0723-003

20050385135

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

JANUARY 2005 SHEET 1 OF 8

69

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:45 P.M. THIS 22nd DAY OF June A.D. 2005 AND DULY RECORDED IN PLAT BOOK 105 ON PAGES 69 AND 76

Sharon R. Bock
CLERK AND COMPTROLLER
BY: ______ D.C.

COUNTY SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EMERALD LAKE APARTMENTS, LLC , A FLORIDA LIMITED LIABILITY COMPANY AND EMERALD LAKE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "EMERALD LAKE TOWNHOMES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A1, TRACT A2, TRACT C, WATER MANAGEMENT TRACT #1, WATER MANAGEMENT TRACT #2, RECREATION TRACT 3, RECREATION TRACT 4, RECREATION TRACT 5, RECREATION TRACT 6 AND CONSERVATION TRACT, EMERALD LAKE, A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D., PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 53.808 ACRES, MORE OR LESS.

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

1) ROAD TRACT 1 AND ROAD TRACT 2, AS SHOWN HEREON, ARE RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ROAD TRACT 2 IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 12936, PAGE 1328, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2) WATER MANAGEMENT TRACT 1 AND WATER MANAGEMENT TRACT 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. WATER MANAGEMENT TRACT 1 IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17792, PAGE 1823, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3) THE CONSERVATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM, PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

4) DRAINAGE EASEMENTS (DE), 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 EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5) LAKE MAINTENANCE EASEMENTS (LME), AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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. 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6) THE LAKE MAINTENANCE ACCESS EASEMENT (LMAE), AS SHOWN HEREON, IS HEREBY RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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. 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7) RECREATION TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR EMERALD LAKE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8) RECREATION TRACT 2, RECREATION TRACT 3 AND RECREATION TRACT 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9) BUFFER TRACT 1 AND BUFFER TRACT 2 AS SHOWN HEREON ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10) OPEN SPACE TRACT 1 (OS-1), OPEN SPACE TRACT 2 (OS-2), OPEN SPACE TRACT 3 (OS-3), OPEN SPACE TRACT 4 (OS-4), OPEN SPACE TRACT 5 (OS-5), OPEN SPACE TRACT 6 (OS-6), OPEN SPACE TRACT 7 (OS-7), OPEN SPACE TRACT 8 (OS-8), OPEN SPACE TRACT 9 (OS-9), OPEN SPACE TRACT 10 (OS-10), OPEN SPACE TRACT 11 (OS-11), OPEN SPACE TRACT 12 (OS-12) AND OPEN SPACE 13 (OS-13) AS SHOWN HEREON ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. OPEN SPACE TRACT 1 (OS-1) AND OPEN SPACE TRACT 2 (OS-2) ARE SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 12936, PAGE 1328, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

11) BUFFER EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12) UTILITY EASEMENTS (UE) 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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13) THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

14) THE PALM BEACH COUNTY UTILITY EASEMENT'S IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS PLAT SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALL OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-MANAGING MEMBERS AND ITS COMPANY SEAL TO BE AFFIXED HERETO THIS 1st DAY OF APRIL 2005.

EMERALD LAKE APARTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY GRAYHAWK DEVELOPMENT CORPORATION, ITS CO-MANAGING MEMBER

BY: R.B. Horner
ROBERT B. HORNER, JR., ITS CO-MANAGING MEMBER

BY: L. Hawkins
LAWRENCE B. HAWKINS, PRESIDENT GRAYHAWK DEVELOPMENT CORPORATION

WITNESS: Kirk Breakey
PRINTED NAME: KIRK BREAKEY

WITNESS: Deborah A. Barreto
PRINTED NAME: Deborah A. Barreto

WITNESS: Marcy Jones
PRINTED NAME: MARCY JONES

WITNESS: Kirk Breakey
PRINTED NAME: KIRK BREAKEY

WITNESS: Marcy Jones
PRINTED NAME: MARCY JONES

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

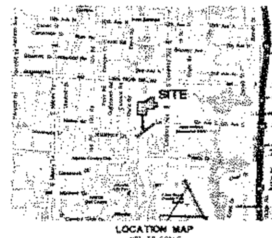
BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS AND ROBERT B. HORNER, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAYHAWK DEVELOPMENT CORPORATION, CO-MANAGING MEMBER OF EMERALD LAKE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CO-MANAGING MEMBER OF EMERALD LAKE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RESPECTIVELY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April, 2005.

MY COMMISSION EXPIRES: 10/25/2007 Deborah A. Barreto
DATE NOTARY PUBLIC

Deborah A. Barreto
DD 259175

SEAL NOTARY PUBLIC SEAL



LOCATION MAP
NOT TO SCALE

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 4th DAY OF APRIL, 2005.

EMERALD LAKE DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY GRAYHAWK DEVELOPMENT CORPORATION, ITS MANAGING MEMBER

WITNESS: Deborah A. Barreto
PRINTED NAME: Deborah A. Barreto

BY: L. Hawkins
LAWRENCE B. HAWKINS, PRESIDENT GRAYHAWK DEVELOPMENT CORPORATION

WITNESS: Kirk Breakey
PRINTED NAME: KIRK BREAKEY

Marcy Jones
MARCY JONES

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

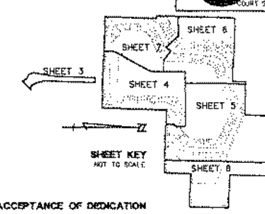
BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAYHAWK DEVELOPMENT CORPORATION, MANAGING MEMBER OF EMERALD LAKE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, 2005.

MY COMMISSION EXPIRES: 10/25/07 Deborah A. Barreto
DATE NOTARY PUBLIC

Deborah A. Barreto
DD 259175

SEAL NOTARY PUBLIC



SHEET KEY
NOT TO SCALE

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

EMERALD LAKE MASTER 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 4th DAY OF APRIL, 2005

EMERALD LAKE MASTER ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: L. Hawkins
LAWRENCE B. HAWKINS, PRESIDENT

WITNESS: Deborah A. Barreto
PRINTED NAME: Deborah A. Barreto

WITNESS: Kirk Breakey
PRINTED NAME: KIRK BREAKEY

Marcy Jones
MARCY JONES

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 4th DAY OF April, 2005.

