SUMMIT BLVO L.WOO. 2.0 SUMMIT PINES UNIT WREE SUMMIT PINES UNIT ONE SUMMIT PINES UNIT TWO SCALE: 1"=600'

N.E.14 OF SECTION II, TWP. 455., RGE. 42E. LOCATION MAP

KNIW ALL MEN BY THESE PRESENTS THAT SUMMIT PINES VENTURE, A JOINT VENTURE BY AND BETWEEN FOREST HILL DEVELOPMENT COPPORATION, A FLORIDA CORPORATION, GREEN FOREST MILL COPPORATION, A FLORIDA COPPORATION, AND LUBGGE CORPORATION, N.V., A NETHERLAND ANTILLES CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF 'LOPIDA, OWNERS OF THE CANDS SHOWN HERSON AS SUMMIT PINES UNIT FOUR LYING IN SECTION :: TOWNSHIP 44 SOUTH, HANGE 42 EAST, FALM BEACH DOUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SUPVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY

TRACT A IS HEREBY DEDICATED TO THE SUMMIT RUN HOMEOWNERS ASSOCIATION, IND. ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD FIGHT OF WAY PURPOSES A AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE IC PALM BEACH COUNTY.

ACCESS TRACTS TRACTE B AND I ARE HEREBY DEDICATED TO THE SUMMIT RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF INGHESS AND EGPESS, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IN PERPETUITY AND ARE THE PERPETUAL MAINTENANCE MAINTENANCE CELIGATION OF BAID ASSOCIATION, WITHOUT RECOUPSE TO PALM BEACH COUNTY.

2. WATER MANAGEMENT TRACT TRACT D IS HEREBY DEDICATED TO THE SUMMIT RACE HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE CBLIGATION OF SAID ASSOCIATION, WITHOUT PERGURSE TO FALM BEACH COUNTY.

TRACTS H. I. AND J ARE HEREBY DEDICATED TO THE SUMMIT PUR HOMECWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR USE AS OPEN SPACE AND THE PERPETUAL MAINTENANCE DELIGATION OF SAID ASSOCIATION WITHOUT RECOUPSE TO PALM BEACH COUNTY. TRACTS E.F., AND G ARE HEREBY DEDICATED THE SUMMIT FUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR USE AS JOHMON AREAS LIMITED, INCLUDING LIMITED PARKING SPACES, INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IN PERPETUITY AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRANSEAR BURARBERT THE MAINTENANCE BASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS AND MAINTENANCE OF THE WATER MANAGEMENT TRACT EXCLUSIVELY TO THE SUMMIT RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT PECOURSE TO PALM BEACH COUNTY.

LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

UTILITY EASEMENTS THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES FACILITIES, EQUIPMENT AND APPURTENANCES. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED-IN PEPPETUITY TO THE SUMMIT FUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DPAINAGE PURPOSES IN PERPETUITY, AND ARE THE PERPETUAL MAINTENANCE DBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. FALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO MAINTAIN THE POPTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE OFFICERS NAMED BELOW AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS

THIS 18 DAY OF NOVEMBER

FOREST HILL DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA CARLOS GRANADOS, VICE PRESIDENT . FELIX GRANADOS, SR., PRESIDENT GREEN-FOREST HILL CORPORATION, A CORPORATION OF THE STATE OF FLORIDA Carlos Francis CARLOS GRANADOS, VICE PRESIDENT FELIX GRANADOS, JR. PRESIDENT Loboge corporation, N.V., a netherlands antilles corporation

By Foody Afmuana EUGENIC R. FERNANDEZ, COURDES RERNANDEZ ACEVEDO DE MIRANDA VICE PRESIDENT

SUMMIT PINES UNIT FOUR

SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET I OF 2 SHEETS

DESCRIPTION

That part of the Northeast Quarter (N.E.1/4) of Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida, described as follows:

Commence at the Southeast Corner of said Northeast Quarter (N.E.1/4) of

Section 11; thence S.89°29'41"W., (assumed), along the South Line of said Northeast Quarter (N.E.1/4) of Section 11, 798.05 feet to the Point of Beginning; thence continue 5.89°29'41"W., along said South Line, 1086.99 feet to the Bast Line of the plat of SUMMIT PINES UNIT TWO, according to the plat thereof recorded in Plat Book 52, at pages 173, 174 and 175 of the Public Records of Falm Beach County, Florida: thence N. 0°30'19"W., along said East Line, 96.0 feet; thence N.89°29'41"E., along said Easterly Boundary, 119.92 feet; thence N.0°30'19"W., along said East Line, 85.0 feet to a point of curvature of a curve concave easterly with a radius of 260.13 feet and a central angle of 14°25'45"; thence northerly, along the arc of said curve and along said East Line, 65.51 feet; thence N.13°55'26"E., along said East Line, 369.64 feet to a point of curvature of a curve concave southeasterly with a radius of 66.92 feet and a central angle of 49°59'09"; thence northeasterly, along the arc of said curve and along the Easterly Boundary of said plat of SUMMIT PINES UNIT TWO; 58.38 feet; thence N.63°54'35"E., along said Easterly Boundary, 380.62 feet to a point of curvature of a curve concave northwesterly with a radius of 139.18 feet and a central angle of 32°33'50"; thence northeasterly, along the arc of said curve and along said Easterly Boundary, 79.10 feet; thence N.31°20'45"E., along said Easterly Boundary, 28.81 feet; thence N.73°09'22"E., along said Easterly Boundary, 33.33 feet to the South Line of Summit Pines Boulevard (TRACT A) as shown on the plat of SUMMIT PINES UNIT ONE according to the plat thereof recorded in Plat Book 52 at pages 31, 32, 33 and 34 of the Public Records of Palm Beach County, Florida; thence easterly, along said South Line, being a curve concave northerly with a radius of 470.0 feet, a central angle of 21°57′59" and an initial tangent bearing 5.65°02'01"E.; thence easterly, along the arc of said curve, 180.19 feet; thence S.87°00'00"E., along said South Line, 244.74 feet to a point of curvature of a curve concave northerly with a radius of 490.0 feet and a central angle of 1°26'01"; thence easterly, along the arc of said curve and along said South Line, 12.26 feet; thence S.3000'00"W., 392.22 feet; thence S.10°51'01"W., 120.39 feet; thence S.0°30'19"E., 327.90 feet to the said Point

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF FALM BEACH

BEFORE ME PERSONALLY APPEARED FELIX GRANADOS, SR. AND CARLOS GRANADOS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF FOREST HILL DEVELOPMENT COPPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THIS 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 18th DAY OF November

KY COMMISSION EXPIRES: July 12,1987

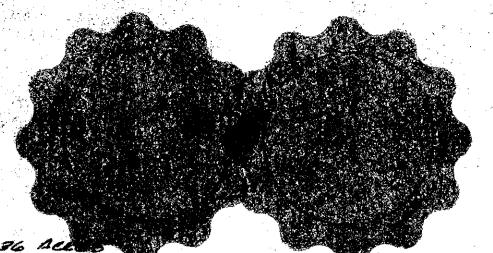
BY: Mancy ann Duby

ACKNOWLEDGE ME NT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FELIX GRANADOS, JR. AND CARLOS GRANADOS. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOINS INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF GREEN FOREST HILL CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED BAID INSTRUMENT AS SUCH OFFICERS OF SAID. COPPORATION, AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE COPPORATE 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 COPPORATION. WITNESS MY HAND AND OFFICIAL SEAL

THIS 18th DAY OF November 1988.



PUD DATA:

TOTAL UNITS: 114 DENSITY 6.54 UNITS PER ACRE OPEN SPACE: 52% OF SITE (9.06 ACRES)

> Summer Pines 000K 55 83 FLOOD ZOME B 165/h 1000 # 3× ZIP CODE 3 3 4/5'

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDEROF MAME INT. 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 4515, PAGES 14:4-1436 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT CASHIER AND ITS CORPORATE TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS

FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

DAY OF NOV BARNETT BANK OF SOUTH FLORIDA A NATIONAL BANKING ASSOCIATION RICHARO A. GIANNOLA

Awterquon_ LYNDON FERGUSON, ASS'T CASHLE

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

MORTGAGE'S CONSENT

COUNTY OF PALM BEACH

STATE OF FLORIDA

BEFORE HE PERSONALLY APPEARED RICHARD A. GIANNOLA AND LYNDON FERGUSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT CASHIER OF BARNETT BANK OF SOUTH FLORIDA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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

DAY OF November MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF FUOR DA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOURDES FERNANDEZ ACEVEDO DE MIRANDA AND EUGENIO B. FERNANDEL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LOBOGE CORPORATION N.M. A NETHEPLANDS ANTILLES COPPORATION DATE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID COPPORATION AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID ENSTRUMENT BY DUE AND REGULAR CORPORATE AUTHOPITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORAZION. WITNESS MY HAND AND OFFICIAL SEAD

THIS 18th DAY OF November 1986.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD. THES 23 DAY OF DOC

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD,

THIS 23 DAY OF DEC

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn 8. Willer

UNITY OF PALM BEACH 128

day of TACCEDED COL

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNERS THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4515, PAGES 1381-1391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, I, YVES JACQUES REY-MILLET DO HEREON SET MY HAND AND SEAL

THIS 2904 DAY OF OCTOBER

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH - 4 1971 4

BEFORE ME PERSONALLY APPEARED YVES JACQUES REY-MILLET, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS JOB DAY OF 1986 MY COMMISSION EXPIRES:

TITLE CERTIFICATION

I, GENE MOORE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEFEON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FOREST HILL DEVELOPMENT CORPORATION. GREEN IOREST HILL CORPORATION AND LOBOGE CORPORATION, N.V., D.B.A. SIMMIT PINES VENTURE, THAT THE CUPRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREOI AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND

ENE MOORE, ATTORNEY

"" INDICATES PERMANENT CONTROL POINT (P.C.P.) , "O" INDICATES PERMANENT REFERENCE MONOMENT (P.R.M.) 3. THE NORTH LINE OF SECTION 11. TOWNSHIP 44 SQUTH, RANGE 42 EAST IS ASSUMED TO BEAR EAST AND ALL BEARINGS SHOWN ARE RELATIVE THERETO. 4. FASEMENT NOTES:

CA, NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL PE TORLACED ON UTILITY OF DRAINAGE EASEMENTS. B. NO STRUCTURES! THEES OR SHPUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OF MAINTENANCE EASEMENTS. C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UMLITIES OCCUPYING SAME.

D. WHERE DRAINAGE AND UTILITY EASS MENTS CHOSS. THE DRAINAGE HAS FREEERENCE.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTPOL POINTS (P.C.F.) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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 PALM BEACH COUNTY, FLORIDA.

1300 DEL 24 1 8 56 36 345880

LAND SURVEYOR NO. 1601

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MURTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNERS THEREOF AND AGREES THAT HER MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4515, PAGES 1881-1391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, I, CHRISTIAN REY-MILLET DO HEREON SET MY

THIS DAY OF	Target Bay W			1936
Bure			4 °.	,
WITNESS			111	
Goyanes Emma		1 Mil	W	
75.4	6	114		
WITNESS	CHRIS	TIAN REY-M	ILLET	A.

ACKNOWLEDGEMENT

STATE OF FLORIDA & WILLIAM COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTIAN REY-MILLET, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL

THIS TO DAY OF CALL 1986 MY COMMISSION EXPIRES

NOTARY PUBLIC

NOTES CONTINUED

5. THIS INSTRUMENT WAS PREPARED BY DANIEL & O'BRIEN IN THE OFFICE OF CHARLEN, SUITER & CHRIEN, SEC. 2501 NORTH FEDERAL HIGHWAY. TELPAY BEACH FLORIDAL 6. BUILDING SETBACKS ARE AS PER THE PALM BEACH COUNTY

O'BRIEN, SUITER & O'BRIEN, INC. ENGINEERS, SURVEYORS, LAND PLANNERS

2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA JULY 1986