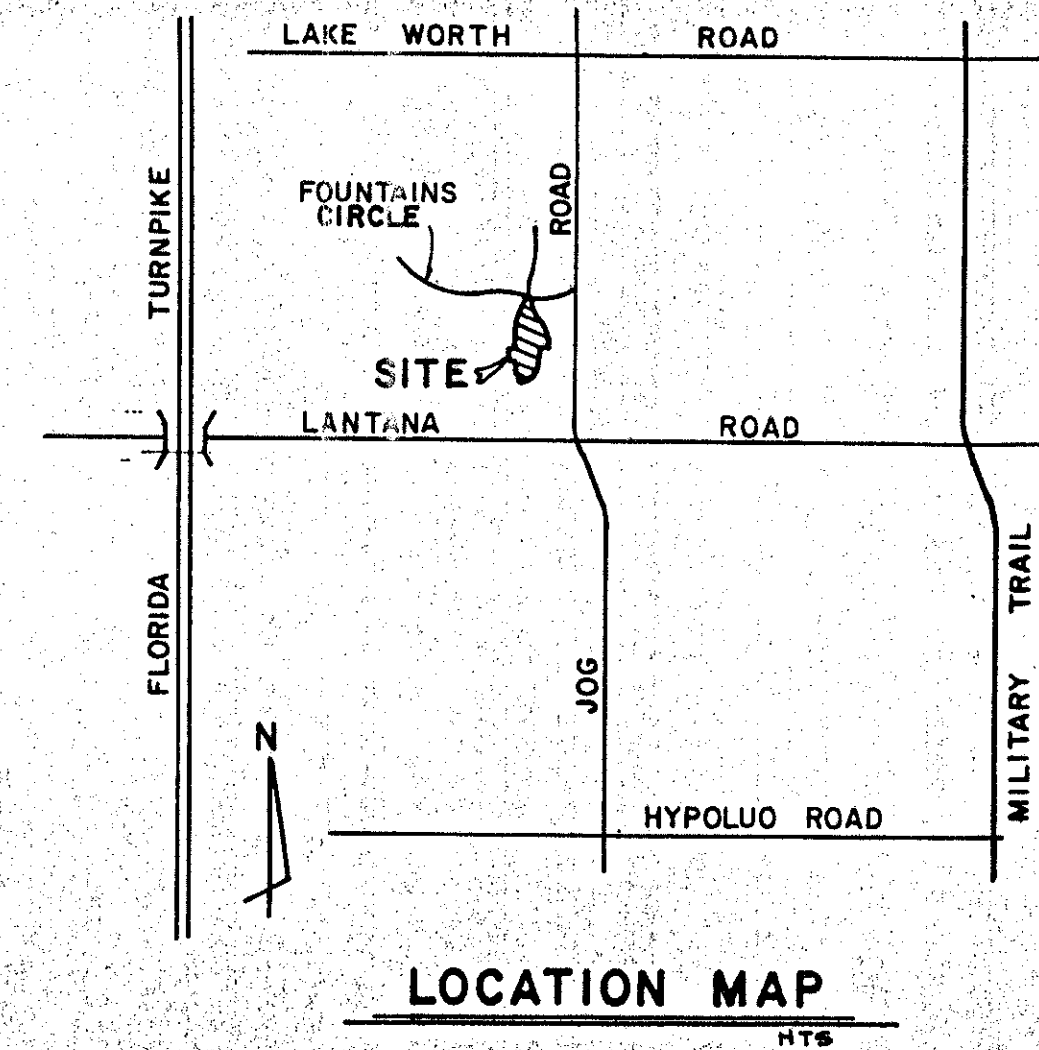


KEY MAP
NTS

P.U.D. 0244-011

THE ENCLAVE AT THE FOUNTAINS PLAT 1

BEING A REPLAT OF A PORTION OF TRACTS 34 THRU 37 AND 50 AND 51, BLOCK 31,
PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED
IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA, ALSO LYING IN SECTION
34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 4



LOCATION MAP
NTS

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:57
P.M. this 2 day of April, 1996
and duly recorded in Plat Book No. 77
on page 29-32
Dorothy H. Wilken, Clerk of the Circuit Court
By Dawn A. Martin, D.C.



COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 2 DAY OF April, 1996.

George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT ENCLAVE AT THE FOUNTAINS / RBG XXVII L.P., AN ILLINOIS LIMITED PARTNERSHIP QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII L.P., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 34 THRU 37 AND 50 AND 51, BLOCK 31, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE ENCLAVE AT THE FOUNTAINS PLAT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY QUARTER CORNER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE NORTH 87°23'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 682.94 FEET; THENCE NORTH 02°36'47" EAST, A DISTANCE OF 1175.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 17°00'00" WEST ALONG THE EAST LINE OF WATER MANAGEMENT TRACT 14 AS SHOWN ON THE PLAT OF THE FOUNTAINS SOUTH GOLF COURSE AS RECORDED IN PLAT BOOK 67, PAGES 18 THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 136.12 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SAID WATER MANAGEMENT TRACT 14 NORTH 18°00'00" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 75°00'00" EAST ALONG SAID WATER MANAGEMENT TRACT 14, A DISTANCE OF 85.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND WHOSE CHORD BEARS NORTH 00°30'00" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING THE EAST LINE OF WATER MANAGEMENT TRACT 14 AND GOLF TRACT 3 AS SHOWN ON SAID PLAT OF THE FOUNTAINS SOUTH GOLF COURSE HAVING A CENTRAL ANGLE OF 29°00'00" AND A RADIUS OF 1440.00 FEET, A DISTANCE OF 728.85 FEET; THENCE NORTH 14°00'00" EAST ALONG THE EAST LINE OF SAID GOLF TRACT 3, A DISTANCE OF 166.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOUNTAINS CIRCLE, AS RECORDED IN PLAT BOOK 49, PAGES 98 THRU 100 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 76°00'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 14°00'00" WEST ALONG THE WEST LINE OF GOLF TRACT 4 AS SHOWN ON SAID PLAT OF THE FOUNTAINS SOUTH GOLF COURSE, A DISTANCE OF 74.04 FEET; THENCE SOUTH 32°00'00" EAST ALONG SAID GOLF TRACT 4, A DISTANCE OF 278.54 FEET; THENCE SOUTH 16°00'00" EAST ALONG THE WEST LINE OF SAID GOLF TRACT 4, A DISTANCE OF 600.00 FEET; THENCE SOUTH 77°37'14" WEST ALONG SAID GOLF TRACT 4, A DISTANCE OF 302.88 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS SOUTH 20°52'30" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID GOLF TRACT 4 HAVING A CENTRAL ANGLE OF 02°15'00" AND A RADIUS OF 1360.00 FEET, A DISTANCE OF 59.40 FEET; THENCE SOUTH 22°00'00" EAST, A DISTANCE OF 113.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID GOLF TRACT 4 HAVING A CENTRAL ANGLE OF 25°53'53" AND A RADIUS OF 540.00 FEET, A DISTANCE OF 244.08 FEET; THENCE NORTH 82°53'12" WEST DEPARTING FROM SAID GOLF TRACT 4, A DISTANCE OF 62.09 FEET; THENCE NORTH 07°06'48" EAST, A DISTANCE OF 10.10 FEET; THENCE NORTH 82°53'12" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 07°06'48" EAST, A DISTANCE OF 106.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 24°08'48" AND A RADIUS OF 90.00 FEET, A DISTANCE OF 37.88 FEET; THENCE NORTH 17°00'00" WEST, A DISTANCE OF 85.23 FEET; THENCE SOUTH 73°00'00" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 17°00'00" WEST, A DISTANCE OF 10.10 FEET; THENCE SOUTH 73°00'00" WEST, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.975 ACRES MORE OR LESS.

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

1. STREETS

TRACT "A-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS (U.E.), AS 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 UTILITIES.

THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

THE ROOF OVERHANG AND MAINTENANCE EASEMENTS (R.O. & M.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS

TRACTS "A", "B", "C", AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE 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 PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME BY ITS DULY AUTHORIZED ATTORNEY - IN - FACT THIS 1ST DAY OF FEBRUARY, 1996.