MY COMMISSION EXPIRES: 10/25/07 Deborah A. Barreto
DATE NOTARY PUBLIC

Deborah A. Barreto
DD 259175

SEAL NOTARY PUBLIC

EMERALD LAKE APARTMENTS, LLC — CORPORATE SEAL

SEAL
EMERALD LAKE DEVELOPMENT, LLC — CORPORATE SEAL

SEAL
EMERALD LAKE MASTER ASSOCIATION, INC. — CORPORATE SEAL

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004678
TIMOTHY M. SMITH LAND SURVEYING, INC.
11440 OKEECHOBEE BOULEVARD SUITE 210
ROYAL PALM BEACH, FL 33411
(561) 602-8160

0723-003

20050385135

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

JANUARY 2005 SHEET 1 OF 8

69

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT [illegible] THIS [illegible] DAY OF June, A.D. 2005 AND DULY RECORDED IN PLAT BOOK 105 ON PAGES 69 AND 76

Sharon R. Bock, CLERK
BY [illegible], D.C.

COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EMERALD LAKE APARTMENTS, LLC , A FLORIDA LIMITED LIABILITY COMPANY AND EMERALD LAKE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "EMERALD LAKE TOWNHOMES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A1, TRACT A2, TRACT C, WATER MANAGEMENT TRACT #1, WATER MANAGEMENT TRACT #2, RECREATION TRACT 3, RECREATION TRACT 4, RECREATION TRACT 5, RECREATION TRACT 6 AND CONSERVATION TRACT, EMERALD LAKE, A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D., PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 53.006 ACRES, MORE OR LESS.

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

1) ROAD TRACT 1 AND ROAD TRACT 2, AS SHOWN HEREON, ARE RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ROAD TRACT 2 IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 12938, PAGE 1326, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2) ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3) WATER MANAGEMENT TRACT 1 AND WATER MANAGEMENT TRACT 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. WATER MANAGEMENT TRACT 1 IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17782, PAGE 1824, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4) THE CONSERVATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DECORATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM, PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

4) DRAINAGE EASEMENTS (DE), 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 EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5) LAKE MAINTENANCE EASEMENTS (LME), AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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. 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6) THE LAKE MAINTENANCE ACCESS EASEMENT (LMAE), AS SHOWN HEREON, IS HEREBY RESERVED FOR EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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. 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7) RECREATION TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR EMERALD LAKE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8) RECREATION TRACT 2, RECREATION TRACT 3 AND RECREATION TRACT 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9) BUFFER TRACT 1 AND BUFFER TRACT 2 AS SHOWN HEREON ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10) OPEN SPACE TRACT 1 (OS-1), OPEN SPACE TRACT 2 (OS-2), OPEN SPACE TRACT 3 (OS-3), OPEN SPACE TRACT 4 (OS-4), OPEN SPACE TRACT 5 (OS-5), OPEN SPACE TRACT 6 (OS-6), OPEN SPACE TRACT 7 (OS-7), OPEN SPACE TRACT 8 (OS-8), OPEN SPACE TRACT 9 (OS-9), OPEN SPACE TRACT 10 (OS-10), OPEN SPACE TRACT 11 (OS-11), OPEN SPACE TRACT 12 (OS-12) AND OPEN SPACE 13 (OS-13) AS SHOWN HEREON ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. OPEN SPACE TRACT 1 (OS-1) AND OPEN SPACE TRACT 2 (OS-2) ARE SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 12938, PAGE 1326, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

11) BUFFER EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR EMERALD LAKE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12) UTILITY EASEMENTS (UE) 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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13) THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

14) THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS PLAT SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER; NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-MANAGING MEMBERS AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 1st DAY OF APRIL, 2005.

EMERALD LAKE APARTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: [signature]
ROBERT B. HORNER, JR.,
ITS CO-MANAGING MEMBER

BY GRAYHAWK DEVELOPMENT CORPORATION,
ITS CO-MANAGING MEMBER

BY: [signature]
LAWRENCE B. HAWKINS, PRESIDENT
GRAYHAWK DEVELOPMENT CORPORATION

WITNESS: [signature] WITNESS: [signature]
PRINTED NAME: Kirk Breakey PRINTED NAME: Deborah A. Barreto
WITNESS: [signature] WITNESS: [signature]
PRINTED NAME: Marcy Jones PRINTED NAME: Kirk Breakey
WITNESS: [signature]
PRINTED NAME: Marcy Jones

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

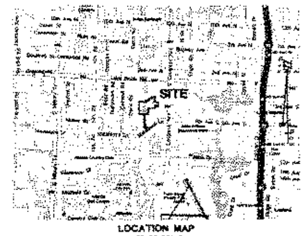
BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS AND ROBERT R. HORNER, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAYHAWK DEVELOPMENT CORPORATION, CO-MANAGING MEMBER OF EMERALD LAKE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CO-MANAGING MEMBER OF EMERALD LAKE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RESPECTIVELY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April, 2005.

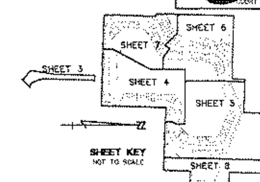
MY COMMISSION EXPIRES: 10/25/2007 [signature]
DATE NOTARY PUBLIC

Deborah A. Barreto
DD 259175

SEAL NOTARY PUBLIC SEAL



LOCATION MAP
NOT TO SCALE



SHEET KEY
NOT TO SCALE

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 4th DAY OF APRIL, 2005.

EMERALD LAKE DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY GRAYHAWK DEVELOPMENT CORPORATION,
ITS MANAGING MEMBER

WITNESS: [signature] BY: [signature]
LAWRENCE B. HAWKINS, PRESIDENT
GRAYHAWK DEVELOPMENT CORPORATION
PRINTED NAME: Deborah A. Barreto
WITNESS: [signature] [signature]
PRINTED NAME: Kirk Breakey Marcy Jones

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAYHAWK DEVELOPMENT CORPORATION, MANAGING MEMBER OF EMERALD LAKE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, 2005.

MY COMMISSION EXPIRES: 10/25/07 [signature]
DATE NOTARY PUBLIC

Deborah A. Barreto
DD 259175

SEAL NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

EMERALD LAKE MASTER 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 4th DAY OF APRIL, 2005.

EMERALD LAKE MASTER ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: [signature]
LAWRENCE B. HAWKINS, PRESIDENT

WITNESS: [signature]
PRINTED NAME: Deborah A. Barreto
WITNESS: [signature] [signature]
PRINTED NAME: Kirk Breakey Marcy Jones

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Lawrence B. Hawkins WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EMERALD LAKE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 4th DAY OF April, 2005.

