

ABBEY PARK PLAT NO. 6

A REPLAT OF A PORTION OF ABBEY PARK PLAT NO. 5, PLAT BOOK 65, PAGES 89 AND 90, A PART OF ABBEY PARK A PLANNED UNIT DEVELOPMENT
IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MAY 2002 SHEET 1 OF 2 SHEETS

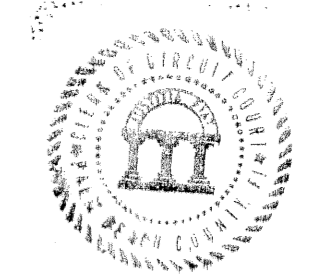
112

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR
RECORD AT 3:19 P.M.
THIS 20th DAY OF
February, A.D., 2003 AND
DULY RECORDED IN PLAT BOOK
91 ON PAGES 112 AND
113

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT

By: *[Signature]* DC



DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PINNACLE AT ABBEY PARK, LTD., A FLORIDA LIMITED PARTNERSHIP AND AURORA INVESTMENTS III, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST (11/44/42), PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABBEY PARK PLAT NO. 6, A REPLAT OF A PORTION OF ABBEY PARK PLAT NO. 5, PLAT BOOK 65, PAGES 89 AND 90, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABBEY PARK PLAT No. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 134 AND 135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-8; THENCE, NORTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-8, A DISTANCE OF 698.54 FEET; THENCE, NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 153.97 FEET; THENCE, NORTH 40 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.95 FEET; THENCE, NORTH 12 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 77.39 FEET; THENCE, NORTH 71 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 67.31 FEET; THENCE, SOUTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 77.04 FEET; THENCE, NORTH 45 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 53.39 FEET; THENCE, NORTH 09 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 92.10 FEET; THENCE, SOUTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 90.93 FEET; THENCE, NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 139.70 FEET TO A POINT; SAID POINT BEING THE POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF ABBEY PARK PLAT No. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 180 AND 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 189.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 17 DEGREES 16 MINUTES 48 SECONDS EAST, THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY BOUNDARY OF ABBEY PARK PLAT No. 3, THROUGH A CENTRAL ANGLE OF 09 DEGREES 17 MINUTES 12 SECONDS, A DISTANCE OF 30.63 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 63 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.87 FEET; THENCE, SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 169.90 FEET; THENCE, SOUTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 155.30 FEET TO A POINT ON THE EAST LINE OF SAID ABBEY PARK PLAT No. 4; THENCE, SOUTH 33 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 56.00 FEET; THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.00 FEET; THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 104.00 FEET; THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 78.00 FEET; THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 239,977 SQUARE FEET OR 5.509 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON:
ROADWAY TRACT A ... (CONTINUED ON SHEET 2)

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR PINNACLE AT ABBEY PARK, LTD., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PINNACLE AT ABBEY PARK, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 2-FOOT ROOF OVERHANG EASEMENT SHOWN HEREON, IS HEREBY RESERVED FOR PINNACLE AT ABBEY PARK, LTD., ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND ROOF OVERHANG PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PINNACLE AT ABBEY PARK, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PHG-ABBEY, LLC THIS 19th DAY OF December, 2002.

PINNACLE AT ABBEY PARK, LTD.,
A FLORIDA LIMITED PARTNERSHIP
BY: PHG-ABBEY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS SOLE GENERAL PARTNER

WITNESS: *[Signature]*
NAME: *[Name]*
BY: *[Signature]*
NAME: DAVID DEUTCH, VICE PRESIDENT

