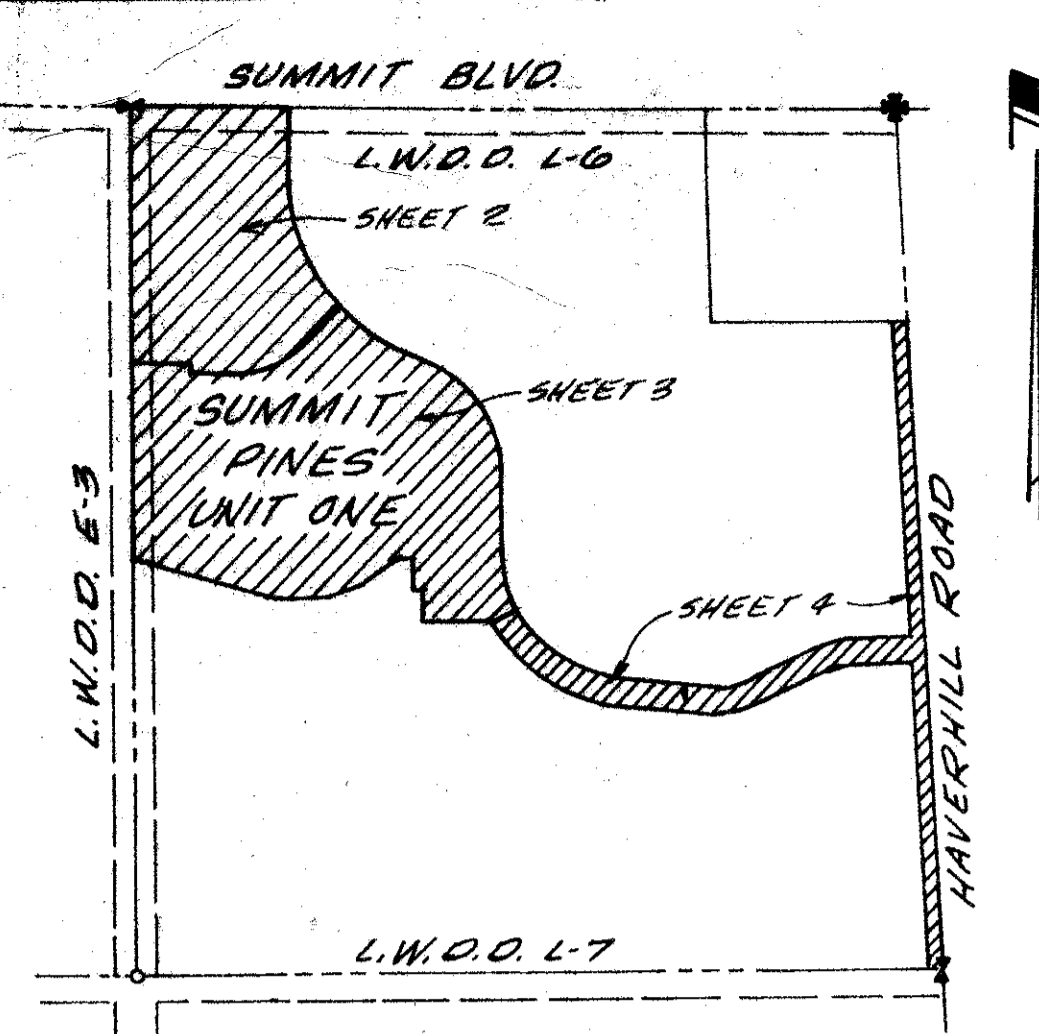


DRAWING NUMBER
52/31

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



SCALE 1"=600'
N.E. 1/4 OF SEC. 11, TWP 44 S., RGE. 42 E.
INDEX MAP &
LOCATION MAP

KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT PINES VENTURE, a joint venture by and between Forest Hill Development Corporation, a Florida Corporation, Green Forest Hill Corporation, a Florida Corporation, and Loboge Corporation, N.V., a Netherland Antilles Corporation authorized to do business in the State of Florida, owners of the lands shown hereon as SUMMIT PINES UNIT ONE lying in Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- STREETS**
Tract G, the right-of-way for Haverhill Road, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes. Tracts A and H, the right-of-way for Summit Pines Boulevard and Dulce St. and tract I are hereby dedicated to the Summit Place Homeowners Association, Inc., its successors and assigns, for proper purposes and are the perpetual maintenance obligation of said association, without recourse to Palm Beach County.
- RECREATION AREA**
Tracts D, E, and F are hereby dedicated to the Summit Place Homeowners Association, Inc., its successors and assigns, for recreation purposes, in perpetuity and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
- TRACT C**
Tract C is hereby dedicated to the Summit Place Homeowners Association, Inc., its successors and assigns, for use as *Open Space and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County, Florida.*
- MAINTENANCE EASEMENT**
The Maintenance Easement is hereby dedicated in perpetuity for access and maintenance of the Water Management Tract exclusively.
- The Limited Access Easements are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control and jurisdiction of access rights.
- The Lift Station Site is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.
- The Utility Easements are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utilities facilities, equipment and appurtenances.
- The Drainage Easements are hereby dedicated in perpetuity to the Summit Place Homeowners Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. *Palm Beach County shall have the right, but not the obligation, to occupy the portions of the drainage system which drain water maintained there.*

IN WITNESS WHEREOF, the above named corporations have caused these presents to be signed and attested to by the officers named below, and their corporate seals to be affixed hereto by authorities of its Boards of Directors, this 22 day of July, 1985, A.D.