MY COMMISSION EXPIRES: 10/25/07 [signature]
DATE NOTARY PUBLIC

Deborah A. Barreto
DD 259175

SEAL NOTARY PUBLIC

EMERALD LAKE APARTMENTS, LLC — CORPORATE SEAL
SEAL EMERALD LAKE DEVELOPMENT, LLC — CORPORATE SEAL
SEAL EMERALD LAKE MASTER ASSOCIATION, INC. — CORPORATE SEAL

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004676
TIMOTHY M. SMITH LAND SURVEYING, INC.
11440 OKEECHOBEE BOULEVARD SUITE 210
ROYAL PALM BEACH, FL 33411
(561) 602-6160

0723-003

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

JANUARY 2005 SHEET 2 OF 8

70

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD ______ THIS ______ DAY OF ______ AD. 2005 AND DULY RECORDED IN PLAT BOOK ______ ON PAGES ______ AND ______

SHARON R. BOCK, CLERK
BY: ______ , D.C.

CIRCUIT COURT SEAL

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

EMERALD LAKE HOMEOWNERS 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 4th DAY OF APRIL, 2005.

EMERALD LAKE HOMEOWNERS ASSOCIATION, INC
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: ______
LAWRENCE B. HAWKINS, PRESIDENT

WITNESS: ______ ______
PRINTED NAME: KIRK BREAKEY Marcy Jones

WITNESS: Deborah A. Barreto
PRINTED NAME: Deborah A. Barreto

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EMERALD LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 4th DAY OF April, 2005.

MY COMMISSION EXPIRES: 10/25/2007 ______
DATE NOTARY PUBLIC

Deborah A. Barreto
#DD 259175

SEAL NOTARY PUBLIC

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 15822 AT PAGE 1491, 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 ______ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF APRIL, 2005.

WITNESS: ______ FIDELITY FEDERAL BANK & TRUST
KIRK BREAKEY

WITNESS: ______ BY: ______
SIGNATURE

WITNESS: ______ ______, E.V.P.
PRINTED NAME, TITLE

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ______ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ______ OF FIDELITY FEDERAL BANK & TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT ______ 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 1st DAY OF APRIL, 2005.

MY COMMISSION EXPIRES: ______ ______
DATE NOTARY PUBLIC

Patricia R. Conklin
#DD 370832

SEAL NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF Virginia
COUNTY OF Richmond

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 13712 AT PAGE 723, 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF April, 2005.

GMAC COMMERCIAL MORTGAGE CORPORATION

WITNESS: ______ BY: ______
WITNESS: ______ SIGNATURE
MAX W. FOORE Vice President
PRINTED NAME, TITLE

ACKNOWLEDGMENT

STATE OF Virginia
City OF Richmond

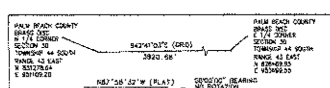
BEFORE ME PERSONALLY APPEARED May W. Foore WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF GMAC COMMERCIAL MORTGAGE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT he EXECUTED SUCH INSTRUMENT AS SUCH 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 April, 2005.

MY COMMISSION EXPIRES: 4/30/05 Cheryl L. Smith
DATE NOTARY PUBLIC

I am a Commissioned Notary Public for the State of Virginia. Cheryl L. Smith

SEAL NOTARY PUBLIC



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 ______ AT PAGE ______~~ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. Book 15780 at Page 237.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO THIS 2nd DAY OF April, 2005.

Witness: ______
Witness: ______

MEL GORIN ENTERPRISES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: ______ BY: Mel Gorin
KIRK BREAKEY MEL GORIN, MANAGING MEMBER

WITNESS: ______
Marcy Jones

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Mel Gorin WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF MEL GORIN ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT they EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF April, 2005.

MY COMMISSION EXPIRES: Jan 7, 2007 ______
DATE NOTARY PUBLIC

LINETTE MARINUS
#DD 274771

SEAL NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JAY A. TAPLIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO EMERALD LAKE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND EMERALD LAKE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: ~~______~~ 5/23/05 @ 8:00 a.m. BY: ______
JAY A. TAPLIN, ESQUIRE
FLORIDA BAR NO. 287385

AREA TABULATION

WATER MANAGEMENT TRACT 1	17.047	ACRES
WATER MANAGEMENT TRACT 2	2.085	ACRES
RECREATION TRACT 1	0.511	ACRES
RECREATION TRACT 2	3.512	ACRES
RECREATION TRACT 3	0.479	ACRES
RECREATION TRACT 4	0.660	ACRES
ROADWAY TRACT 1	1.100	ACRES
ROADWAY TRACT 2	5.534	ACRES
BUFFER TRACT 1	0.644	ACRES
BUFFER TRACT 2	1.121	ACRES
OPEN SPACE 1	0.057	ACRES
OPEN SPACE 2	0.143	ACRES
OPEN SPACE 3	0.091	ACRES
OPEN SPACE 4	0.072	ACRES
OPEN SPACE 5	0.083	ACRES
OPEN SPACE 6	0.032	ACRES
OPEN SPACE 7	0.148	ACRES
OPEN SPACE 8	0.706	ACRES
OPEN SPACE 9	0.385	ACRES
OPEN SPACE 10	0.226	ACRES
OPEN SPACE 11	0.342	ACRES
OPEN SPACE 12	0.015	ACRES
OPEN SPACE 13	0.130	ACRES
CONSERVATION TRACT	9.426	ACRES
LOTS 1 - 135	7.964	ACRES
TOTAL	53.006	ACRES

449 TOTAL UNITS (135 THIS PHASE)
GROSS DENSITY 5.79 UNITS PER ACRE
PETITION NUMBER 1997-90

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 87°55'32" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.

2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000041774 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

3. NO BUILDINGS 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 IMPROVEMENTS.

4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

7. THE LIFT STATION EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, THE 30 FOOT WIDE UTILITY EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT AND THE 30 FOOT WIDE UTILITY EASEMENT ACCORDING TO EMERALD LAKE, PLAT BOOK 94, PAGES 80 THROUGH 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WERE ABANDONED IN OFFICIAL RECORDS BOOK 18431, PAGE 1692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.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: 3/31/05 BY: ______
TIMOTHY M. SMITH, P.S.M.
FLORIDA CERTIFICATE NO. LS 004675

COUNTY APPROVAL

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 2nd DAY OF June, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: ______
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SEAL EMERALD LAKE HOMEOWNERS ASSOCIATION, INC.

