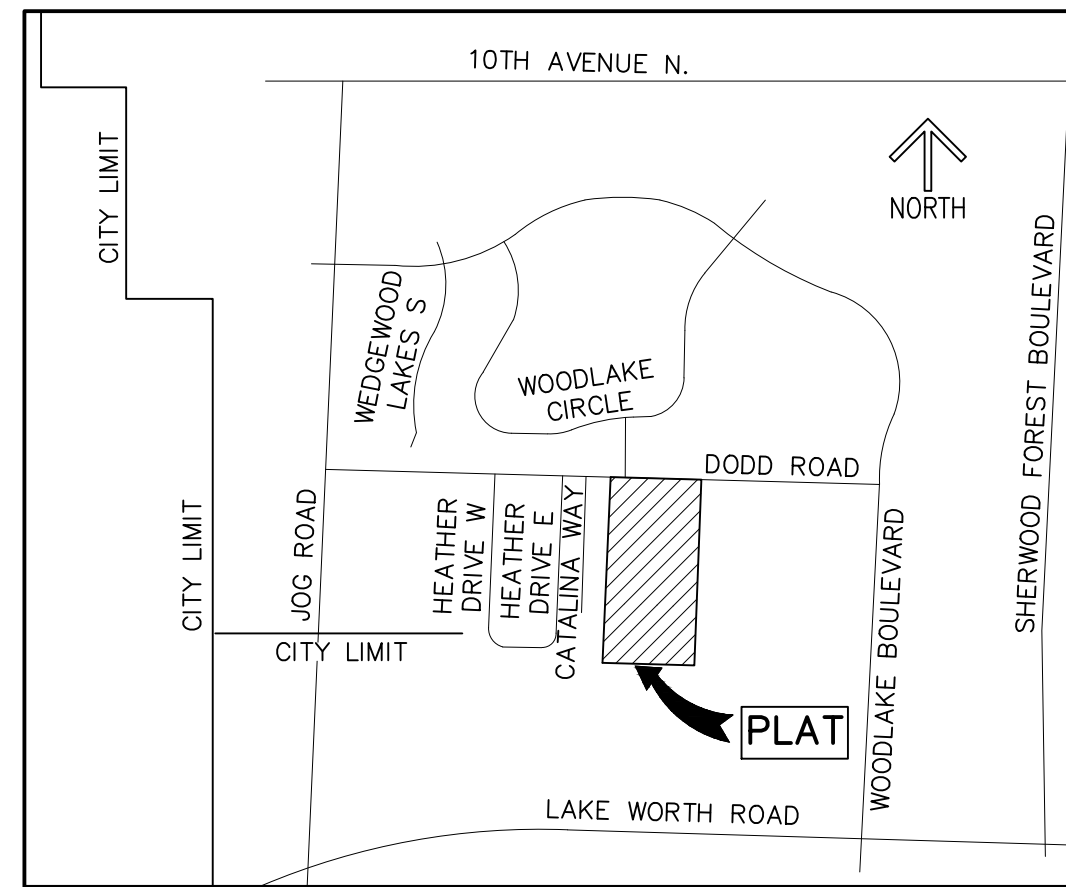


ASTORIA TOWNS

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



LOCATION MAP
(NOT TO SCALE)

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS ASTORIA TOWNS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N63°05'41"W, A DISTANCE OF 1,114.39 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 480.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, N88°36'31"W, A DISTANCE OF 337.65 FEET TO POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF CATALINA ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID PROLONGATED LINE AND ALONG SAID EAST LINE OF CATALINA ESTATES, N02°11'11"E, A DISTANCE OF 847.22 FEET TO THE NORTHEAST CORNER OF SAID CATALINA ESTATES; THENCE ALONG A LINE 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, S88°28'35"E, A DISTANCE OF 337.89 FEET; THENCE S02°12'13"W, A DISTANCE OF 846.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 286,014 SQUARE FEET OR 6.5660 ACRES, MORE OR LESS.

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

TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROADWAY TRACT SERVING ABUTTING LOTS AND TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACT W1 (DRY RETENTION AREA), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACT L1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACTS L2, L5 AND L6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, ROOF OVERHANGS AND PARKING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACTS L3, L4, L7, L8, L9, L10, L11 AND L12, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ROOF OVERHANG PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN EVERLYING 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, STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, IF OTHERWISE APPROVED BY THE CITY OF GREENACRES, 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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, TELECOMMUNICATION 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. IF OTHERWISE APPROVED BY THE CITY OF GREENACRES.

THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF GREENACRES, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROLLING ACCESS.

THE TRANSIT EASEMENT, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF GREENACRES, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE 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 _____ DAY OF _____, 2025.

D.R. HORTON, INC.
A DELAWARE CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: _____

BY: _____

PRINT NAME: _____

RAFAEL J. ROCA
VICE PRESIDENT

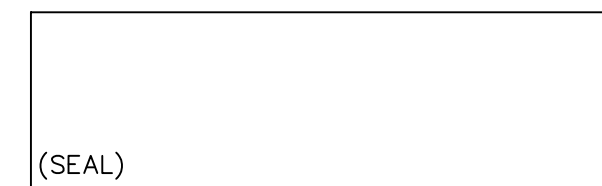
WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY RAFAEL J. ROCA, AS THE VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2025.

ASTORIA TOWNS HOMEOWNERS
ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: _____

BY: _____

PRINT NAME: _____

PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____ AS PRESIDENT OF THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

TABULAR DATA

DESCRIPTION	ACRES	SQUARE FEET
AREA OF RESIDENTIAL LOTS	2.778	120,541
AREA OF TRACT R	0.976	42,528
AREA OF TRACTS L1 THROUGH L12	1.372	59,783
AREA OF TRACT F	0.702	30,600
AREA OF TRACT W1	0.748	32,562
TOTAL AREA THIS PLAT	6.566	286,014

TABULAR LOTS DATA

DESCRIPTION	ACRES	SQUARE FEET	DESCRIPTION	ACRES	SQUARE FEET
LOT 1	0.047	2,034	LOT 31	0.047	2,034
LOT 2	0.046	2,000	LOT 32	0.046	2,000
LOT 3	0.046	2,000	LOT 33	0.046	2,000
LOT 4	0.046	2,000	LOT 34	0.046	2,000
LOT 5	0.046	2,000	LOT 35	0.046	2,000
LOT 6	0.047	2,035	LOT 36	0.047	2,034
LOT 7	0.047	2,035	LOT 37	0.045	1,948
LOT 8	0.046	2,000	LOT 38	0.045	1,956
LOT 9	0.046	2,000	LOT 39	0.046	2,000
LOT 10	0.046	2,000	LOT 40	0.046	2,000
LOT 11	0.046	2,000	LOT 41	0.046	2,000
LOT 12	0.047	2,033	LOT 42	0.047	2,033
LOT 13	0.047	2,033	LOT 43	0.047	2,033
LOT 14	0.046	2,000	LOT 44	0.046	2,000
LOT 15	0.046	2,000	LOT 45	0.046	2,000
LOT 16	0.046	2,000	LOT 46	0.046	2,000
LOT 17	0.046	2,000	LOT 47	0.046	2,000
LOT 18	0.047	2,033	LOT 48	0.047	2,033
LOT 19	0.047	2,034	LOT 49	0.047	2,033
LOT 20	0.046	2,000	LOT 50	0.046	2,000
LOT 21	0.046	2,000	LOT 51	0.046	2,000
LOT 22	0.046	2,000	LOT 52	0.046	2,000
LOT 23	0.046	2,000	LOT 53	0.046	2,000
LOT 24	0.047	2,034	LOT 54	0.047	2,035
LOT 25	0.047	2,033	LOT 55	0.047	2,035
LOT 26	0.046	2,000	LOT 56	0.046	2,000
LOT 27	0.046	2,000	LOT 57	0.046	2,000
LOT 28	0.046	2,000	LOT 58	0.046	2,000
LOT 29	0.046	2,000	LOT 59	0.046	2,000
LOT 30	0.047	2,033	LOT 60	0.047	2,033

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I, TIMOTHY M. HUGHES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

TIMOTHY M. HUGHES, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY OF GREENACRES APPROVAL:

CITY COUNCIL
GREENACRES, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D. 2025.

