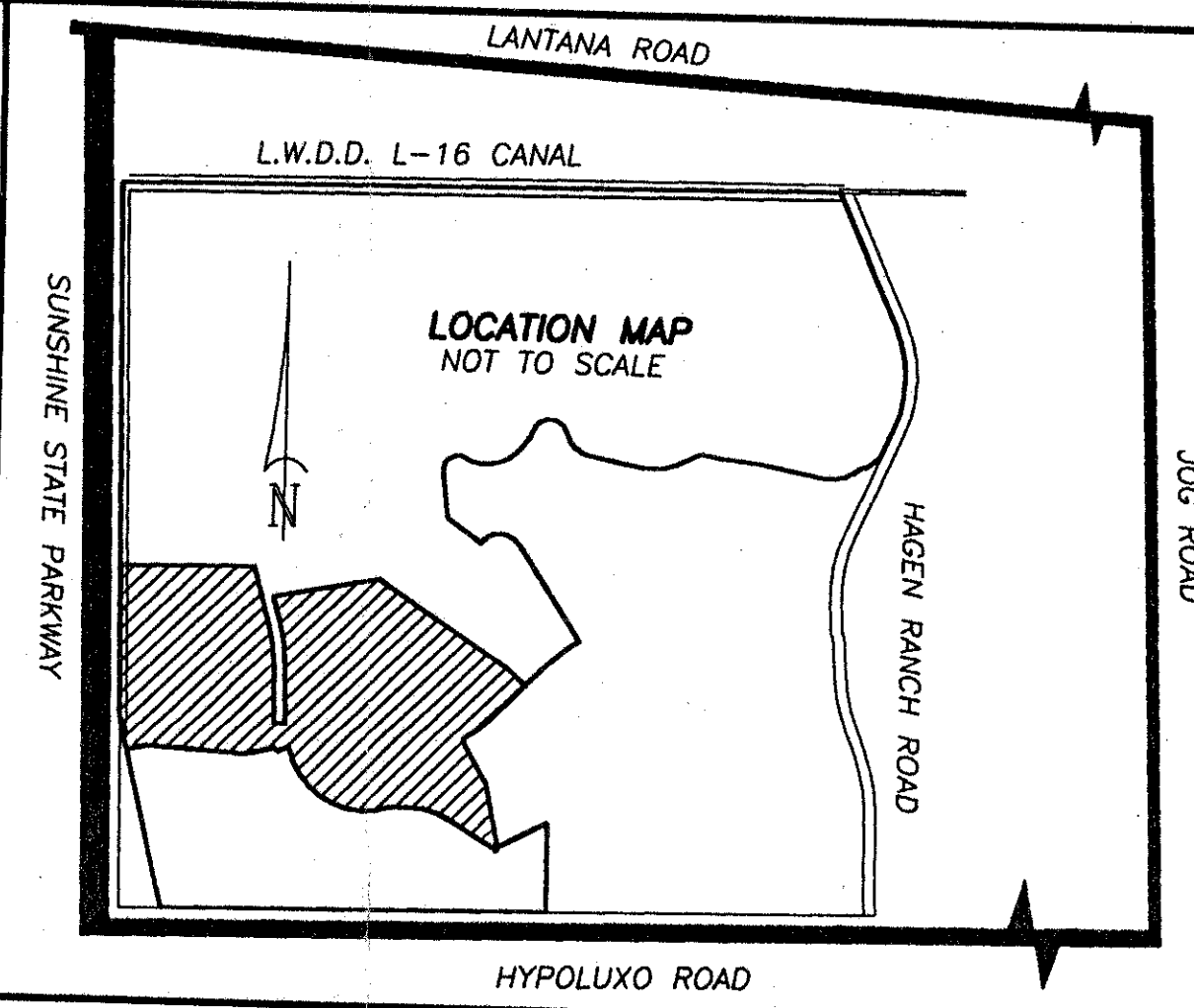


126

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 8:07am
this 5 day of August 1996
and duly recorded in Plat Book No. 77
on page 126-134
DOROTHY H. WILKIN, Clerk of Circuit Court
by *[Signature]* D.C.



0653-003
SMITH DAIRY WEST P.U.D.-PLAT No. 3
BEING A REPLAT OF PART OF BLOCK 38 OF PALM BEACH FARMS
COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES
45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 9 SHEETS
MARCH 1996