SEAL FIDELITY FEDERAL BANK & TRUST

SEAL GMAC COMMERCIAL MORTGAGE CORPORATION

SEAL MEL GORIN ENTERPRISES, LLC

SEAL PROFESSIONAL SURVEYOR AND MAPPER

SEAL COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004675
TIMOTHY M. SMITH LAND SURVEYING, INC.
11440 OKEECHOBEE BOULEVARD SUITE 210
ROYAL PALM BEACH, FL 33411
(561) 802-8160

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

JANUARY 2005 SHEET 3 OF 8

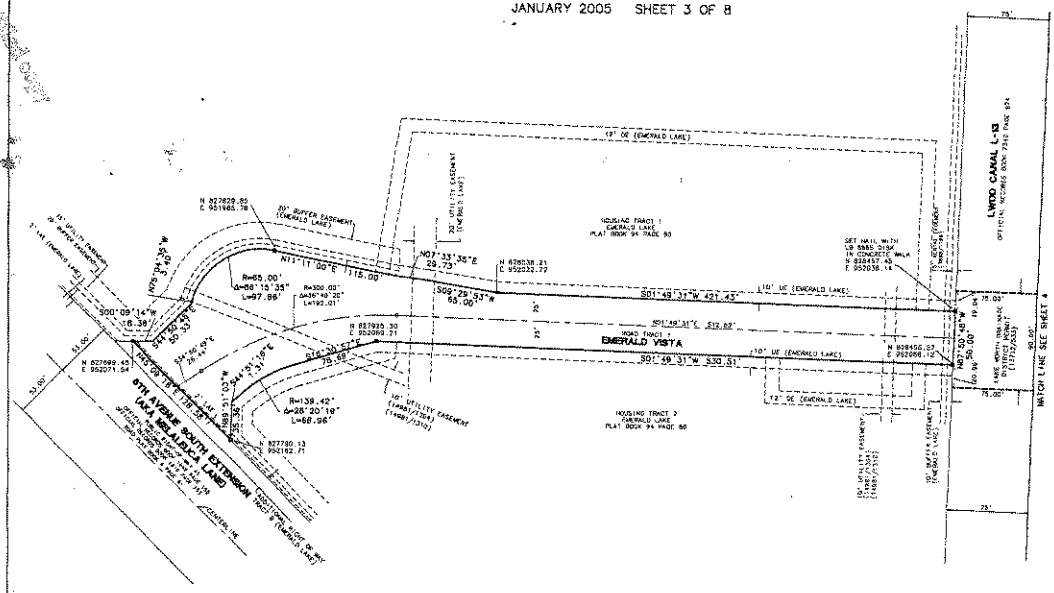
71

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____
AD, 2005 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

Sharon R. Bock
CLERK AND COMPTROLLER
BY _____ D.C.

CIRCUIT COURT SEAL



SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 89°56'37" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.

2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE N.A.D. 83 - 1990 THE RESULTANT ADJUSTMENT BASED ON THE GEODETIC ESTABLISHED ONE (ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT). RECTILINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 0.9999417774 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

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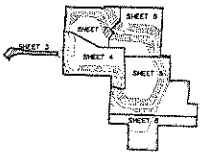

SHEET KEY
NOT TO SCALE

LEGEND

- ⊙ DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB6865" SLT
- ⊡ DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB6865"
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- (EMERALD LAKE) EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- LAE LIMITED ACCESS EASEMENT
- PBCUE PALM BEACH COUNTY UTILITY EASEMENT
- 72.01' 500-ARC LENGTH/CURVE NUMBER
- (14081/1304) OFFICIAL RECORDS BOOK/PAGE

THIS INSTRUMENT WAS PREPARED BY
TIMOTHY W. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
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11440 OKEECHOBEE BOULEVARD SUITE 210
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THIS IS NOT A CERTIFIED COPY