BY: _____

CHUCK SHAW, MAYOR

BY: _____

JUDITH DUGO, DEPUTY MAYOR

BY: _____

ANDREA MCCUE, CITY MANAGER

BY: _____

LEONARD Z. GAMBLE, P.E., CITY ENGINEER

ATTEST:

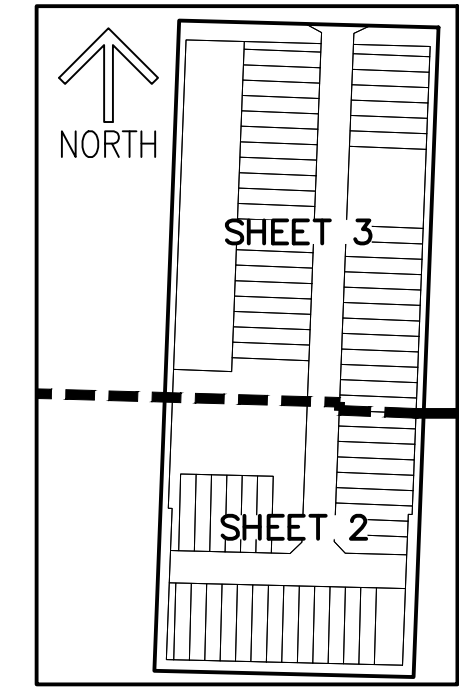
BY: _____

QUINTELLA MOORER, MMC, CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____
RAYMOND YOUNG, PSM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5799
STATE OF FLORIDA

DATE: _____



KEY MAP
(NOT TO SCALE)

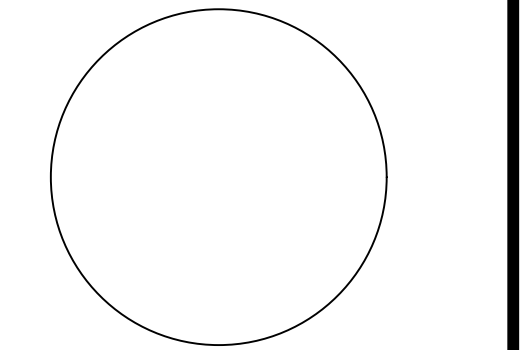
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 3

SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S02°15'17"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- RECORDING INFORMATION SHOWN HEREON IS IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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 PALM BEACH COUNTY.
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

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 SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA 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 THE CITY OF GREENACRES, FLORIDA.

DATED: _____

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

D.R. HORTON, INC.

ASTORIA TOWNS
HOMEOWNERS ASSOCIATION, INC.

CITY OF
GREENACRES

CITY
REVIEWING
SURVEYOR

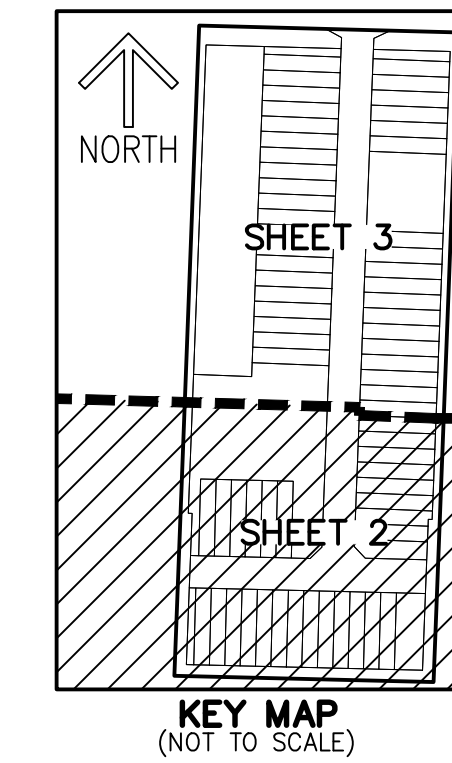
SURVEYOR

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
 SCALE FACTOR = 1.000032023
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