Forest Hill Development Corp., a corporation of the State of Florida
ATTEST: Carlos Granados, Vice President; Felix Granados, Sr. President

Green Forest Hill Corp., a corporation of The State of Florida
ATTEST: Carlos Granados, Vice President; Felix Granados, Jr. President

Loboge Corporation, N.V., a Netherland Antilles Corporation
Authorized to do Business in The State of Florida
ATTEST: Eugenio R. Fernandez, Vice President; Lourdes Fernandez Acevedo de Miranda, President

PLAT OF SUMMIT PINES UNIT ONE A P.U.D.

SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION SHEET 1 OF 4 SHEETS

A parcel of land in the Northeast Quarter (N.E. 1/4) of Section 11 Township 44 South, Range 42 East, Palm Beach County, Florida, being described as follows:

Commence at the Northwest corner of the said Northeast Quarter (N.E. 1/4) of Section 11; thence East (assumed), along the North line of said Section 11, 60.00 feet; thence S. 0°28'17"E., 70.00 feet to the Point of Beginning; thence East, 427.42 feet; thence South, 160.00 feet to a point of curvature of a curve concave Northeasterly with a radius of 560.00 feet and a central angle of 67°05'00"; thence Southeasterly, along the arc of said curve, 662.99 feet; thence S. 67°05'00"E., 92.00 feet to a point of curvature of a curve concave Southwesterly with a radius of 390.00 feet and a central angle of 67°05'00"; thence Southeasterly, along the arc of said curve, 461.73 feet; thence South, 290.00 feet to a point of curvature of a curve concave Easterly with a radius of 390.00 feet and a central angle of 75°56'23"; thence Southerly, along the arc of said curve, 54.04 feet; thence N. 82°03'37"E., along a line radial to the first hereinafter described curve 25.00 feet to a point on a curve concave Easterly with a radius of 365.00 feet and a central angle of 3°55'39"; thence Southerly, along the arc of said curve, 25.02 feet; thence S. 78°07'58"W., along a line radial to the first hereinafter described curve, 25.00 feet to a point on a curve concave Northeasterly with a radius of 390.00 feet and a central angle of 75°07'58"; thence Southeasterly, along the arc of said curve, 511.41 feet; thence S. 87°00'00"E., 244.74 feet to a point of curvature of a curve concave Northerly with a radius of 410.00 feet and a central angle of 29°00'00"; thence Easterly, along the arc of said curve, 207.52 feet; thence N. 64°00'00"E., 139.87 feet to a point of curvature of a curve concave Southerly with a radius of 490.00 feet and a central angle of 22°33'06"; thence Easterly, along the arc of said curve, 192.86 feet; thence N. 86°33'06"E., 14.21 feet; thence N. 41°33'06"E., 35.36 feet to a line 40.00 feet West of and parallel with the East line of said Section 11; thence N. 3°26'54"W., along said parallel line, 898.95 feet to the South line of the Northeast Quarter (N.E. 1/4) of said Section 11; thence N. 89°52'06"E., along said South line, 40.07 feet to the East line of said Section 11; thence S. 3°26'54"E., along said East line, 1997.06 feet to the Southeast corner of the Northeast Quarter (N.E. 1/4) of said Section 11; thence S. 89°29'41"W., along the South line of said Northeast Quarter (N.E. 1/4) of said Section 11, 40.07 feet to a line 40.00 feet West of and parallel with the East line of said Section 11; thence N. 3°26'54"W., along said parallel line, 968.37 feet; thence N. 48°26'54"W., 35.36 feet; thence S. 86°33'06"W., 124.21 feet to a point of curvature of a curve concave Southerly with a radius of 410.00 feet and a central angle of 22°33'06"; thence Westerly, along the arc of said curve, 161.38 feet; thence S. 64°00'00"W., 139.87 feet to a point of curvature of a curve concave Northerly with a radius of 490.00 feet and a central angle of 29°00'00"; thence Westerly, along the arc of said curve, 38.01 feet; thence N. 87°00'00"W., 244.74 feet to a point of curvature of a curve concave Northeasterly with a radius of 470.00 feet and a central angle of 61°03'09"; thence Northwesterly, along the arc of said curve, 500.82 feet; thence West 207.38 feet; thence North 100.00 feet; thence West 25.00 feet; thence North 98.60 feet; thence West 27.49 feet; thence S. 54°30'00"W., 134.58 feet; thence S. 64°55'48"W., 120.38 feet; thence S. 74°08'01"W., 39.96 feet; thence S. 83°20'15"W., 113.60 feet; thence S. 87°32'15"W., 44.30 feet; thence N. 75°00'00"W., 400.27 feet to a line 60.00 feet East of and parallel with the West line of said Northeast Quarter (N.E. 1/4) of Section 11; thence N. 0°28'17"W., along said parallel line, 1329.35 feet to the said Point of Beginning.