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS SMITH DAIRY WEST P.U.D. PLAT No. 3, BEING A REPLAT OF PART OF BLOCK 38 OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTIONS ALSO BEING PART OF BLOCK 38, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°19'28" WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 802.06 FEET; THENCE CONTINUING SOUTH 89°19'28" WEST, A DISTANCE OF 87.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6342, PAGE 457 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUING SOUTH 89°19'28" WEST, A DISTANCE OF 1837.75 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 4; THENCE SOUTH 89°18'59" WEST ALONG THE SAID NORTH LINE OF SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88°56'51" WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 544.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 16 OF BLOCK 38, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF SAID PUBLIC RECORDS, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No. 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°00'50" EAST ALONG A LINE CONNECTING THE WESTERLY LINES OF TRACTS 16, 17, 48, 49, 80 AND 81 OF SAID BLOCK 38, SAME LINE ALSO BEING 72.85 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY SHOWN ON RIGHT-OF-WAY MAP, STATION 2334+53.14 TO STATION 2342+94.41; THENCE SOUTH 3.2° SHEET 8 OF 13, A DISTANCE OF 2725.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°00'50" EAST ALONG SAID TRACT LINE, A DISTANCE OF 1079.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 81; THENCE SOUTH 13°31'10" EAST ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6531, PAGE 1839 OF SAID PUBLIC RECORDS, A DISTANCE OF 247.96 FEET TO THE NORTH LINE OF THE SMITH DAIRY WEST, P.U.D. - PLAT No. 1, AS RECORDED IN PLAT BOOK 76, PAGES 140-147 OF SAID PUBLIC RECORDS; THENCE NORTH 76°27'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 140.00 FEET; THENCE SOUTH 86°42'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 702.38 FEET; THENCE NORTH 77°25'30" EAST ALONG SAID NORTH LINE, A DISTANCE OF 212.90 FEET; THENCE SOUTH 60°46'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 33.33 FEET; THENCE NORTH 71°01'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 80.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 4°45'00", A DISTANCE OF 46.42 FEET; THENCE SOUTH 23°43'20" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 75°10'40", A DISTANCE OF 734.78 FEET; THENCE NORTH 81°08'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 96.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 39°22'00", A DISTANCE OF 474.08 FEET; THENCE SOUTH 59°32'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 361.67 FEET; THENCE NORTH 30°28'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 22.81 FEET; THENCE NORTH 11°14'27" WEST, A DISTANCE OF 444.57 FEET; THENCE NORTH 31°00'37" WEST, A DISTANCE OF 350.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 915.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°27'13", A DISTANCE OF 230.82 FEET; THENCE NORTH 44°32'10" EAST, A DISTANCE OF 362.00 FEET; THENCE NORTH 45°27'50" WEST, A DISTANCE OF 172.50 FEET; THENCE NORTH 56°18'50" WEST, A DISTANCE OF 1118.21 FEET; THENCE SOUTH 79°44'00" WEST, A DISTANCE OF 774.55 FEET; THENCE SOUTH 15°18'00" EAST, A DISTANCE OF 196.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1240.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'40", A DISTANCE OF 298.18 FEET; THENCE SOUTH 01°29'20" EAST, A DISTANCE OF 435.48 FEET; THENCE SOUTH 88°30'40" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 01°29'20" WEST, A DISTANCE OF 435.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'40", A DISTANCE OF 278.94 FEET; THENCE NORTH 15°18'00" WEST, A DISTANCE OF 317.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2130.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°56'50", A DISTANCE OF 109.56 FEET TO A NON-RADIAL INTERSECTION WITH A LINE THE POINT OF SAID CURVE BEARING NORTH 77°40'50" EAST AT SAID INTERSECTION; THENCE SOUTH 88°59'10" WEST ALONG SAID LINE, A DISTANCE OF 955.28 FEET TO THE POINT OF BEGINNING.

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

SMITH FARM BOULEVARD, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH FARM MASTER ASSOCIATION, INC. 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.

ASHBURN ROAD, KINGSLEY COURT, AND RIDGEFIELD LANE AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOREST VIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT No.3, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH FARM MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE 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 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 SMITH FARM MASTER ASSOCIATION, INC., 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACT "A", AS SHOWN HEREON, IS RESERVED FOR FUTURE SUBDIVISION AND DEVELOPMENT PURPOSES FOR MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SMITH FARM MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS 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 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.

TRACTS OS-3, OS-4, OS-5, OS-6, OS-7, OS-8 AND OS-9 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOREST VIEW VILLAGE HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT OS-1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH FARM MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT OS-2 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH FARM MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER, AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS B-1, B-2, AND B-3 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SMITH FARM MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF June, 1996.

ATTEST: *[Signature]* PHILLIPPE JOANISSE VICE PRESIDENT
BY: *[Signature]* MICHAEL GREENBERG PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILLIPPE JOANISSE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, 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 20 DAY OF June, 1996.

MY COMMISSION EXPIRES: *[Signature]* Sharon Rosenblum NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SMITH FARM MASTER 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 20 DAY OF June, 1996.

THE SMITH FARM MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]* T.R. BEER, PRESIDENT

MINTO COMMUNITIES, INC. SEAL
SMITH FARM MASTER ASSOCIATION, INC. SEAL
FOREST VIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. SEAL

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SMITH FARM MASTER 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 20 DAY OF June, 1996.

MY COMMISSION EXPIRES: *[Signature]* Sharon Rosenblum NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREST VIEW VILLAGE HOMEOWNERS 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 20 DAY OF June, 1996.