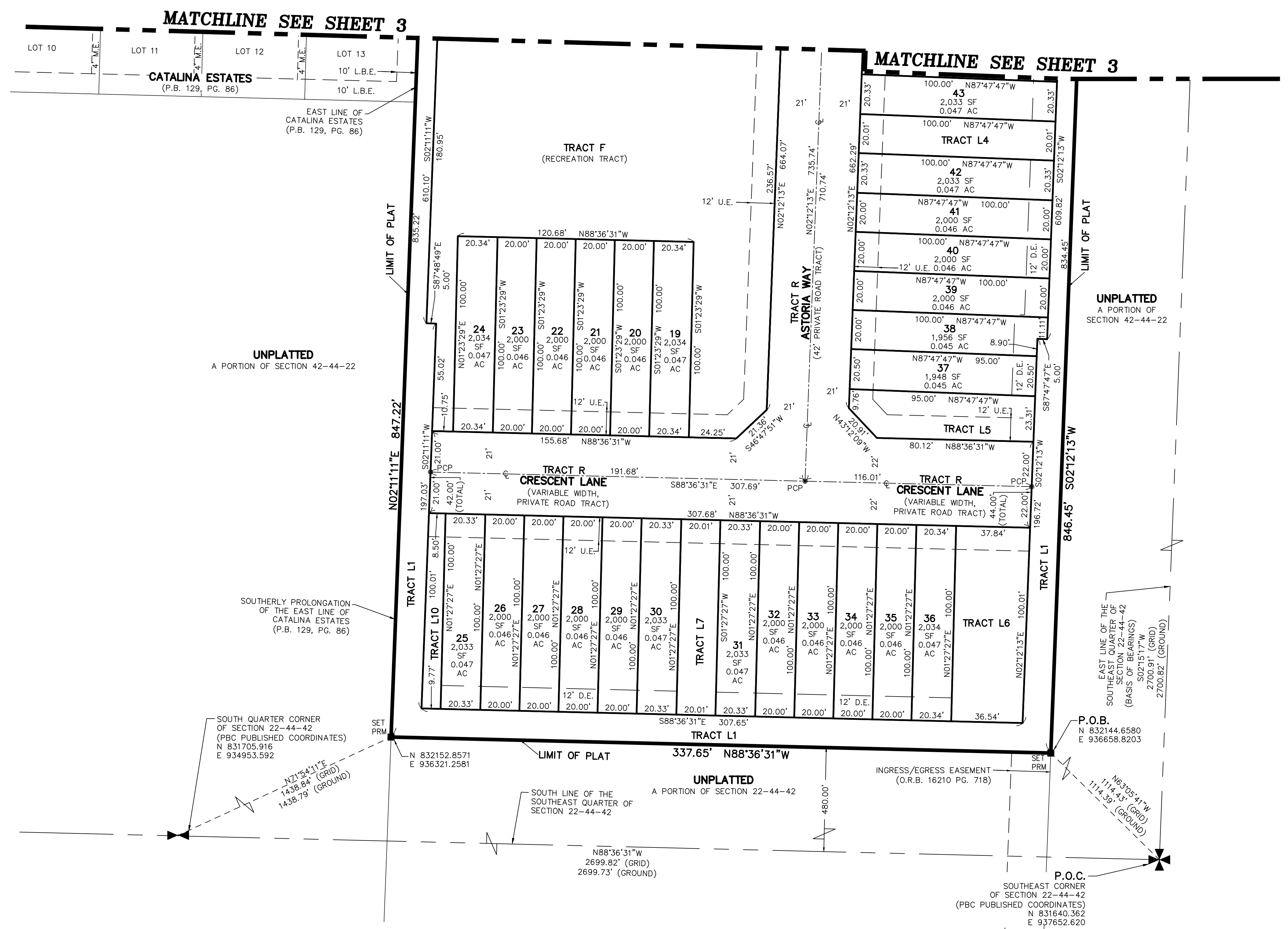
ASTORIA TOWNS

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

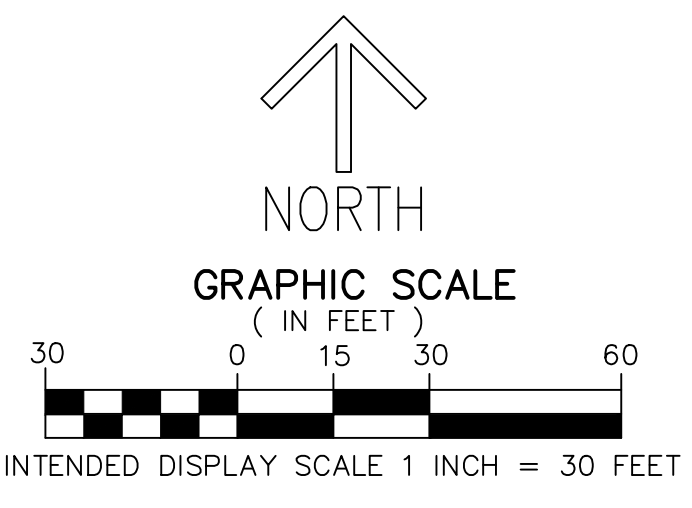
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991