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

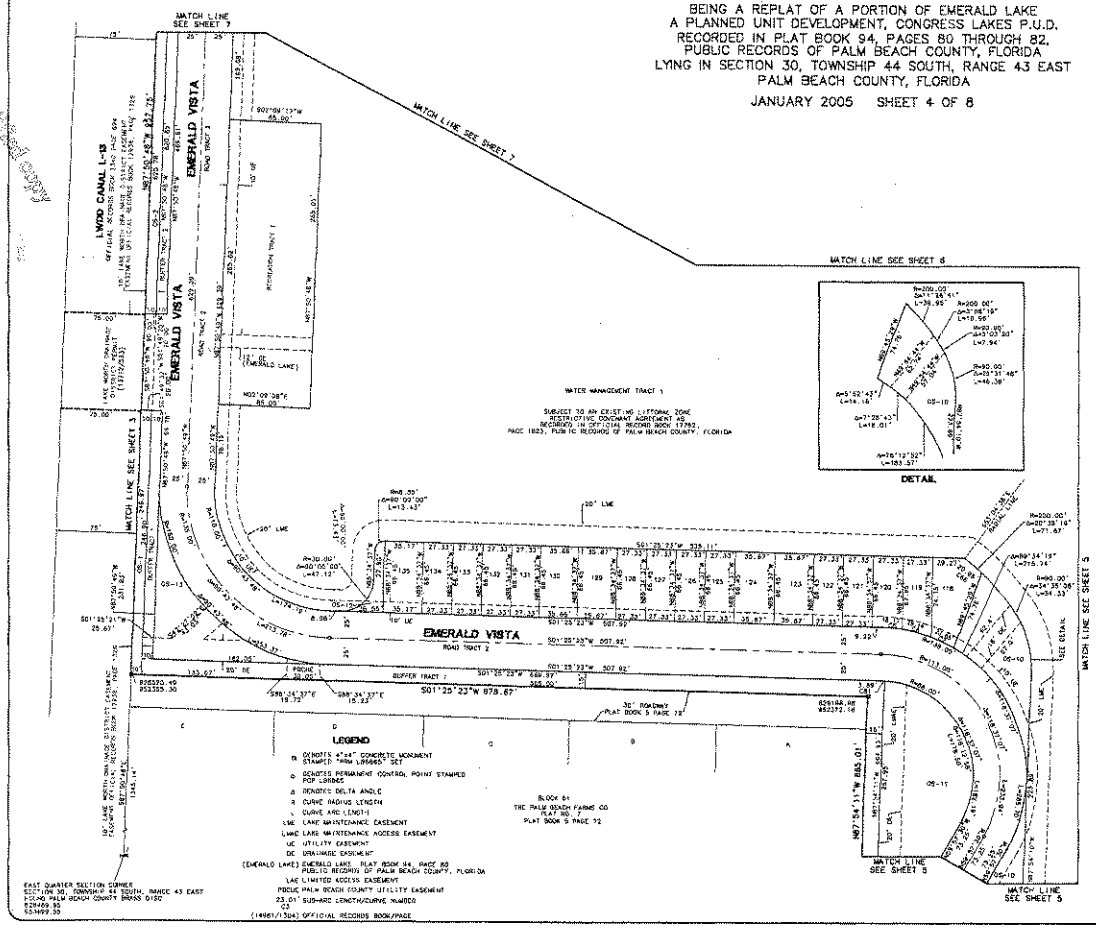
JANUARY 2005 SHEET 4 OF 8

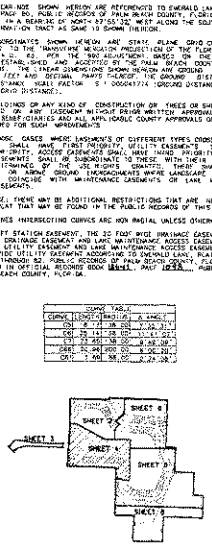
72

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
THIS ____ DAY OF ____
AD, 2005 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND ____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY _____ D.C.

CIRCUIT COURT SEAL





SHEET KEY
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE 1" = 40'

LEGEND

- ⊕ DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB6885" SET
- ⊙ DENOTES PERMANENT CONTROL POINT STAMPED POP LB6885
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- (EMERALD LAKE) EMERALD LAKE - PLAT BOOK 94, PAGE 80 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- LAE LIMITED ACCESS EASEMENT
- PBCUE PALM BEACH COUNTY UTILITY EASEMENT
- 23.01' SUB-ARC LENGTH/CURVE NUMBER
- C3
- (14961/1304) OFFICIAL RECORDS BOOK/PAGE

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 87°55'32" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.

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CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ ANGLE
C1	23.01	15.00	87°51'31"
C2	39.14	25.00	89°41'02"
C3	23.55	15.00	89°58'00"
C4	39.27	25.00	90°00'00"
C5	39.27	25.00	90°00'00"
C6	7.85	5.00	90°00'00"

THIS INSTRUMENT WAS PREPARED BY
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ROYAL PALM BEACH, FL 33411
(561) 602-6160

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____, AD, 2005 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____
SHARON R. BOCK, CLERK AND COMPTROLLER
BY _____, D.C.

CIRCUIT COURT SEAL

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D. RECORDED IN PLAT BOOK 84, PAGES 80 THROUGH 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
JANUARY 2005 SHEET 5 OF 8

THIS INSTRUMENT WAS PREPARED BY
TIMOTHY W. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004678
TIMOTHY W. SMITH LAND SURVEYING, INC.
11440 OKEECHOBEE BOULEVARD SUITE 210
ROYAL PALM BEACH, FL. 33411
(561) 602-8160

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 84, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE BEARING OF NORTH 87°58'25" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SHOWN HEREON.

2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO OHC TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000417776 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

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4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES (DRAINAGE, 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 THOSE WITH THE PRIORITIES SET FORTH BY THE DEDICATION RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND IMPROVEMENTS WITHIN LANDSCAPE TRACTS OR EASEMENTS OTHER THAN MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

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CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ ANGLE
C61	18.17	138.00	7°32'21"
C62	28.14	138.00	11°41'07"
C63	23.65	138.00	9°48'09"
C64	33.31	88.00	21°41'16"
C65	19.25	88.00	12°34'49"
C66	26.36	88.00	17°26'54"
C67	14.38	88.00	9°22'06"
C68	23.46	88.00	15°16'06"
C69	35.16	138.00	14°35'12"
C70	32.30	88.00	20°57'44"
C71	23.49	330.00	4°05'04"
C72	32.13	330.00	5°34'51"
C73	46.61	170.00	15°42'34"
C74	38.41	96.00	22°55'16"
C75	3.03	38.00	4°19'21"
C76	6.10	88.00	3°58'29"
C77	62.54	15.00	238°72'35"
C78	23.27	330.00	4°14'54"
C79	3.84	88.00	2°24'04"
C80	54.25	30.00	103°37'34"

LEGEND

- ⊕ DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PBC ADKINS & BRADY PLS 2542" FOUND
- ⊕ DENOTES PERMANENT CONTROL POINT STAMPED PCP 2 88888
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LMC LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
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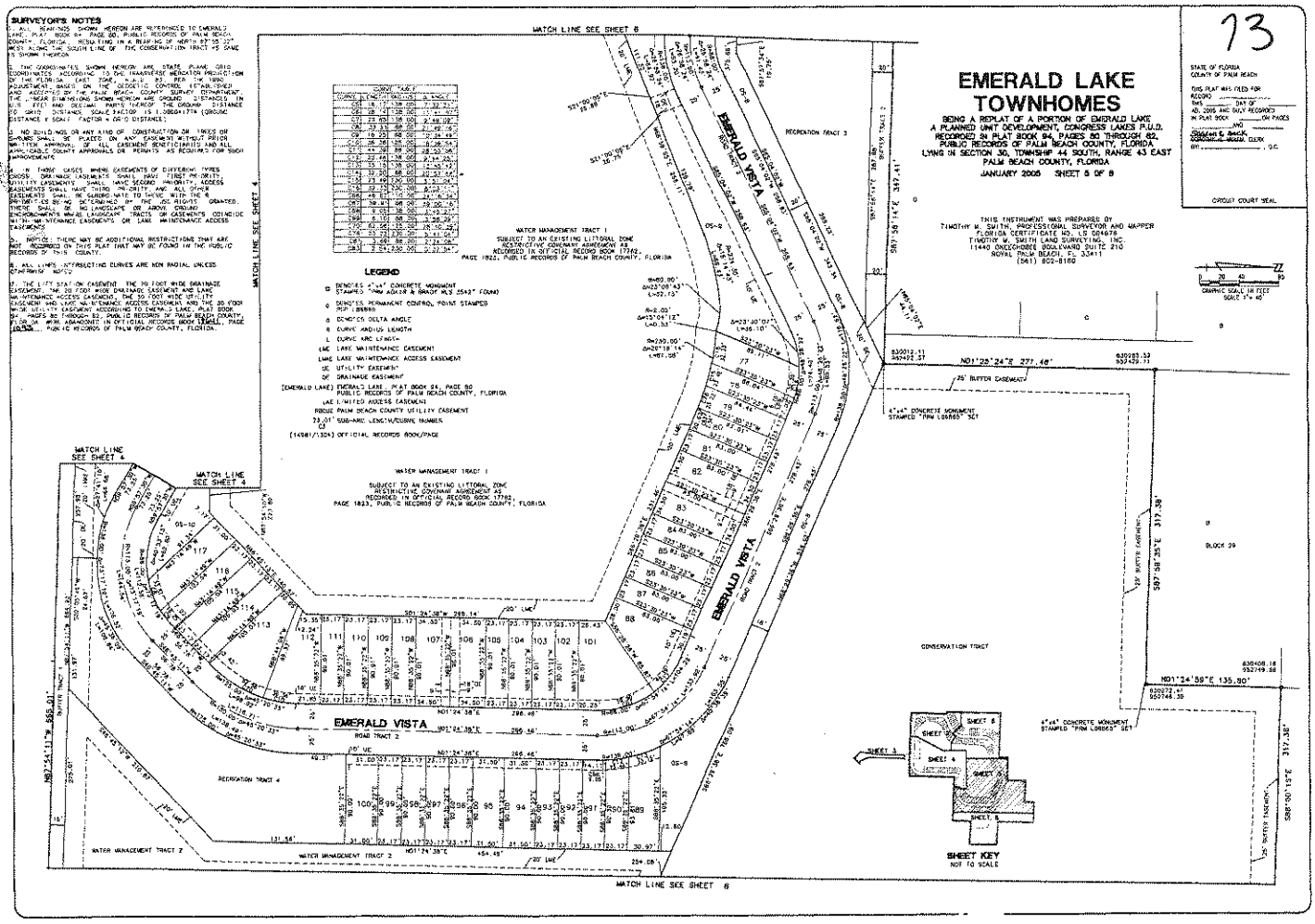
- C3 (14981/1324) OFFICIAL RECORDS BOOK/PAGE



