

PRESERVE AT CRESTWOOD LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF TRACT 'D' AND A PORTION OF TRACT 'A', STRATHMORE GATE-WEST, UNIT ONE, RECORDED IN PLAT BOOK 41, PAGE 164, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

DEDICATION: STATE OF FLORIDA ) COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS 'PRESERVE AT CRESTWOOD', SAID PARCEL LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF TRACT 'D' AND A PORTION OF TRACT 'A', STRATHMORE GATE-WEST, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 164, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY BOUNDARY CORNER OF STRATHMORE GATE WEST UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 132, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 36°03'47" WEST, ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 46.09 FEET; THENCE, NORTH 73°23'27" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 144.67 FEET; THENCE, NORTH 02°47'31" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 190.91 FEET; THENCE, NORTH 35°39'42" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 20.08 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 162.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 35°39'42" WEST, THENCE, WESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 32°52'11", A DISTANCE OF 92.94 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 87°12'29" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 80.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 162.00 FEET, THENCE, WESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT AND ITS WESTERLY PROLONGATION, THROUGH A CENTRAL ANGLE OF 40°45'17", A DISTANCE OF 115.23 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 5°20'14" WEST, ALONG A LINE 24.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE BOUNDARY OF SAID PLAT, A DISTANCE OF 113.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 138.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND ALONG A LINE 24.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIAL TO, THE BOUNDARY OF SAID PLAT AND THE BOUNDARY OF STRATHMORE GATE WEST, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 83, SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 38°19'58", A DISTANCE OF 87.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 162.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND CONTINUING ALONG A LINE 24.00 FEET SOUTHERLY OF, AS MEASURED RADIAL TO, THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, THROUGH A CENTRAL ANGLE OF 36°19'59", A DISTANCE OF 102.73 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 52°02'14" WEST, ALONG A LINE 24.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, A DISTANCE OF 134.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 162.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO AND ITS SOUTHEASTERLY PROLONGATION, THROUGH A CENTRAL ANGLE OF 94°33'51", A DISTANCE OF 267.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, THROUGH A CENTRAL ANGLE OF 82°47'37", A DISTANCE OF 36.13 FEET TO A POINT OF TANGENCY; THENCE, NORTH 40°16'00" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, THROUGH A CENTRAL ANGLE OF 33°40'59" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, THROUGH A CENTRAL ANGLE OF 162.00 FEET, THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, THROUGH A CENTRAL ANGLE OF 24°32'39", A DISTANCE OF 69.40 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 15°43'21" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, A DISTANCE OF 194.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 312.00 FEET, THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT TWO, THROUGH A CENTRAL ANGLE OF 22°30'41", A DISTANCE OF 122.58 FEET TO THE INTERSECTION THEREOF WITH THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT ONE; THENCE, NORTH 90°00'00" WEST, ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT ONE, A DISTANCE OF 4.39 FEET; THENCE, SOUTH 74°18'39" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF STRATHMORE GATE WEST, UNIT ONE, A DISTANCE OF 189.73 FEET; THENCE, NORTH 32°03'40" WEST, DEPARTING SAID PLAT BOUNDARY, A DISTANCE OF 116.66 FEET TO A BOUNDARY CORNER OF SAID TRACT 'D' OF SAID PLAT OF STRATHMORE GATE WEST, UNIT ONE; THENCE, NORTH 57°45'25" WEST, ALONG THE BOUNDARY OF SAID TRACT 'D', A DISTANCE OF 142.36 FEET; THENCE, NORTH 79°45'00" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 'D', A DISTANCE OF 27.07 FEET; THENCE, NORTH 10°15'00" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 'D', A DISTANCE OF 10.93 FEET; THENCE, NORTH 57°45'25" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 'D', A DISTANCE OF 78.45 FEET; THENCE, NORTH 89°05'22" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 'D', A DISTANCE OF 90.00 FEET; THENCE, SOUTH 59°25'51" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 'D', A DISTANCE OF 90.00 FEET; THENCE, SOUTH 01°29'47" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 'D', A DISTANCE OF 128.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 440.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 10°23'12" WEST; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID TRACT 'D' AND ITS SOUTHEASTERLY PROLONGATION, THROUGH A CENTRAL ANGLE OF 100°41'22", A DISTANCE OF 773.24 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 21°04'34" WEST, A DISTANCE OF 272.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°06'48", A DISTANCE OF 380.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,595.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'24", A DISTANCE OF 117.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°15'24", A DISTANCE OF 62.18 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 38°30'00" EAST, A DISTANCE OF 136.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°30'00", A DISTANCE OF 55.41 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 78°00'00" EAST, A DISTANCE OF 210.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°00'00", A DISTANCE OF 52.36 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 18°00'00" EAST, A DISTANCE OF 214.69 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°05'22", A DISTANCE OF 124.07 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 89°05'22" EAST, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°55'37", A DISTANCE OF 90.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°55'37", A DISTANCE OF 181.26 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 89°05'22" EAST, A DISTANCE OF 110.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°22'32", A DISTANCE OF 114.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°24'07", A DISTANCE OF 99.14 FEET TO THE POINT OF BEGINNING, CONTAINING: 20.00 ACRES, MORE OR LESS.