ENCLAVE AT THE FOUNTAINS / RBG XXVII L.P., AN ILLINOIS LIMITED PARTNERSHIP, QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII, LTD.

BY: CLIFTON MANAGEMENT, INC. A FLORIDA CORPORATION ITS ATTORNEY - IN - FACT

ATTEST: PHILIP A. BINNS SECRETARY
BY: J. MARTIN CORDER PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. MARTIN CORDER AND PHILIP A. BINNS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF CLIFTON MANAGEMENT, INC., A FLORIDA CORPORATION, ATTORNEY - IN - FACT FOR ENCLAVE AT THE FOUNTAINS / RBG XXVII, L.P., AN ILLINOIS LIMITED PARTNERSHIP QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII, LTD., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION ON BEHALF OF SAID LIMITED PARTNERSHIP, 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 AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF FEBRUARY, 1996.

MY COMMISSION EXPIRES: Sherri B. Myers NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF 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 THEROF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8550 AT PAGE 291 AS LAST MODIFIED IN OFFICIAL RECORD BOOK 8864, PAGE 270 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6TH DAY OF JULY 1995.

CAPITAL BANK
A FLORIDA BANKING CORPORATION

WITNESS: *David H. Promoff* BY: *David H. Promoff*
DAVID H. PROMOFF, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CAPITAL BANK, A FLORIDA BANKING 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 6TH DAY OF JULY, 1995.

MY COMMISSION EXPIRES: *Edward A. Buzynski* NOTARY PUBLIC
10-3-99

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARVIN S. ROSEN, 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 TO ENCLAVE AT THE FOUNTAINS / RBG XXVII L.P., AN ILLINOIS LIMITED PARTNERSHIP, QUALIFIED TO TRANSACT BUSINESS IN FLORIDA UNDER THE NAME ENCLAVE AT THE FOUNTAINS / RBG XXVII, LTD., 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.

HONIGMAN MILLER SCHWARTZ AND COHN
BY: MARVIN S. ROSEN, P.A.
DATE: DEC. 31, 1995 BY: *Marvin S. Rosen* MARVIN S. ROSEN, PRESIDENT

DEDICATION

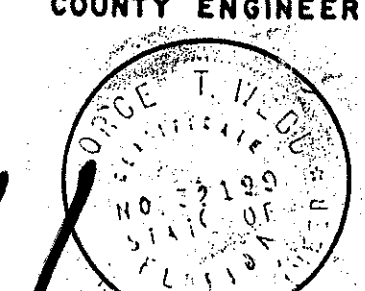
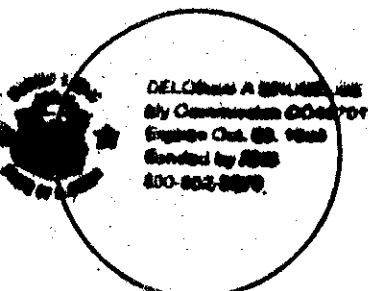
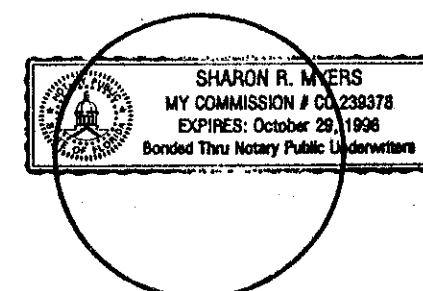
DEDICATION NOTARY

MORTGAGEE

MORTGAGEE NOTARY

SURVEYOR

COUNTY ENGINEER



PET. 81-114A
CURRENT
5/2/21
ZLL

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 7-12-95
Craig S. Pusey
CRAIG S. PUSEY, PROFESSIONAL SURVEYOR & MAPPER

LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JOHN STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD

PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

THE ENCLAVE AT THE
FOUNTAINS PLAT 1

0244-011

SUBDIVISION # THE ENCLAVE AT THE FOUNTAINS
 BOOK 77
 PAGE 29
 FLOOD MAP # 170A
 QUAD # 33
 ZONING RS
 SE 81-114
 ZIP CODE 33463
 P.U.D. NAME THE ENCLAVE AT THE FOUNTAINS