WITNESS: *[Signature]*
NAME: VILMA CRISCIEN

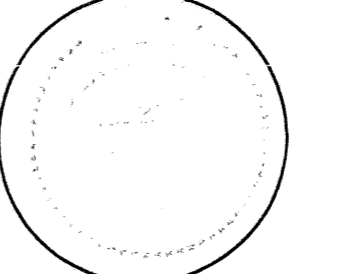
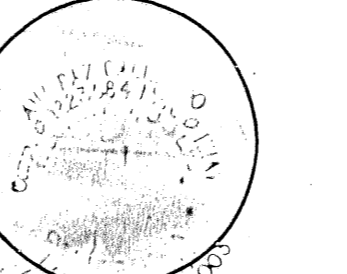
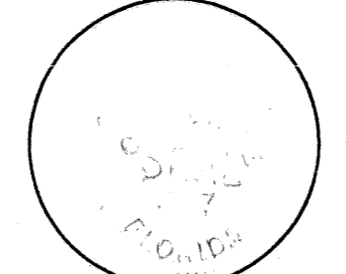
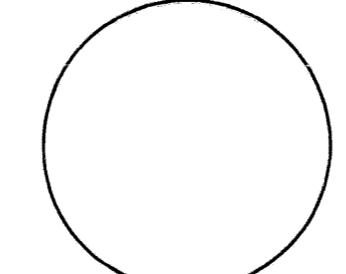
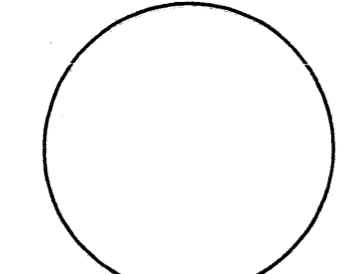
IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF DECEMBER, 2002.

AURORA INVESTMENTS III, INC.,
A FLORIDA CORPORATION

WITNESS: *[Signature]*
NAME: BONNIE CHAUVIN
BY: *[Signature]* V.P.
NAME: LENNARD J. KLIGLER, VICE PRESIDENT

WITNESS: *[Signature]*
NAME: CHARLES PATTERSON

SUBDIVISION ABBEY PARK PL. 6
BOOK 97
FLOOD ZONE B
QUAD # 97
SE
TAZ 289
FUD NAME ABBEY PARK



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID DEUTCH WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 2002.

MY COMMISSION EXPIRES: 9/8/04
[Signature]
RISSETTE CANTILLO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 959672

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LENNARD J. KLIGLER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF AURORA INVESTMENTS III, 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 19th DAY OF December, 2002.

MY COMMISSION EXPIRES: 7/23/03
[Signature]
BONNIE CHAUVIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 84272

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13568, AT PAGE 1166, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ALLIANT CREDIT FACILITY, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ALLIANT, INC., A FLORIDA CORPORATION, THIS 23rd DAY OF JANUARY, 2003.

ALLIANT CREDIT FACILITY, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: ALLIANT, INC., A FLORIDA CORPORATION, ITS
GENERAL PARTNER

WITNESS: *[Signature]*
NAME: *[Name]*
VICE PRESIDENT
WITNESS: *[Signature]*
NAME: JAMES C. JENKINS

