

PALM BEACH DOWNS REPLAT ONE

(P.U.D.)
BEING A REPLAT OF PALM BEACH DOWNS, AS SAME IS RECORDED IN PLAT BOOK 62,
PAGES 193-200 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.
JANUARY 1999
SHEET 2 OF 5

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GEOFFREY S. MOMBACH, 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 PBD 316 LIMITED PARTNERHIP AND PBD TRAINING LIMITED PARTNERSHIP; 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.

DATED As of Feb 2, 1999 BY: Geoffrey Mombach, P.c.
GEOFFREY S. MOMBACH
MOMBACH, BOYLE, & HARDIN, P.A.
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10083, PAGE 1060, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (AS AMENDED), 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF FEBRUARY, 1999.

COLONIAL BANK, AN ALABAMA BANKING CORPORATION, LICENCED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: [Signature] BY: [Signature]
MICHAEL P. IRVIN
TITLE: Vice-President
WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael P. Irvin, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF COLONIAL BANK, AN ALABAMA BANKING CORPORATION, LICENCED TO DO BUSINESS IN THE STATE OF FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEALS 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 18 DAY OF February, 1999.
MY COMMISSION EXPIRES: 11/9/2000

[Signature]
NOTARY PUBLIC
MARGARET B. GAINES
#CC 599868

MORTGAGEE'S CONSENT

PENNSYLVANIA
STATE OF ~~FLORIDA~~
COUNTY OF ~~PALM BEACH~~ MONTGOMERY

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 9901, PAGE 1826, OFFICIAL RECORD BOOK 9941, PAGE 1567, OFFICIAL RECORD BOOK 9941, PAGE 1584, OFFICIAL RECORD BOOK 10036, PAGE 44, AND OFFICIAL RECORD BOOK 10083, PAGE 1103, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (AS AMENDED), 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF MARCH, 1999.

TOLL BROS., INC.
A FLORIDA CORPORATION
BY: Edward D. Weber
EDWARD D. WEBER
TITLE: Vice President

WITNESS: [Signature]
WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ PENNSYLVANIA
COUNTY OF ~~PALM BEACH~~ MONTGOMERY

BEFORE ME PERSONALLY APPEARED Edward D. Weber, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF TOLL BROS., INC., A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEALS 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 4th DAY OF March, 1999.
MY COMMISSION EXPIRES: 6-2-2001

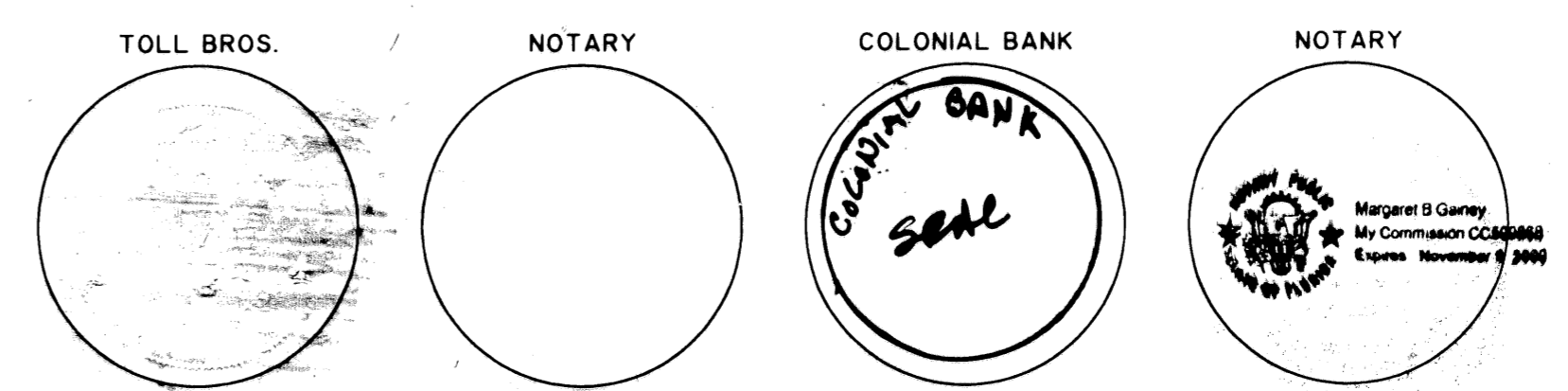
[Signature]
NOTARY PUBLIC
DAWN M. FOLEY

Notarial Seal
Dawn M. Foley, Notary Public
Lower Merion Township, Montgomery County
My Commission Expires June 2, 2001
Member, Pennsylvania Association of Notaries

SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS LB 4396 (P.R.M.)
 DENOTES FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)
- 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.
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°08'33" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- LEGEND
 - R DENOTES RADIUS
 - P.B. DENOTES PLAT BOOK
 - PGS. DENOTES PAGES
 - L DENOTES ARC LENGTH
 - Δ DENOTES DELTA ANGLE
 - C/L DENOTES CENTERLINE
 - P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - O.R.B. DENOTES OFFICIAL RECORD BOOK
 - FND. DENOTES FOUND
 - D.E. DENOTES DRAINAGE EASEMENT
 - U.E. DENOTES UTILITY EASEMENT
 - L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT
 - C.B. DENOTES CHORD BEARING
- BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

STATION: Palm Beach Downs
PLAT: 148
PAGE: 148
BOOK: 10083
PAGE: 10036
DATE: 01-07
ZIP CODE: 33446
PLAT NAME: Palm Beach Downs



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PALM BEACH DOWNS REPLAT ONE