EMERALD LAKE TOWNHOMES

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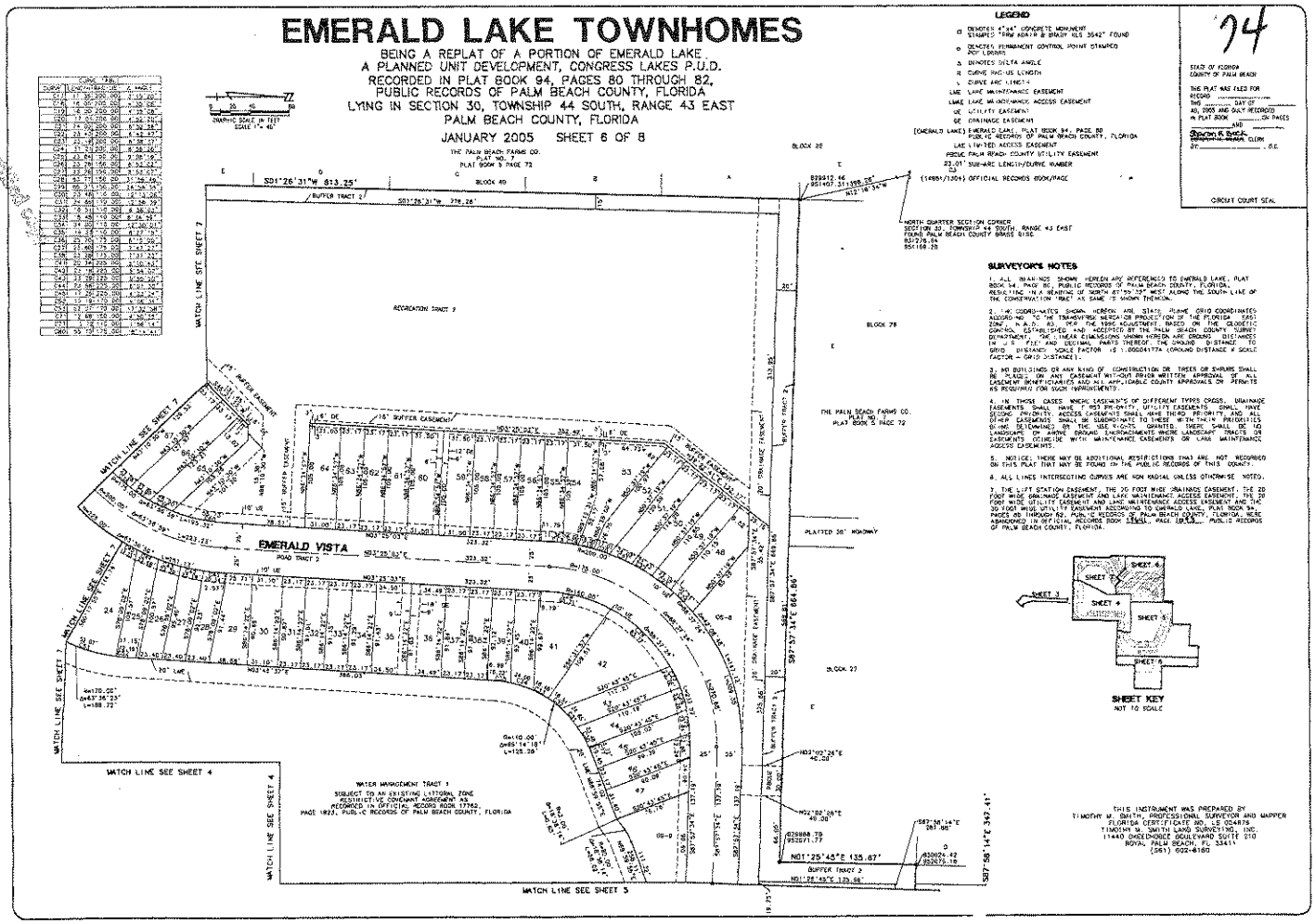
JANUARY 2005 SHEET 6 OF 8



LEGEND

- DENOTES PLAT CONCRETE MONUMENT STAMPED "PBM #2419 & BRADY NLS 3542" FOUND
- DENOTES PERMANENT CONTROL POINT STAMPED PCP LB3895
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
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- LAE LIMITED ACCESS EASEMENT
- PBCUE PALM BEACH COUNTY UTILITY EASEMENT
- 23.01' SUB-ARC LENGTH/CURVE NUMBER
- (14881/1204) OFFICIAL RECORDS BOOK/PAGE

94

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PLAT WAS FILED FOR RECORD _____ DAY OF _____ AD, 2005 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

SHARON R. BOCK
CLERK & COMPTROLLER
BY _____ D.C.