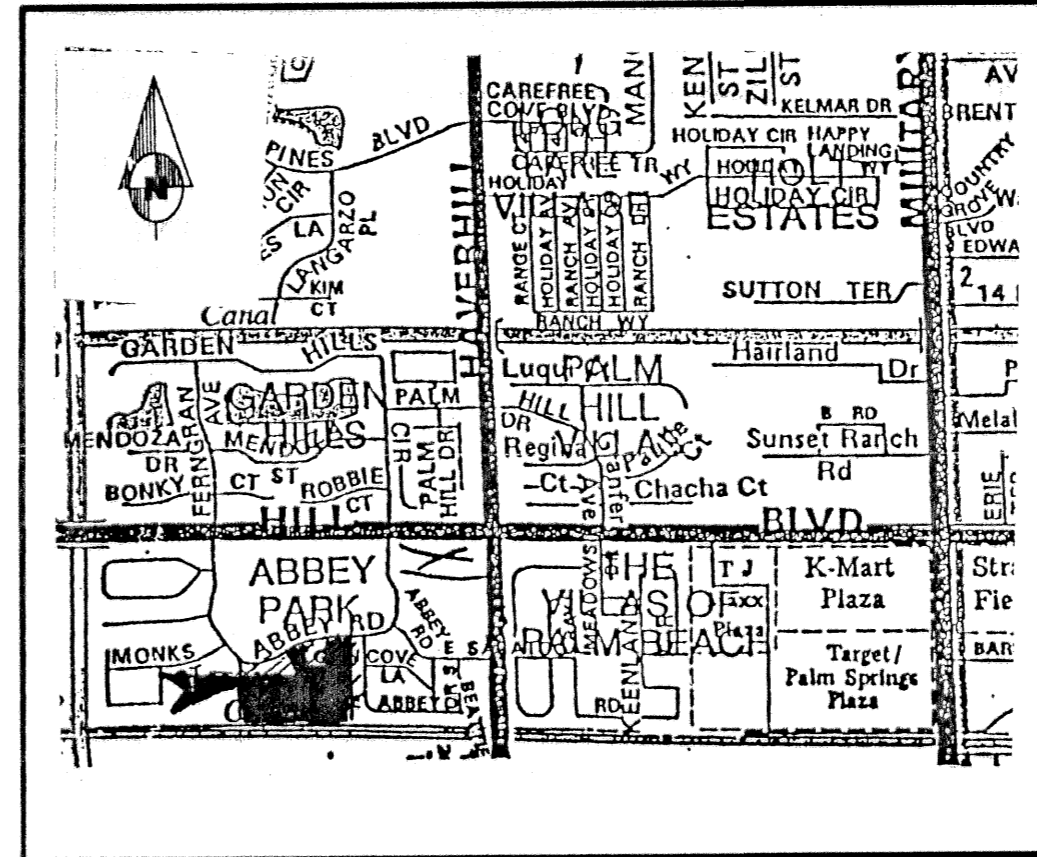
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES C. JENKINS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ALLIANT, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF ALLIANT CREDIT FACILITY, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 23rd DAY OF JANUARY, 2003.

MY COMMISSION EXPIRES: Dec 31st, 2004
[Signature]
KIMBERLY B. STOCKS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 985364



LOCATION MAP
NOT TO SCALE

NOTES:
COORDINATES, BEARINGS, & DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1988 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000035
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
BEARING ROTATION PLAT TO GRID 01°30'42" CLOCKWISE

RELEASE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE POINTE CLUB CONDOMINIUM ASSOCIATION, INC. HEREBY RELEASES THE DEDICATION FOR TRACTS "B", "C", AND "D" IN ACCORDANCE WITH ABBEY PARK PLAT NO. 5, AS RECORDED IN PLAT BOOK 65, PAGES 89 AND 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THIS 19th DAY OF DECEMBER, 2002.

WITNESS: *[Signature]*
NAME: *[Name]*
BY: *[Signature]*
CRISTINA BARDI
PRESIDENT

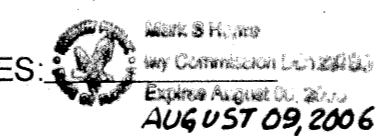
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CRISTINA BARDI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE POINTE CLUB CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 19th DAY OF DECEMBER, 2002.

MY COMMISSION EXPIRES: *[Signature]*
MARK B. HORNE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD123780



THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH LAKE WORTH, FLORIDA, 33463

NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF FOREST HILL BOULEVARD (STATE ROAD 802).
- 2. = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. # 2297 UNLESS OTHERWISE NOTED.
- 3. = DENOTES SET PERMANENT CONTROL POINT (P.C.P.) P.L.S. # 2297 UNLESS OTHERWISE NOTED.
- 4. NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE.
- 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- 7. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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 YET RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PATRICIA K. GREEN, 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 PINNACLE AT ABBEY PARK, LTD., A FLORIDA LIMITED PARTNERSHIP, AND AURORA INVESTMENTS III, 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 12-26-02
BY: *[Signature]*
PATRICIA K. GREEN, ESQ.
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

COUNTY ENGINEER

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 18th DAY OF February, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S.

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

SURVEYOR & MAPPER'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 PLAT 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., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

PAUL J. FOTORNY, P.S.M.
DAILEY-FOTORNY, INC., L.B. NO. 1376
LICENSE NO. 2297
STATE OF FLORIDA

Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite B - Lake Worth FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8963