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Gene Moore, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon property, that I find the title to the property is vested in Forest Hill Development Corp., Green Forest Hill Corporation and Loboge Corporation, N.V., as B.A. Summit Pines Venture, that the current taxes have been paid and that the property is encumbered by the mortgages shown hereon and that all mortgages are, shown and are true and correct.
9/14/85
Gene Moore, Attorney

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Felix Granados, Sr., Felix Granados, Jr., Lourdes Fernandez Acevedo de Miranda, Carlos Granados and Eugenio R. Fernandez to me well known and known to me to be the individual described in and who executed the foregoing instrument as Presidents and Vice Presidents of Forest Hill Development Corp., Green Forest Hill Corp., and Loboge Corp., N.V., a Netherland Antilles Corporation, Corporations, and severally acknowledged to and before me that they executed such instrument as such officers of said corporations, and that the seals affixed to this instrument are the corporate seals of said corporations and that they were affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporations.

WITNESS my hand and official seal this 22 day of July, 1985, A.D.
My Commission expires: Apr. 30, 1989

Pollicia A. Lockler
Notary Public

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 owners thereof and agrees that its mortgage which is recorded in Official Record Book 4515, Pages 1414-1436 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 Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 20th day of August, 1985.

Barnett Bank of South Florida
A National Banking Association
BY: Richard P. Finamore
Richard P. Finamore, President

ATTEST: Daniel J. O'Brien
Daniel J. O'Brien, Land Surveyor No. 1601
State of Florida

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared RICHARD P. FINAMORE and PERRY P. ALOXANDER to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Commercial Real Estate Loan Officer of Barnett Bank of South Florida, a National Banking Association, 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 20th day of August, 1985, A.D.

My Commission Expires: February 11, 1989
Florence H. Sammie
Notary Public

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that they are the holder of a mortgage upon the hereon described property and do hereby join in and consent to the dedication of the lands described hereon, by the owner thereof and agree that their mortgage which is recorded in Official Record Book 4515, Pages 1381 - 1391 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication hereon.

IN WITNESS WHEREOF WE: Christian Rey-Millet and Yves Jacques Rey-Millet do hereon set our hands and seals this 5th day of August, 1985, A.D.

WITNESSES:
AS TO BOTH: Christian Rey-Millet, Yves Jacques Rey-Millet

AS TO BOTH: Christian Rey-Millet, Yves Jacques Rey-Millet

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Yves Jacques Rey-Millet and Christian Rey-Millet, to me well known, and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 5th day of August, 1985, A.D.

My Commission expires: March 30, 1986
Robert M. Post
Notary Public

P.U.D. DATA:
TOTAL AREA OF PLAT: 29.678 AC
TOTAL UNITS: 104
DENSITY: 5.63 DU/ACRE

31
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10/26/85 at 9:45 AM, and duly recorded in Plat Book No. 52 on page 52/31-34
JOHN B. DUNKLE, Clerk (Seal)
J. O'Brien

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

APPROVAL
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record, this 8 day of October, 1985.
BY: Kenneth M. Adams, Chairman.
COUNTY ENGINEER

ATTEST: John B. Dunkle, Clerk
BY: H. F. Kahlert, P.E.
County Engineer
Deputy Clerk: Carl H. Compton

NOTES:
1. "P.C.P." indicates Permanent Control Point (P.C.P.)
2. "P.R.M." indicates Permanent Reference Monument (P.R.M.)
3. The North line of Section 11, Township 44 South, Range 42 East is assumed to bear East and all bearings shown are relative thereto.
4. Easement Notes:
A. No buildings or any kind of construction shall be placed on utility or drainage easements.
B. No structures, trees or shrubs shall be placed on drainage easements and maintenance easements.
C. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities and occupying same.
D. Where drainage and utility easements cross the drainage has preference.

4. This instrument was prepared by Daniel J. O'Brien in the office of O'Brien, Suiter & O'Brien, Inc., 2601 North Federal Highway, Delray Beach, Florida.
5. Building setbacks are as per approved Site Plan.

0435-300
Summit Pines #1 52/31
O'BRIEN, SUITER & O'BRIEN, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA
DATE: JAN. 1985
FIELD BOOK: M43
PAGE: 9
SHEET 1 OF 4
SCALE: NONE
ORDER NO: 84-7