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

- 1. TRACT "R" (ROADWAY), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET, UTILITY AND DRAINAGE 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 THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
2. 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 FACILITIES.
3. 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 PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE DRAINAGE FACILITIES.
4. A UTILITY EASEMENT OVER ALL OF TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER FACILITIES.
5. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPING AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
6. TRACT "O-1" AND TRACT "O-2" (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRESERVATION AREA FOR FORESTED WETLANDS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
7. THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
8. THE EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR EMERGENCY VEHICLE INGRESS/EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
9. THE 5.00 FOOT LIMITED ACCESS EASEMENT (L.A.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 29th DAY OF May, 2002.

ROYAL PROFESSIONAL BUILDERS, INC. A FLORIDA CORPORATION

ATTEST: Kenneth A. Treadwell, SECRETARY; Wallace D. Sanger, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND KENNETH A. TREADWELL WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ROYAL PROFESSIONAL BUILDERS, A FLORIDA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF May, 2002.

MY COMMISSION EXPIRES: 06/01/02 BY: Robert Jones, NOTARY PUBLIC; SEAL: CC 734740

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION 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 29th DAY OF May, 2002.

THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Robert Jones, SECRETARY; Wallace D. Sanger, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND ROBERT JONES, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE PRESERVE AT CRESTWOOD HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 29th DAY OF May, 2002.

MY COMMISSION EXPIRES: 1/8/06 BY: Kenneth A. Treadwell, NOTARY PUBLIC; SEAL: DD079485

MORTGAGEE'S CONSENT:

STATE OF FLORIDA ) COUNTY OF )

FIRST INDIANA BANK, A NATIONAL BANKING ASSOCIATION, 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 13521 AT PAGE 276, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIRST INDIANA BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN A. CARLSON, ITS VICE PRESIDENT, AND ITS ASSOCIATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF May, 2002.

FIRST INDIANA BANK, N.A. A NATIONAL BANKING ASSOCIATION

BY: Brian A. Carlson, VICE PRESIDENT

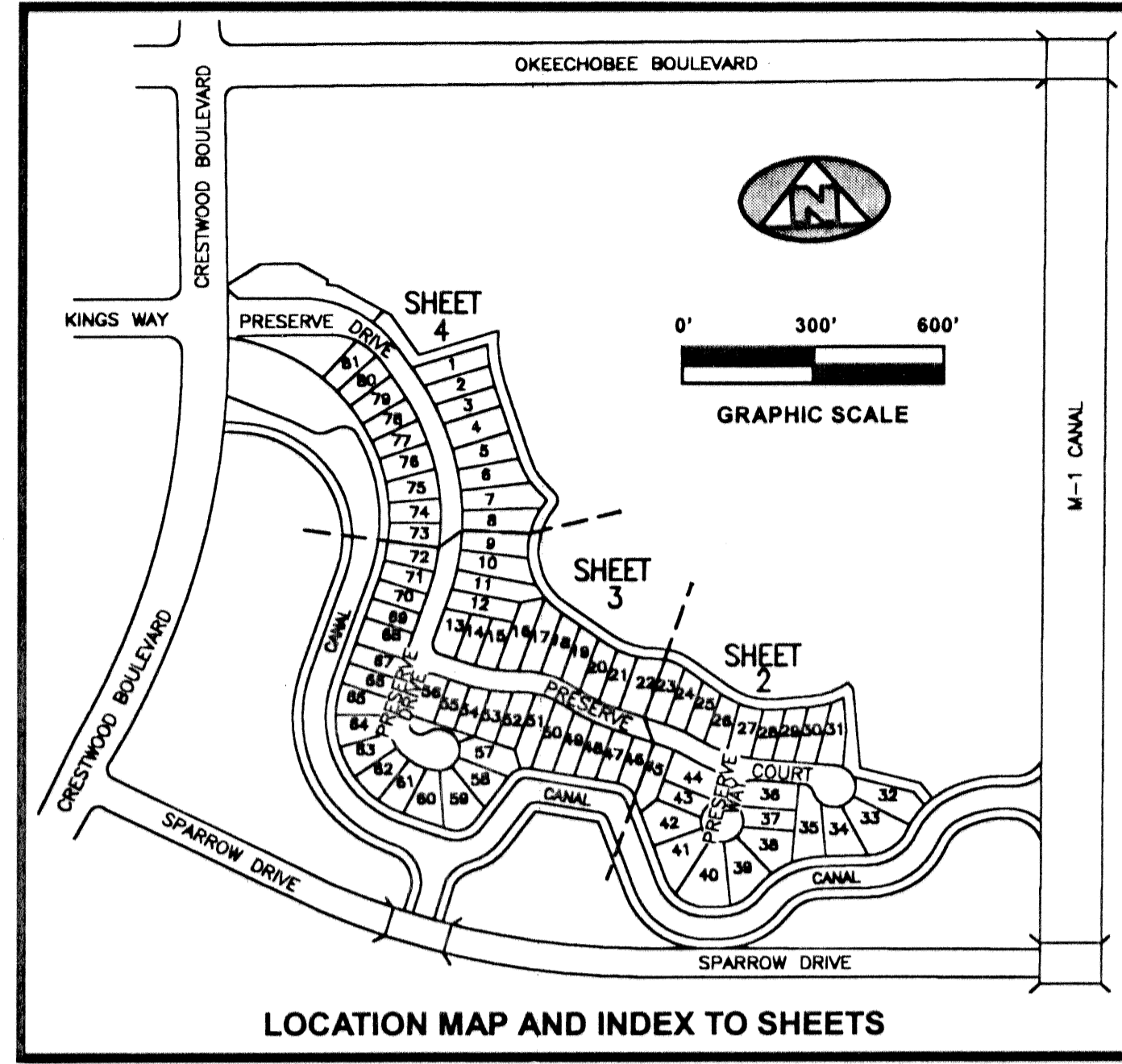
ACKNOWLEDGMENT:

