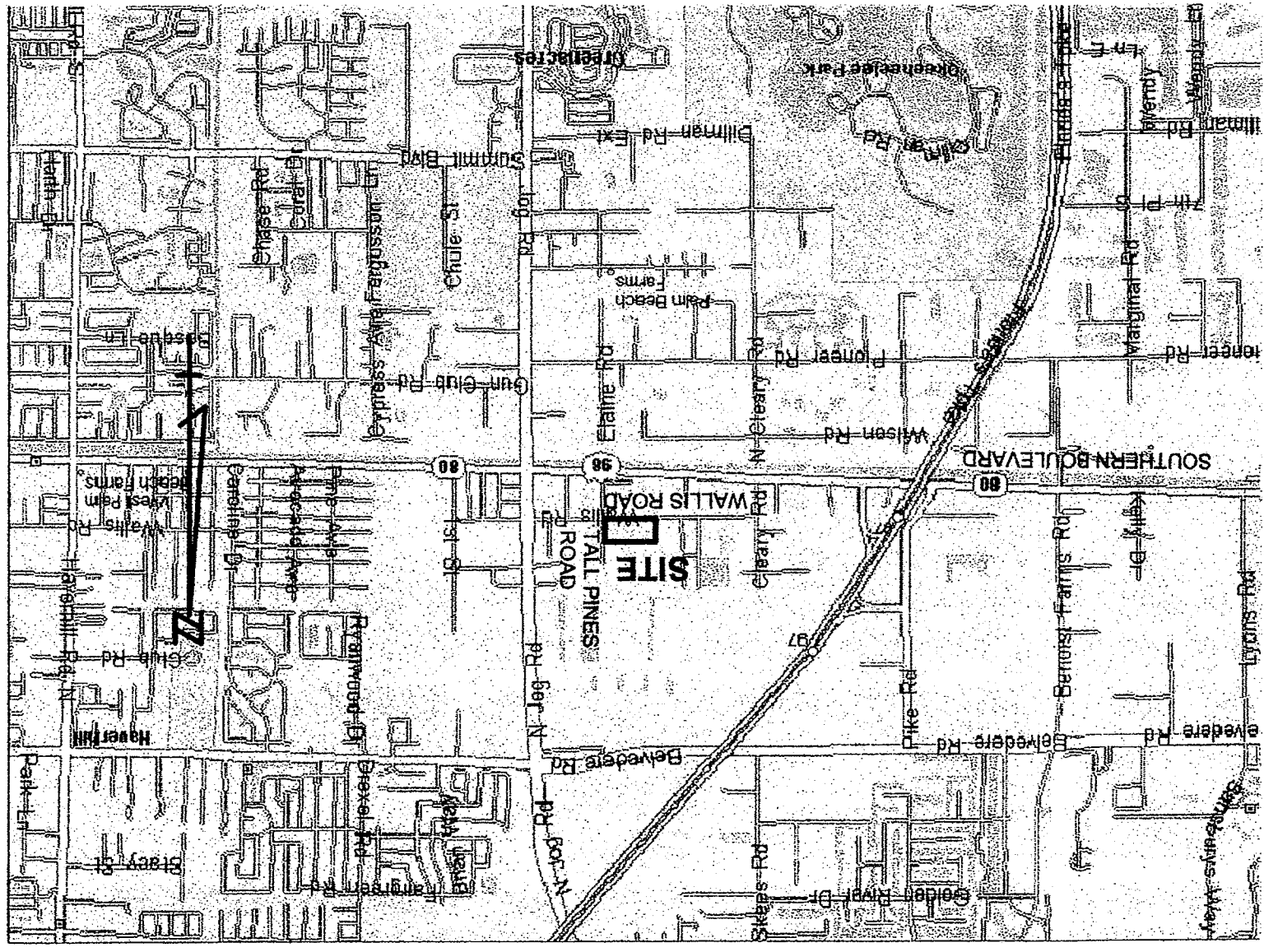


TIDAL WAVE CENTRAL

BEING A REPLAT OF A PORTION OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DECEMBER 2012 SHEET 1 OF 2



LOCATION MAP

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF DECEMBER, 2012.

TIDAL WAVE DEVELOPMENT CORP
A FLORIDA CORPORATION

BY: *[Signature]*
John B. Anderson, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

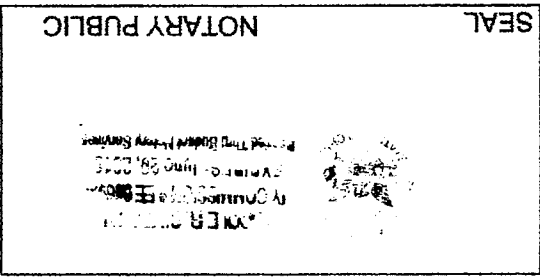
BEFORE ME PERSONALLY APPEARED, *[Signature]* BK Anderson and *[Signature]* V who ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF TIDAL WAVE DEVELOPMENT CORP, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 21 DAY OF DECEMBER, 2012