SHEET 2 OF 3



- LEGEND / ABBREVIATIONS:**
- e - CENTERLINE
 - E - EASTING (WHEN USED WITH COORDINATES)
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - D.E. - DRAINAGE EASEMENT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - L.B.E. - LANDSCAPE BUFFER EASEMENT
 - M.E. - MAINTENANCE EASEMENT
 - NAD - NORTH AMERICAN DATUM
 - O.R.B. - OFFICIAL RECORD BOOK
 - PBC - PALM BEACH COUNTY
 - P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
 - P.B. - PLAT BOOK
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - PG(S) - PAGE(S)
 - PRM - PERMANENT REFERENCE MONUMENT
 - U.E. - UTILITY EASEMENT
 - SF - SQUARE FEET
 - AC - ACRES
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD AND CAP
STAMPED "C&W PRM LB3591"
UNLESS OTHERWISE NOTED
 - PCP - DENOTES PERMANENT CONTROL POINT NAIL
AND METAL DISK STAMPED "PCP LB3591"
 - 22-44-42 - SECTION 22, TOWNSHIP 44 SOUTH,
RANGE 42 EAST
 - ✱ - INDICATES SECTION CORNER
 - ✱ - INDICATES 1/4 SECTION CORNER



NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
 SCALE FACTOR = 1.000032023
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

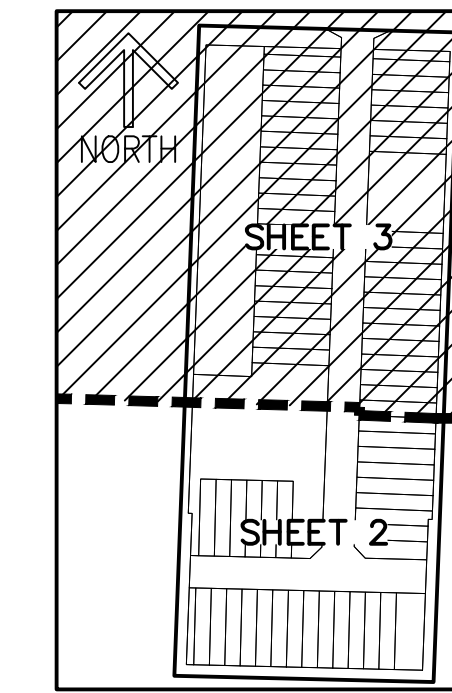
ASTORIA TOWNS

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

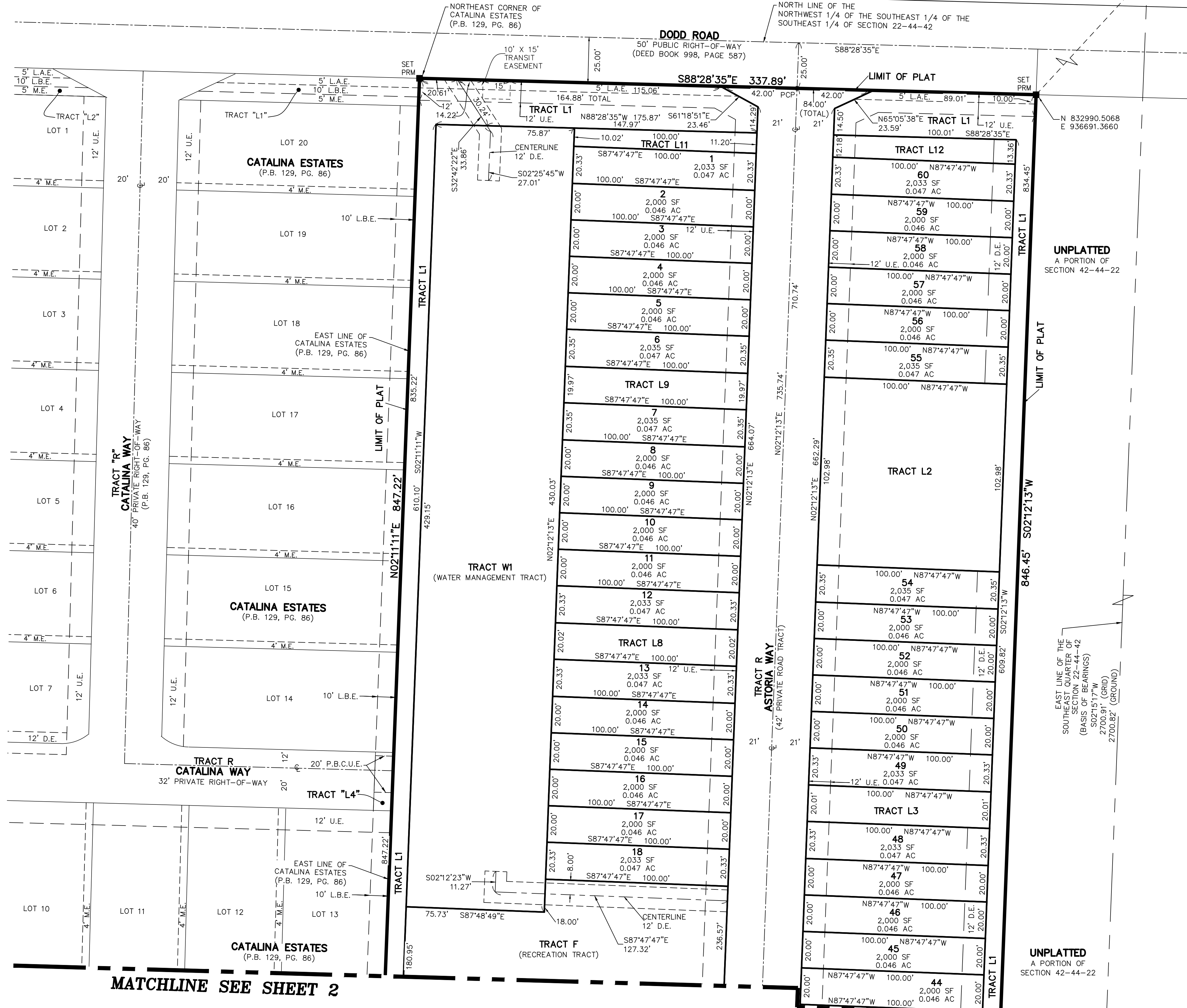
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991