STATE OF FLORIDA ) COUNTY OF )

BEFORE ME PERSONALLY APPEARED BRIAN A. CARLSON WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED FLORIDA DRIVER'S AND LICENSE RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT OF FIRST INDIANA BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF May, 2002.

MY COMMISSION EXPIRES: 1/8/06 BY: Kenneth A. Treadwell, NOTARY PUBLIC; SEAL: DD079485



SURVEYOR'S NOTES:

- 1. THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 01°29'47" WEST ALONG THE WEST LINE OF TRACT 'D', STRATHMORE GATE WEST, UNIT ONE.
2. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE BENEFICIARIES OF SUCH EASEMENT DESIGNATED IN THE DEDICATIONS AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A WATERWAY MAINTENANCE EASEMENT.

TITLE CERTIFICATION:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

I, ROBERT JONES, 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 IN ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, 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.

DATE: May 29, 2002 NAME: Robert Jones, ATTORNEY AT LAW MEMBER OF THE FLORIDA BAR

VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

VILLAGE COUNCIL: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF June, 2002. BY: David Lodwick, MAYOR

VILLAGE ENGINEER:

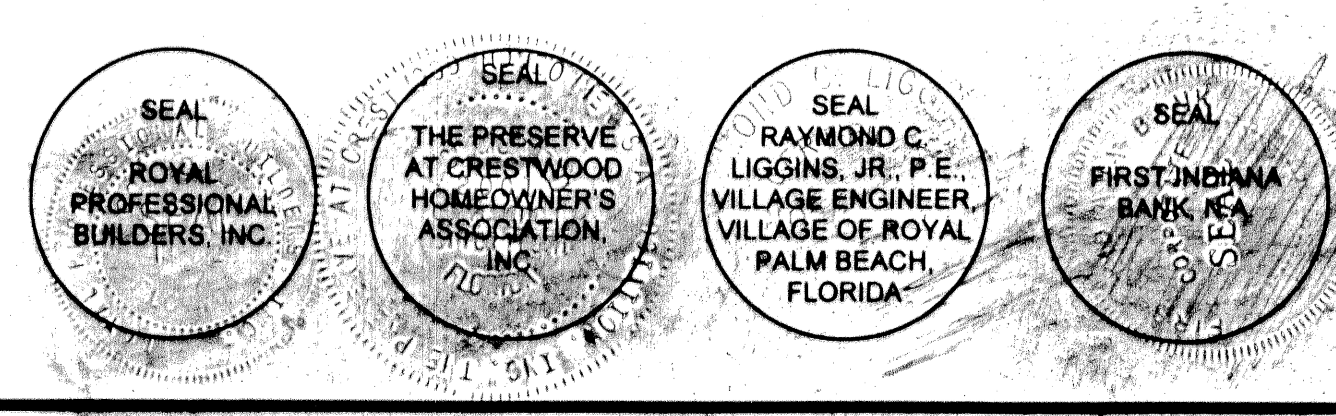
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF June, 2002. BY: Raymond C. Liggins Jr., P.E., VILLAGE ENGINEER

ATTEST: Mary Ann Gould, VILLAGE CLERK

CERTIFICATE OF REVIEW:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: Norman J. Howard, 6-03-02, FLORIDA LICENSE NO. 5776



SURVEYOR'S CERTIFICATION: I HEREBY 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FLORIDA, 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 THE VILLAGE OF ROYAL PALM BEACH. BY: Wm. R. Van Campen, P.S.M. 2424 DATED THIS 28th DAY OF May, 2002.

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404. PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm