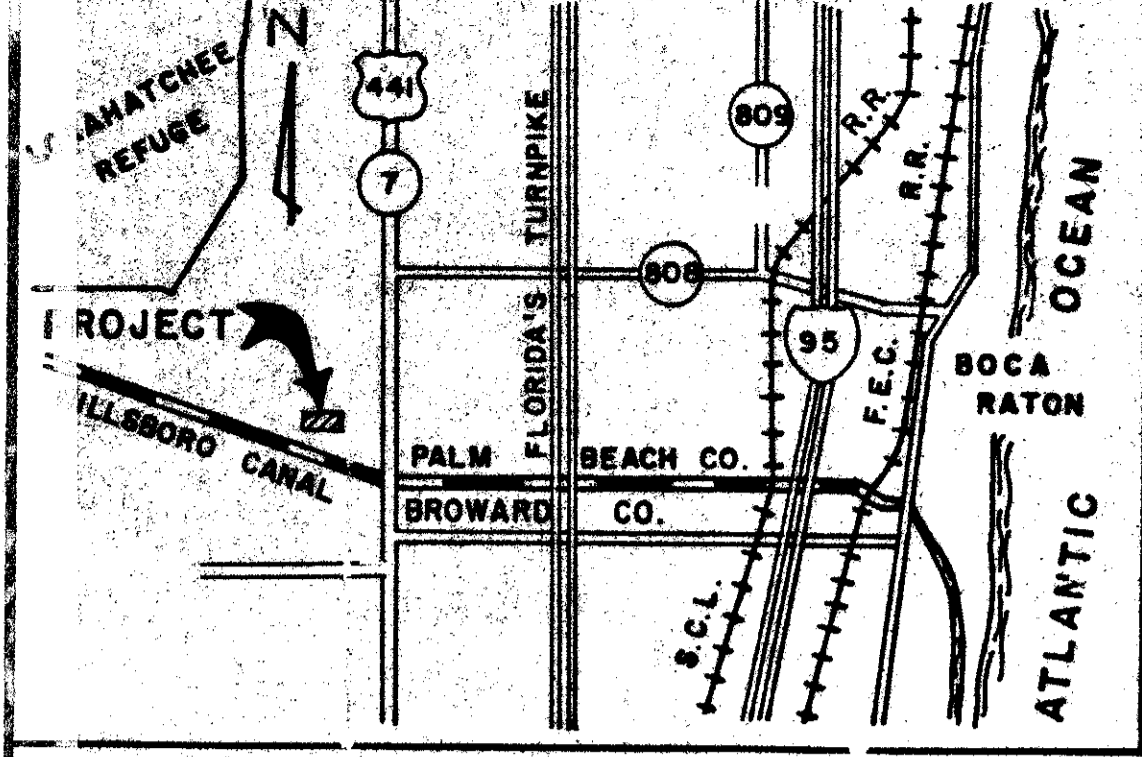


43/144



LOCATION MAP N.T.S.

A PLANNED UNIT DEVELOPMENT
PLAT NO. 2 OF
BOCA HEIGHTS PATIO HOMES

BEING A SUBDIVISION OF LAND
IN SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST
ALSO BEING A REPLAT OF A PORTION OF PLAT NO. 1 OF BOCA HEIGHTS PATIO HOMES, PLAT BOOK 41, PAGES 126 THROUGH 129, INCLUSIVE
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

AUG., 1980

144

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:33 A.M. on the 17th day of December 1980.
Book 43, Page 144-145
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature]

DESCRIPTION

A parcel of land in Section 26, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at PRM No. 2 at the Northeast corner of Tract C, as shown on the Plat No. 1 of Boca Heights Patio Homes, as same as recorded in Plat Book 41, at Pages 126 thru 129, inclusive, Public Records of Palm Beach County, Florida; run thence South 00°07'12" West, 25.00 feet; thence North 88°57'47" West along the North line of Blocks A and G, and the easterly and westerly prolongations thereof, as said blocks are shown on said plat of Boca Heights Patio Homes, a distance of 674.91 feet; thence North 00°05'53" East, 606.12 feet, more or less, to a point in the southerly right-of-way line of Oriole Country Road, as same is shown in Official Record Book 2694 at Page 497; thence South 89°43'37" East, along said right-of-way line, 985.05 feet; thence South 00°07'12" West, 594.25 feet; thence North 88°57'47" West, 310.04 feet, more or less to the POINT OF BEGINNING.

LESS the right-of-way of Markham Way, as same is shown on said Plat No. 1 of Boca Heights Patio Homes; also shown as Parcel A on Plat Book 41, Page 126.