VILLAGE OF WOODLAKE PLAT NO. 1
 (PLAT BOOK 39, PAGE 171)

EAST QUARTER CORNER
 OF SECTION 22-44-42
 (PBC PUBLISHED COORDINATES)
 N 834339.176
 E 937758.885
 S38°21'46"W
 1720.03' (GRID)
 1719.97' (GROUND)

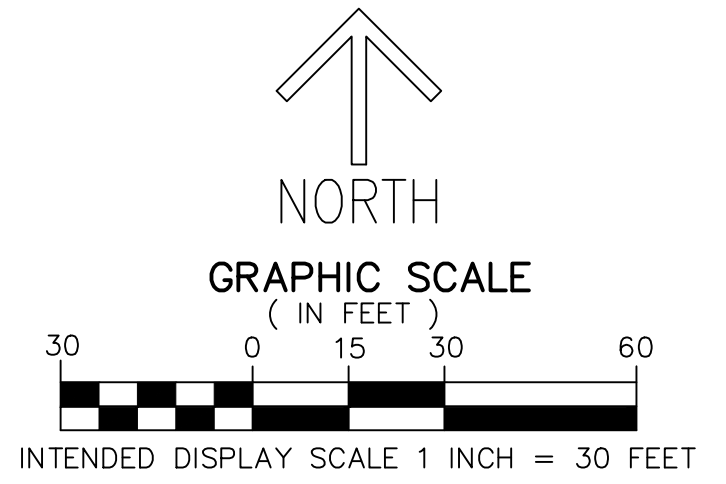


SHEET 3 OF 3



LEGEND/ABBREVIATIONS:

- ⊕ - CENTERLINE
- E - EASTING (WHEN USED WITH COORDINATES)
- N - NORTHING (WHEN USED WITH COORDINATES)
- D.E. - DRAINAGE EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.B. - LICENSED BUSINESS
- L.B.E. - LANDSCAPE BUFFER EASEMENT
- M.E. - MAINTENANCE EASEMENT
- NAD - NORTH AMERICAN DATUM
- O.R.B. - OFFICIAL RECORD BOOK
- PBC - PALM BEACH COUNTY
- P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
- P.B. - PLAT BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
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 5/8" IRON ROD AND CAP
 STAMPED "C&W PRM LB3591"
 UNLESS OTHERWISE NOTED
- PCP - DENOTES PERMANENT CONTROL POINT NAIL
 AND METAL DISK STAMPED "PCP LB3591"
- 22-44-42 - SECTION 22, TOWNSHIP 44 SOUTH,
 RANGE 42 EAST
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER



MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2