CIRCUIT COURT SEAL

SURVEYOR'S NOTES

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THIS INSTRUMENT WAS PREPARED BY
TIMOTHY W. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
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ROYAL PALM BEACH, FL 33411
(561) 602-6180

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EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

JANUARY 2005 SHEET 7 OF 8

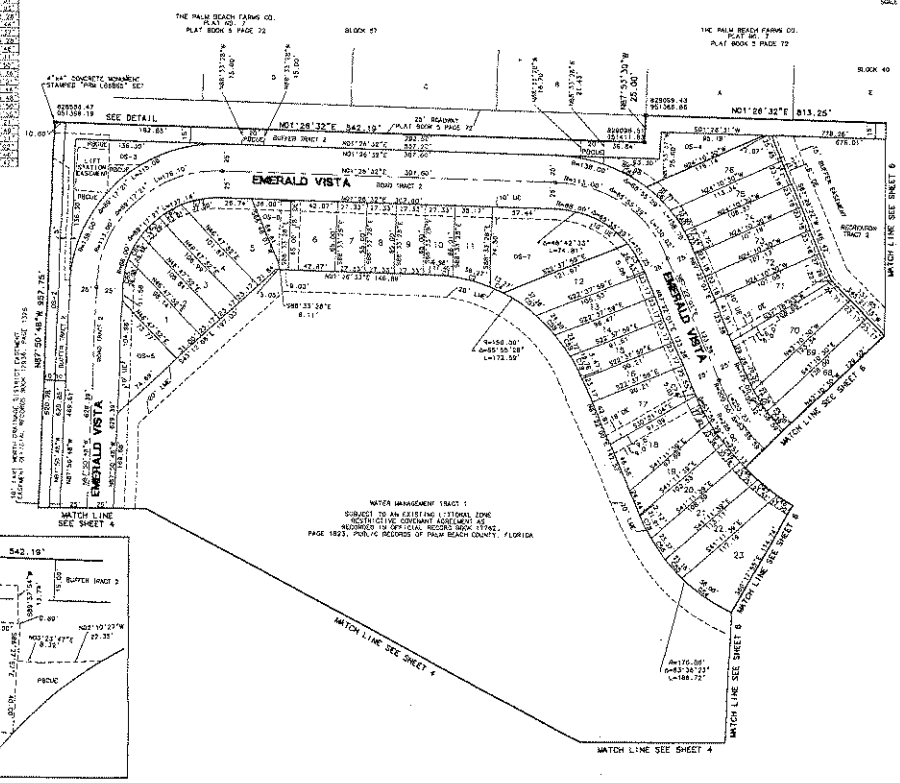
75

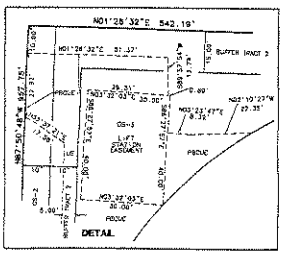
STATE OF FLORIDA
COUNTY OF PALM BEACH

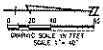
THIS PLAT WAS FILED FOR RECORD ____
THIS ____ DAY OF ____ AD, 2005 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND
Sharon R. Bock
CLERK OF THE CIRCUIT COURT
BY: ____ D.C.

CIRCUIT COURT SEAL

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°00'00"	190.00'	3.38'	N1°28'32"E
C2	38°47'00"	190.00'	128.57'	N20°05'02"E
C3	16°44'46"	190.00'	57.58'	N38°13'25"E
C4	3°37'14"	190.00'	12.01'	N56°07'07"E
C5	33°57'15"	175.00'	103.71'	N20°05'02"E
C6	15°54'29"	175.00'	48.59'	N38°13'25"E
C7	1°00'00"	225.00'	4.19'	N1°28'32"E
C8	33°57'15"	225.00'	133.34'	N20°05'02"E
C9	15°54'29"	225.00'	62.46'	N38°13'25"E
C10	1°00'00"	225.00'	4.19'	N1°28'32"E
C11	33°57'15"	225.00'	133.34'	N20°05'02"E
C12	27°25'22"	225.00'	107.69'	N38°13'25"E
C13	15°18'53"	225.00'	60.12'	N56°07'07"E
C14	33°57'15"	225.00'	133.34'	N20°05'02"E
C15	15°54'29"	225.00'	62.46'	N38°13'25"E
C16	1°00'00"	225.00'	4.19'	N1°28'32"E
C17	33°57'15"	225.00'	133.34'	N20°05'02"E
C18	15°54'29"	225.00'	62.46'	N38°13'25"E
C19	1°00'00"	225.00'	4.19'	N1°28'32"E
C20	33°57'15"	225.00'	133.34'	N20°05'02"E
C21	15°54'29"	225.00'	62.46'	N38°13'25"E
C22	1°00'00"	225.00'	4.19'	N1°28'32"E
C23	33°57'15"	225.00'	133.34'	N20°05'02"E
C24	15°54'29"	225.00'	62.46'	N38°13'25"E
C25	1°00'00"	225.00'	4.19'	N1°28'32"E
C26	33°57'15"	225.00'	133.34'	N20°05'02"E
C27	15°54'29"	225.00'	62.46'	N38°13'25"E
C28	1°00'00"	225.00'	4.19'	N1°28'32"E
C29	33°57'15"	225.00'	133.34'	N20°05'02"E
C30	15°54'29"	225.00'	62.46'	N38°13'25"E
C31	1°00'00"	190.00'	3.38'	N1°28'32"E
C32	38°47'00"	190.00'	128.57'	N20°05'02"E
C33	16°44'46"	190.00'	57.58'	N38°13'25"E
C34	3°37'14"	190.00'	12.01'	N56°07'07"E
C35	33°57'15"	175.00'	103.71'	N20°05'02"E
C36	15°54'29"	175.00'	48.59'	N38°13'25"E
C37	1°00'00"	190.00'	3.38'	N1°28'32"E
C38	38°47'00"	190.00'	128.57'	N20°05'02"E
C39	16°44'46"	190.00'	57.58'	N38°13'25"E
C40	3°37'14"	190.00'	12.01'	N56°07'07"E
C41	33°57'15"	175.00'	103.71'	N20°05'02"E
C42	15°54'29"	175.00'	48.59'	N38°13'25"E
C43	1°00'00"	190.00'	3.38'	N1°28'32"E
C44	38°47'00"	190.00'	128.57'	N20°05'02"E
C45	16°44'46"	190.00'	57.58'	N38°13'25"E
C46	3°37'14"	190.00'	12.01'	N56°07'07"E
C47	33°57'15"	175.00'	103.71'	N20°05'02"E
C48	15°54'29"	175.00'	48.59'	N38°13'25"E
C49	90°00'00"	38.00'	59.69'	S43°31'32"E







SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 87°35'32" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.