NOTES

Permanent Reference Monuments (P.R.M.'s) are designated thus: [Symbol]

Permanent Control Points (P.C.P.'s) are designated thus: [Symbol]

Bearings cited herein are in the meridian of Plat No. 1 of Boca Heights Patio Homes Recorded in Plat Book 46, Pages 126 thru 129, inclusive.

Building setback lines shall be 10 feet from front lot line and 10 feet from any side lot line.

There shall be no buildings or other structures placed on utility easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.

In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

P.U.D. DATA

Table with 3 columns: Description, Value, Unit. Rows include TOTAL AREA (13.675 ACRES), LAKE AREA (2.00 ACRES), TOTAL UNITS (54), and DENSITY (3.94 UNITS/ACRE).

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that General Development Housing, Inc., a Florida Corporation, owner of the lands shown and described hereon and shown hereon as Plat No. 2 of Boca Heights Patio Homes has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

STREETS

Tracts "G" and "H" are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY for the perpetual use of the public for public right-of-way purposes.

The private roads shown hereon as MODEL CIRCLE WEST AND MODEL CIRCLE EAST are hereby dedicated to the BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNEES and are the perpetual maintenance obligation of said ASSOCIATION, and are subject to access easement rights of lot owners.

WATER MANAGEMENT TRACTS

The Water Management Tract shown hereon as TRACT M is hereby dedicated to the BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNEES and is the perpetual maintenance obligation of said ASSOCIATION.

BUFFER AREAS

The buffer areas shown hereon as TRACTS N & P are hereby dedicated to the BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNEES for landscaping purposes.

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

The access control easements, as shown hereon, are hereby dedicated to the PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS for the purposes of control and jurisdiction over access rights.

TRACT M is hereby dedicated to the PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS for canal purposes, and is the perpetual maintenance obligation of said COUNTY (as adopted by Zoning Petition No. 80-72).

Witness: [Signatures]

GENERAL DEVELOPMENT HOUSING, INC.
By: [Signature] GR. VICE PRES.
WILLIAM McQuillan
ATTEST: [Signature] ASS'T SEC'Y
SAUL J. SACK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and to take acknowledgment, William McQuillan and Paul J. Sack, Senior Vice President and Assistant Secretary, respectively, of GENERAL DEVELOPMENT HOUSING, INC.; a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness: My hand and official seal this 21st day of October, A.D., 1981.

By: [Signature] Notary Public

My Commission Expires:

Notary Public State of FLORIDA.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

The undersigned hereby certifies that it is the mortgage of the property described hereon and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3505 at Page 0558, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, G & G Enterprises, a Florida General Partnership, has caused these presents to be signed by its General Partner this 21 day of October, A.D., 1981.

Witness: [Signatures] G & G ENTERPRISES, A Florida General Partnership
By: [Signature] Frank L. Glusman, General Partner

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME personally appeared FRANK L. GLUSMAN, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as General Partner of G & G Enterprises, a Florida General Partnership, and he acknowledged to and before me that he executed such instrument as such General Partner of said General Partnership, and that said instrument is the free act and deed of said General Partnership.

Witness: My hand and official seal this 21 day of October, A.D., 1981.

By: [Signature] Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, State Title and Abstract Company, Inc., a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in General Development Housing, Inc., a Florida corporation; that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon; and that we find all the mortgages are shown and are true and correct.

Date: Nov 2 1981 By: [Signature]

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 15 day of December, A.D. 1981.

By: [Signature] HERBERT F. WILBERT, Engineer, Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 15 day of December, A.D. 1981.

By: [Signature] FRANK FOSTER, JR., Chairman, Board of County Commissioners

ATTEST: John B. Dunkle, CLERK, BOARD OF COUNTY COMMISSIONERS

By: [Signature] Kathryn S. Miller, Deputy Clerk

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantee 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 the PALM BEACH COUNTY.

Date: Dec. 11, 1980 By: [Signature] PETER T. KRICK, P.L.S., Florida Cert. No. 3748

0210-300

This instrument was prepared by PETER T. KRICK, Robert E. Owen & Associates, Inc., Engineers and Planners, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

SEALS



Table with 4 columns: Field Book No. B-190 Pg. 7, Design C. GIVENS, Drawn T. FROEHLICH, Checked P. T. KRICK; ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA; PLAT NO. 2 OF BOCA HEIGHTS PATIO HOMES P.U.D.; SURVEYOR Job No. 79-1199, Scale N.T.S., Date AUG. 1980, Sheet of 2, File No. BF-2318.

Handwritten notes: Pet 80-79 SFD 300.00 April 85, 43/144, RSP/D, Block A, Quad 69, Dwp #13, 2/17/81