

A PART OF A P. U. D. AMBER BAY

A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF PARCEL C OF LAKES AT BOCA RATON—PHASE I AS RECORDED IN PLAT BOOK 48, PAGES 139—141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1984

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as AMBER BAY, being more particularly described as Parcel "C" of LAKES AT BOCA RATON - PHASE I, as recorded in Plat Book 48, Pages 139—141 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Streets:**
The streets, shown hereon as Tract 13 are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
- Easements:**
 - Utility and Drainage Easements** - The utility easements and drainage easements as shown are dedicated in perpetuity for the construction and maintenance of utilities and drainage. The drainage easements, as shown, are dedicated in perpetuity to Lakes at Boca Raton Homeowners' Association, Inc., a Florida corporation not-for-profit, its successors and assigns, and are the perpetual maintenance obligation of said Lakes at Boca Raton Homeowners' Association, Inc., without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain that portion of the drainage system within AMBER BAY which is associated with the County roads as shown on the plat.
 - Lake Maintenance Easements** - The lake maintenance easements as shown hereon are hereby dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to enter and use said easements to maintain the Water Management Tracts which drain the County roads as shown on the plat.
- Open Space**
The areas shown hereon as Tracts 8, 9, 10, 11 and 12 are hereby dedicated for open space and drainage easement purposes to the Lakes at Boca Raton Homeowners' Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this _____ day of _____, 1984.

HOUSTON ENTERPRISES
a Florida General Partnership

By: George E. Barbar
Managing General Partner

Witness

Witness

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, DAVID B. DICKENSON, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

WITNESS my hand and official seal this _____ day of _____, 1984.

My Commission expires _____
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, DAVID B. DICKENSON, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date _____
DAVID B. DICKENSON
Attorney-at-law, Licensed in Florida

SURVEYOR'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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points 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.

Date _____
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this _____ day of _____ A.D., 1984.

