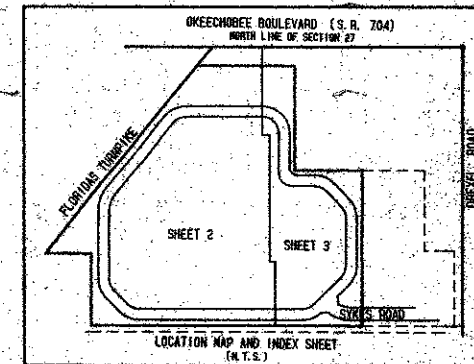


THE CLASSIC AT WEST PALM BEACH

A PORTION OF MEADS P. U. D.
IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

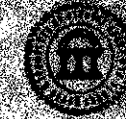
IN 3 SHEETS SHEET 1

MOCK, ROOS AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
WEST PALM BEACH, FLORIDA



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD IN PLAT BOOK 177, PAGE 158
ON 11-11-88 BY
MOCK, ROOS AND ASSOCIATES, INC.
WEST PALM BEACH, FLORIDA



DESCRIPTION
A CERTAIN PARCEL IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE DONALD L. WALKER COMMUNITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 17, 18, AND 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88-11-11 WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT BOOK 53, PAGES 17, 18, AND 19 ALSO BEING THE NORTH LINE OF THAT CERTAIN 30 FOOT WIDE PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2504, PAGE 1706, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 1254.06 FEET; THENCE NORTH 01-46-40 EAST, A DISTANCE OF 342.33 FEET; THENCE NORTH 88-11-11 WEST, A DISTANCE OF 219.96 FEET TO A POINT IN THE EASTERLY BIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE NORTH 41-01-53 EAST ALONG THE SAID EASTERLY BIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; A DISTANCE OF 1192.24 FEET TO A LINE PARALLEL WITH AND 90 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE SOUTH 88-18-09 EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 808.40 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 4554, PAGE 1536, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01-52-53 WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 499.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 88-18-09 EAST, A DISTANCE OF 808.40 FEET TO THE NORTHEAST CORNER OF SAID PLAT BOOK 53, PAGES 17, 18, AND 19; THENCE SOUTH 01-52-53 WEST ALONG THE WESTERLY LINE OF SAID PLAT BOOK 53, PAGES 17, 18, AND 19, A DISTANCE OF 735.09 FEET TO THE POINT OF BEGINNING, BEING THAT SAME PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4554, PAGE 1536.
CONTAINING 30.045 ACRES MORE OR LESS.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT ANREP SOUTHEAST, INC., A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON IN SECTION 27 OF TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS THE CLASSIC AT WEST PALM BEACH, BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
1. TRACT "A" AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES IS HEREBY DEDICATED TO MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "B" AS SHOWN HEREON FOR INGRESS/EGRESS, DRAINAGE AND UTILITIES IS HEREBY DEDICATED TO MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION (CATV) FACILITIES.
4. THE 20-FOOT BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR LANDSCAPING, OPEN SPACE AND STREET PURPOSES AND ARE HEREBY DEDICATED TO MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACTS "C-1", "C-2" AND "C-3" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION RESTRICTING THE DRAINAGE OF THE TRACTS AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

- LAKE TRACTS L-A, L-B, AND L-C AND TRACTS D AND D-1 FOR WATER MANAGEMENT PURPOSES ARE HEREBY DEDICATED TO MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND THE MAINTENANCE ACCESS EASEMENTS (M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D-1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATION, LANDSCAPE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E" (HOUSING TRACT) AS SHOWN HEREON IS HEREBY RESERVED UNTO ANREP SOUTHEAST, INC., ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE COMPENSATORY LITTORAL ZONE AS SHOWN HEREON IS HEREBY DEDICATED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES TO MEADS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A VIOLATION OF PALM BEACH COUNTY LAND ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR PHYSICALLY REMOVE DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY HEALTH UNIT.
- THE WELL SITES AND WATER LINE EASEMENTS AS SHOWN HAVE BEEN GRANTED TO THE COUNTY OF PALM BEACH OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS IN A NON-EXCLUSIVE PERPETUAL EASEMENT AS PROVIDED IN OFFICIAL RECORD BOOK 2619, PAGE 1976, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THE PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President and attested by its Executive Vice President and its corporate seal to be affixed hereto in and with the authority of its Board of Directors, this 11th day of January, 1988.

ANREP SOUTHEAST, INC.,
a Corporation of the State of Florida
Arthur J. Schneider
Vice President - Arthur J. Schneider

ATTEST: *Clyde Larimore*
Executive Vice President
Clyde Larimore

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF

BEFORE ME personally appeared Arthur J. Schneider and Clyde Larimore, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, as Vice President and Executive Vice President of Anrep Southeast, Inc., 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 11th day of January, 1988.

Richard Harris
Notary Public

My commission expires: August 24, 1992

TITLE CERTIFICATION
I, RICHARD HARRIS, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested to Anrep Southeast, Inc., that the current taxes have been paid, and I find that the property is free of encumbrances.

Richard Harris
J. RICHARD HARRIS
Attorney-at-Law

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF JANUARY, 1988.
Carol Elmore
BY: CAROL J. ELMORE, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
FOR PALM BEACH COUNTY

ATTEST:

JOHN G. DUNKLE, CLERK
BY: *John G. Dunkle*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF JANUARY, 1988.
Robert H. Walker
BY: ROBERT H. WALKER, COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE AS DIRECTED BY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I PLAN TO PERMANENTLY REFERENCE MONUMENTS HAVE BEEN PLACED ON THE PLAT AND (I.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AT THE LOCATION OF ROADS UNDER SUBMITTANCE TO PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPILER WITH ALL THE REQUIREMENTS OF CHAPTER 127, FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

11-11-88
DATE
Sanford J. Harris
SANFORD J. HARRIS
REGISTERED SURVEYOR NO. 1988
STATE OF FLORIDA

0396-002

THIS INSTRUMENT WAS PREPARED BY
STELLA K. SHAW
MOCK, ROOS & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
WEST PALM BEACH, FLORIDA

6/1/58

ANREP SOUTHEAST, INC.	ANREP SOUTHEAST, INC. NOTARY	COUNTY COMMISSIONER	COUNTY CLERK	COUNTY ENGINEER	SURVEYOR

THE CLASSIC AT W.P.B.