2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE N.A.D. 83, PER THE 1990 ADJUSTMENT BASED ON THE GEODETIC DEPARTMENT, ACTION COMMISSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS (.0000417)x (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL PARTIES BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND IMPROVEMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

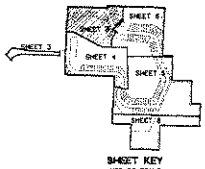
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

7. THE LIFT STATION EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, THE 20 FOOT WIDE UTILITY EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT AND THE 30 FOOT WIDE UTILITY EASEMENT ACCORDING TO EMERALD LAKE, PLAT BOOK 94, PAGES 80 THROUGH 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WERE ABANDONED IN OFFICIAL RECORDS BOOK 11742, PAGE 1823, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND

- ⊕ DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB3852" & BRASS DISC RLS 3542" FOUND
- ⊙ DENOTES PERMANENT CONTROL POINT STAMPED PCP LB3852
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- (EMERALD LAKE) EMERALD LAKE, PLAT BOOK 94, PAGE 80 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- LAE LIMITED ACCESS EASEMENT
- PRDUE PALM BEACH COUNTY UTILITY EASEMENT
- 33.51' SUB-ARC LENGTH/CURVE NUMBER C3
- (1498'/1304) OFFICIAL RECORDS BOOK/PAGE



SHEET KEY
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA IDENTIFICATE NO. LS 0046876
TIMOTHY M. SMITH LAND SURVEYING, INC.
11440 OKEECHOBEE BOULEVARD SUITE 210
ROYAL PALM BEACH, FL 33411
(561) 602-6160

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
JANUARY 2005 SHEET 8 OF 8

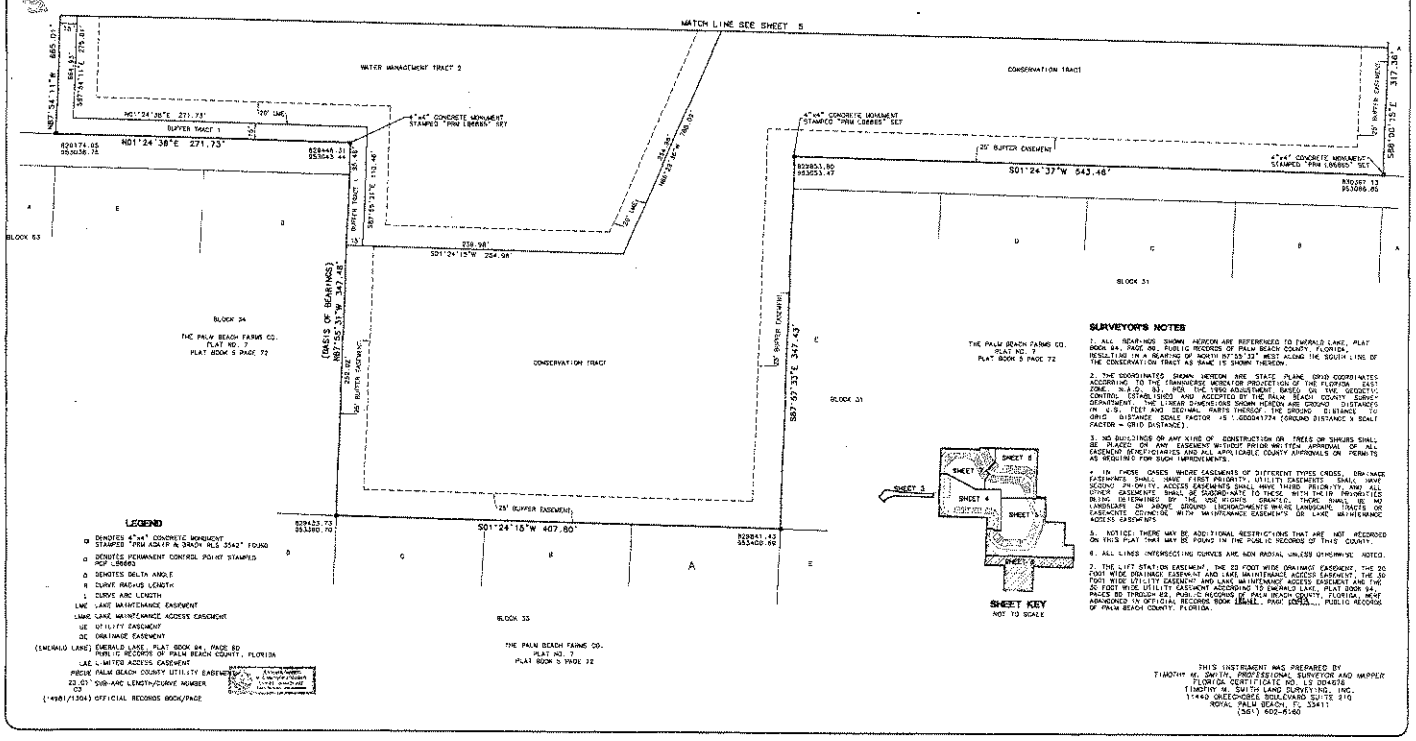
76

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____ AD, 2005 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____, D.C.

CIRCUIT COURT SEAL



LEGEND

- ⊠ DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM ADAM & SMITH PLS 3542" FOUND
- ⊡ DENOTES PERMANENT CONTROL POINT STAMPED PCP 06663
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- (EMERALD LAKE) EMERALD LAKE, PLAT BOOK 94, PAGE 80 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- LAE LAKE ACCESS EASEMENT
- PBCW PALM BEACH COUNTY UTILITY EASEMENT
- 22.03' SUB-ARC LENGTH/CURVE NUMBER
- CD
- (14981/1304) OFFICIAL RECORDS BOOK/PAGE

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 87°55'33" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.

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THIS INSTRUMENT WAS PREPARED BY
TIMOTHY W. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
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