By: Ken Spiliadis
KEN SPILIADIS, Chairman

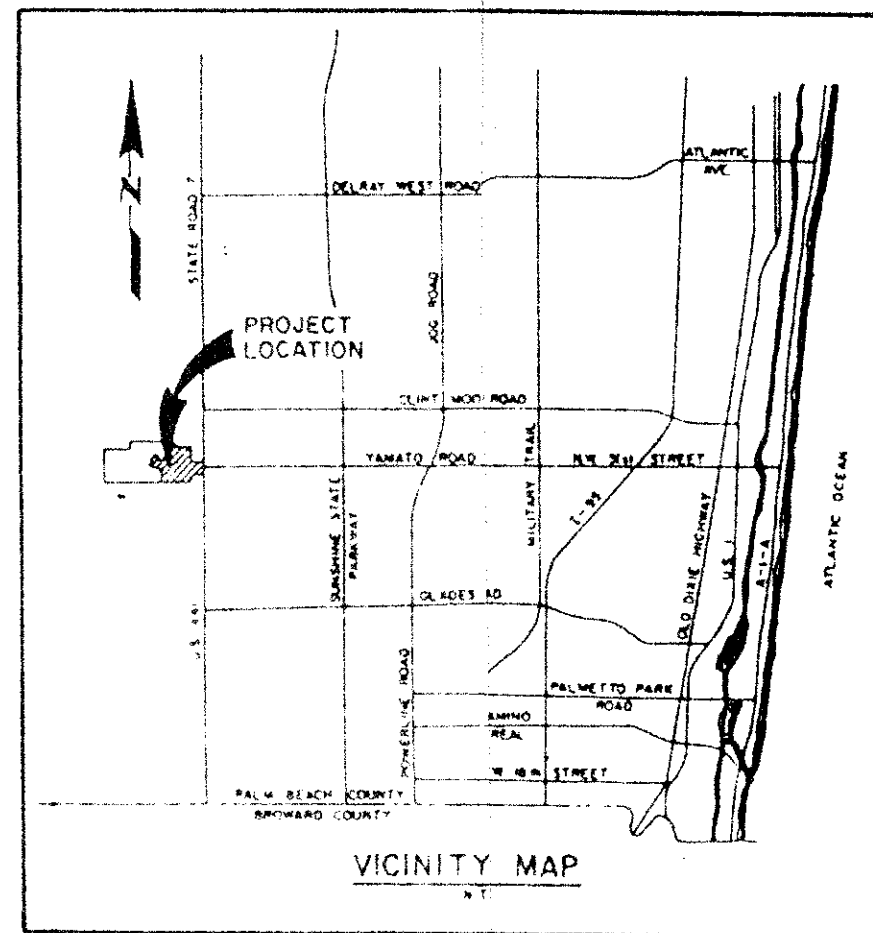
COUNTY ENGINEER

This plat is hereby approved for record this _____ day of _____ A.D., 1984.

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: H. F. Kaubert
H. F. KAUBERT, P.E., County Engineer

By: Carol G. Compton
DEPUTY CLERK



INDEX OF SHEETS

- SHEET No 1 — TITLE SHET AND CERTIFICATES
- SHEET No 2 — DETAIL SEET

This instrument was prepared by
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431.

MORTGAGE CERTIFICATE

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 #236, at Page 474 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice President, PAUL LEATHE, and its seal to be affixed heron by and with the authority of its Board of Directors this _____ day of _____, 1984.

CARTERET SAVINGS & LOAN ASSOCIATION FA

By: Paul Leathe
PAUL LEATHE, Vice President

Witness

Witness

ACKNOWLEDGMENT

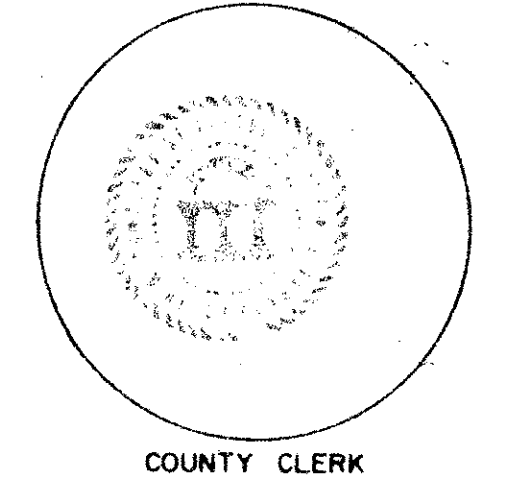
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared PAUL LEATHE, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of CARTERET SAVINGS & LOAN ASSOCIATION FA, and acknowledged to and before me that he executed such instrument as such officer of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this _____ day of _____, 1984.

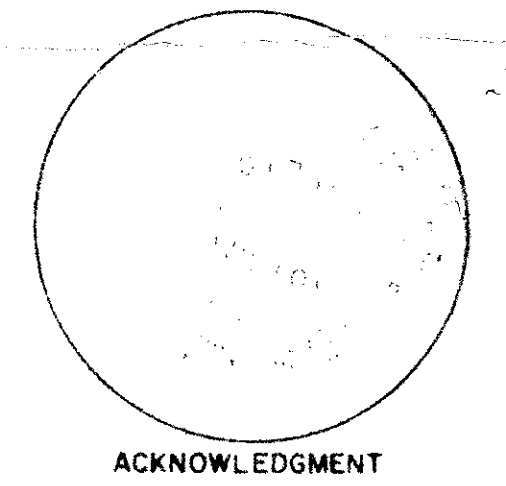
My commission expires: March 31, 1985
Notary Public, State of Florida

189

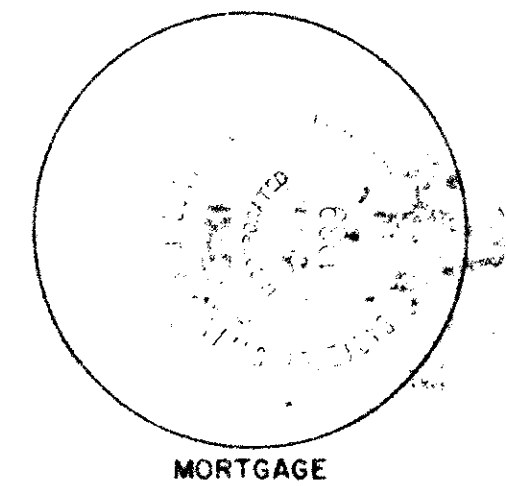
COUNTY OF PALM BEACH
STATE OF FLORIDA
The Plat was filed for record at _____
this _____ day of August
1984, and duly recorded in Plat Book
48 on page 189 + 190.
JOHN B. DUNKLE, Clerk
Janice A. Germandy



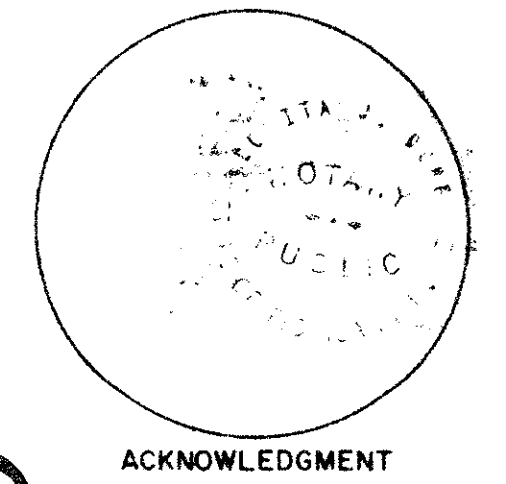
COUNTY CLERK



ACKNOWLEDGMENT



MORTGAGE



ACKNOWLEDGMENT



SURVEYOR

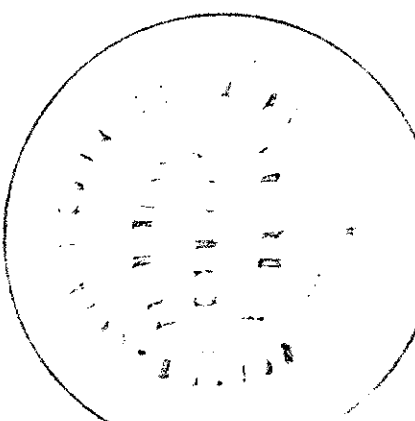
STATISTICAL DATA

TOTAL AREA THIS PLAT	12.721 AC.
AREA OF LOTS	9.127 AC.
AREA OF PUBLIC ROAD R/W (TRACT 13)	3.396 AC.
AREA OF OPEN SPACES (TRACTS 8, 9, 10, 11 & 12)	0.198 AC.
TOTAL NO UNITS PROPOSED - THIS PLAT	62 UNITS
DENSITY PROPOSED - THIS PLAT	4.874 UNITS/AC.
LAND USE	PATIO HOMES

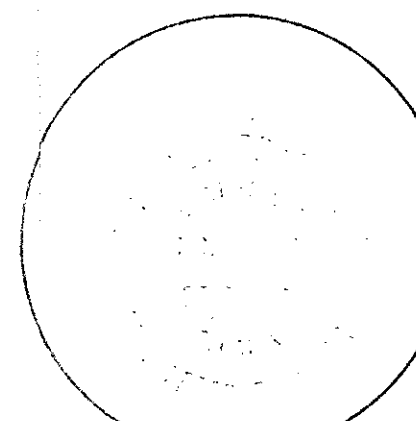
0388-300

TURNOUT REQUIRED

Amber Bay 48/189



COUNTY COMMISSION



COUNTY ENGINEER

DRAWING NUMBER
48/189

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORD BY NUMBER/DATE