MY COMMISSION EXPIRES: *[Signature]* June 29 2015

COMMISSION NUMBER: *[Signature]* E8029435

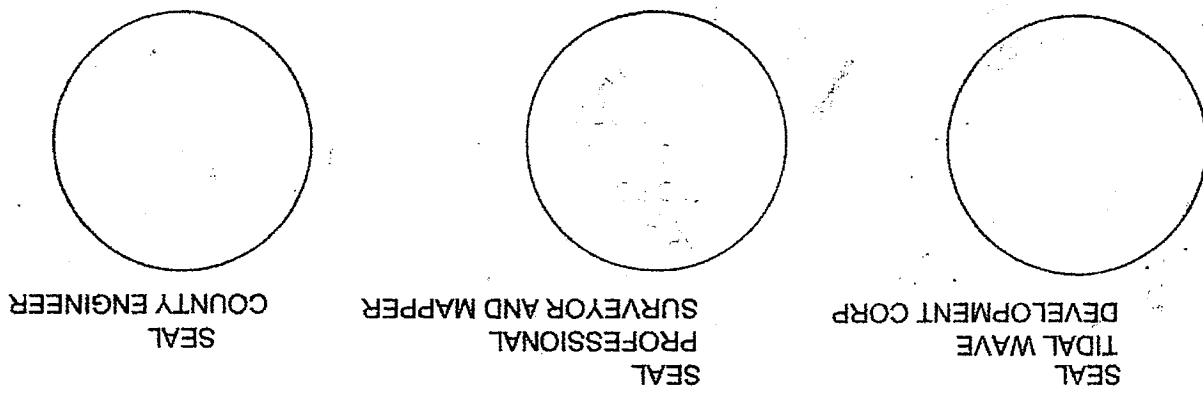
PRINT NAME: *[Signature]* N. K. SIMMONS
NOTARY PUBLIC



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT TIDAL WAVE DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS TIDAL WAVE CENTRAL, BEING A REPLAT OF A PORTION OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEING A PORTION OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 53, RUN THENCE NORTH 89°03'10" EAST ALONG THE NORTH LINE OF SAID TRACT 53, A DISTANCE OF 1200 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°03'10" EAST CONTINUING ALONG THE NORTH LINE OF SAID TRACT 53 AND THEN ALONG THE NORTH LINE OF SAID TRACT 54, A DISTANCE OF 1183.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TIAL PINES ROAD, AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 9320, PAGE 1796, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 00°56'44" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND THEN ALONG SAID WEST RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1469, PAGE 33, AND OFFICIAL RECORDS BOOK 2769, PAGE 1367, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 609.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WALLS ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 25667, PAGE 1561, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 44°02'25" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.34 FEET; THENCE SOUTH 89°07'04" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1270.06 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 53; THENCE NORTH 00°56'07" WEST ALONG SAID WEST LINE, A DISTANCE OF 249.77 FEET; THENCE NORTH 89°03'10" EAST DEPARTING FROM SAID WEST LINE OF TRACT 53, A DISTANCE OF 1120.00 FEET; THENCE NORTH 00°56'07" WEST, A DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
 1) LOTS 1, 2, 3, AND 4, AS SHOWN HEREON, ARE HEREBY RESERVED BY TIDAL WAVE DEVELOPMENT CORP. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
 2) WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR TIDAL WAVE DEVELOPMENT CORP. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 3) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TIDAL WAVE DEVELOPMENT CORP. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR TIDAL WAVE DEVELOPMENT CORP. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.
 4) LIMITED ACCESS EASEMENTS (LAE), 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.
 5) THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC ROADS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITY, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.



AREA TABULATION

LOT 1	9.158 ACRES
LOT 2	2.870 ACRES
LOT 3	1.849 ACRES
LOT 4	2.594 ACRES
WATER	1.402 ACRES
MANAGEMENT	1.402 ACRES
TRACT	17.863 ACRES
TOTAL	17.863 ACRES

CONTROL NUMBER 2007-236

DATE: 12-21-12

BY: *[Signature]*
TIMOTHY M. SMITH, P.S.M.
FLORIDA CERTIFICATE NO. LS 004676

COUNTY APPROVAL

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 21 DAY OF *[Signature]* 2012 AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: *[Signature]*
GEORGE J. WEBB, P.E., COUNTY ENGINEER

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED 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.

STATE OF FLORIDA
COUNTY OF PALM BEACH
RECORD 12-21-12
THIS PLAT WAS FILED FOR
RECORD 7 DAY OF
AD 2013 AND DULY RECORDED
IN PLAT BOOK 110 ON PAGES
50 AND 51
SHARON R. BOOK, CLERK AND
COMPTROLLER, PALM BEACH COUNTY
BY: *[Signature]* D.C.



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