THE FOREST VIEW VILLAGE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]* T.R. BEER, PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE FOREST VIEW VILLAGE HOMEOWNERS 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 20 DAY OF June, 1996.

MY COMMISSION EXPIRES: *[Signature]* Sharon Rosenblum NOTARY PUBLIC

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. 177.07(2), F.S., THIS 2 DAY OF August, 1996.

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SMITH FARM MASTER 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 20 DAY OF June, 1996.

THE SMITH FARM MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]* T.R. BEER, PRESIDENT

MINTO COMMUNITIES, INC. SEAL
SMITH FARM MASTER ASSOCIATION, INC. SEAL
FOREST VIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. SEAL

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GOLD COAST TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY. THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT DEPICTED BY THIS PLAT.

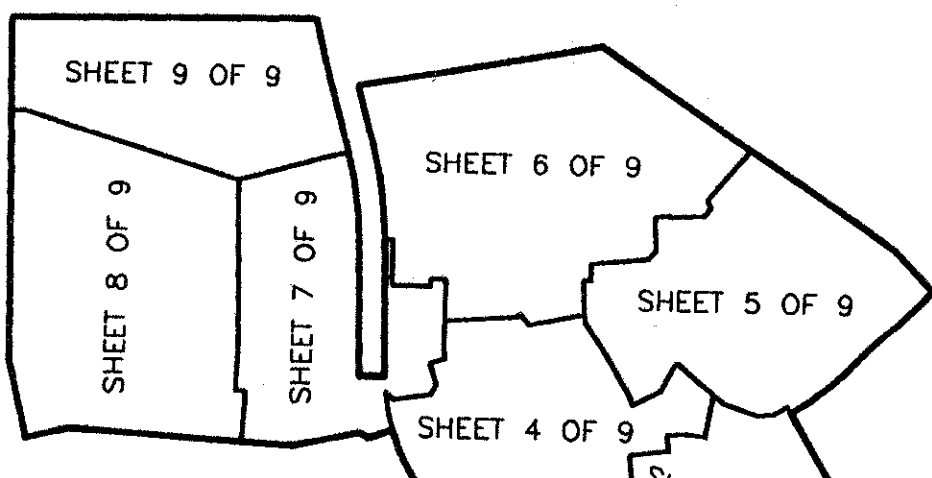
DATED: 6-20-96
[Signature] HARRY BRADLEY, VICE PRESIDENT
GOLD COAST TITLE COMPANY

SURVEYOR'S NOTES

- 1. PLAT POSITION AND ORIENTATION
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES ARE GROUND
G. SCALE FACTOR = 1.0000328
H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.L.S. 4828
- 3. PERMANENT CONTROL POINTS ARE SHOWN THUS: P.C.P. 4828
- 4. BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A GRID NAD 83, 1990 ADJUSTMENT BEARING OF SOUTH 01°00'50" EAST ALONG THE WEST LINE OF TRACTS 16, 17, 48, 49, 80 AND 81, BLOCK 38 PALM BEACH FARMS COMPANY PLAT No.3 (PER PLAT BOOK 2, PAGES 45 THROUGH 54) AS RELATED TO HYPOLUXO ROAD AS SHOWN ON HYPOLUXO ROAD RIGHT OF WAY MAP, PROJECT No.87098, DATED NOVEMBER, 1987
- 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 6. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 8. 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.
- 9. THE RIGHT, TITLE, INTEREST, CLAIM, AND DEMAND OF ABSOLUTE, INC., WEST PENINSULAR TITLE COMPANY, MINERAL LAND, INC. AND JOAN E. O'DELL AS TRUSTEE, TO PLATTED ROAD RIGHTS OF WAY OF PALM BEACH FARMS COMPANY PLAT No.3 WITHIN THE BOUNDARY OF THE PLAT SHOWN HEREON, WERE RELEASED TO CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE, THROUGH QUIT CLAIM DEEDS FILED AT OFFICIAL RECORD BOOK (O.R.B.) 8374, PAGE 1558, O.R.B. 8374, PAGE 1600, O.R.B. 8374, PAGE 1612, O.R.B. 8374, PAGE 1624.
- 10. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

PT. 94-77
ALDC #0001
5/3/96

PT. 94-77
SMITH DAIRY WEST PUD
PDS B+C
PDD D (TRACT A THIS
PUD) TO BE REPLATED



DATE: 6/25/96
[Signature] GARY A. RAGER, P.S.M.
LICENSE No. 4828
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

SCALE: NICK MILLER, INC. DRAWN BY:
DATE: MARCH 1996 Planning & Development Consultants CHK:

SMITH DAIRY WEST P.U.D.-PLAT No.3

2560 R.C.A. Blvd. • Suite 105
Palm Beach Gardens, Florida 33410 DRAWING NUMBER

SUBMISSION: SMITH DAIRY WEST
BOOK 77 PAGE 126
BLOCK ZONE B FLOOD MAP #70A
QUAD #49 ZONING PUD
SE 94-77 ZIP CODE 33467
PUD NAME SMITH DAIRY WEST