

DEFINITION and LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that The Engle Group, Inc. a Florida corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida and being in Tracts 14, 33, 34, 35, 36, 38, 39, 40, 57 and 58, and the thirty foot (30') reservations between said Tracts, Block 33, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, said land being shown hereon as LAKES OF SHERBROOKE PHASE 8, being more particularly described as follows:

BEGINNING at the southwest corner of LAKES OF SHERBROOKE PHASE 4, as recorded in Plat Book 46, Pages 162 and 163 of said Public Records; thence WEST, 760.70 feet; thence South 41°51'40" West, 120.32 feet; thence North 60°47'05" West, 260.83 feet; thence North 18°42'27" West, 36.44 feet to a non-tangent point on a curve that is 80.00 feet easterly of, parallel and concentric with the easterly line of that parcel deeded to the School Board of Palm Beach County as recorded in O.R.B. 4628, on Pages 1886 and 1887 of said Public Records; thence northerly along said curve concave to the west having a radius of 515.00 feet, a central angle of 23°47'03", a chord distance of 212.25 feet bearing North 11°15'26" East, an arc distance of 213.78 feet to a point of tangency; thence North 00°38'05" West along said parallel line, 50.00 feet; thence South 89°21'55" West perpendicular to the previous course, 80.00 feet to the east line of said School Board parcel; thence South 00°38'05" East along said east line, 50.00 feet to a point of curvature; thence southwesterly along said easterly line being an arc of a curve concave to the northwest having a radius of 435.00 feet, a central angle of 38°28'57", an arc distance of 292.17 feet to a line that is radial to the previous and subsequent curve; thence South 52°09'09" East along said radial line, 80.00 feet to a point on a curve that is 80.00 feet easterly of, parallel and concentric with the easterly line of the said School Board parcel; thence southwesterly along said parallel line being an arc of a curve concave to the northwest having a radius of 515.00 feet, a central angle of 19°16'04", an arc distance of 173.19 feet to a point of tangency; thence South 57°06'55" West along said parallel line, 167.82 feet to a point of curvature; thence southwesterly along said parallel line being an arc of a curve concave to the southeast having a radius of 435.00 feet, a central angle of 05°16'07", an arc distance of 40.00 feet to a radial line; thence South 38°09'12" East along said radial line, 350.57 feet; thence South 50°00'00" East, 937.22 feet; thence South 70°00'00" East, 524.93 feet; thence EAST, 308.39 feet to the west line of LAKES OF SHERBROOKE PHASE 3, as recorded in Plat Book 41, Pages 46, 47 and 48 of said Public Records; thence NORTH along said west line, 1329.79 feet to the south line of said Phase 4; thence WEST along said south line, 288.45 feet to the POINT OF BEGINNING, containing 39.82 acres, more or less.

1. STREETS

The Street delineated hereon as AQUARIUS BOULEVARD is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

The Streets delineated hereon as EGRET ISLE TERRACE, EGRET ISLE POINT, and EGRET ISLE TRAIL, are hereby dedicated to Egret Isle Maintenance Association, Inc., for private road purposes, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. Said Streets are also hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The Engle Group, Inc. hereby reserves unto itself, its successors, assigns, mortgagees, licensees and franchisees, the right to grant non-exclusive easements to others for ingress and egress, the installation and maintenance of drainage easements, public and/or private utilities including, but not limited to, water, sewer, gas, electric, telephone, cable T.V., and any other purposes which do not permanently inhibit the use of said Streets for their intended purpose.

2. EASEMENTS

a.) The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.

b.) The Drainage, Maintenance, and Maintenance Access Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage to Egret Isle Maintenance Association, Inc., and are the perpetual maintenance obligations of said Association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation to maintain that part of the drainage associated with County roads.

c.) The overhang easements as shown hereon are hereby dedicated in perpetuity for the purpose of installation and maintenance of service facilities, and further, non-exclusive rights to said easement are hereby granted individually to lots abutting respective easements for the purpose of building overhang, access and maintenance of improvements within and adjacent to said easement.

d.) The Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.

3. LAKES

The Lake Tracts as shown hereon are hereby dedicated to Lakes of Lantana Homeowners' Association, Inc., for proper purposes and as drainage easements, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

4. BUFFER TRACT

The Buffer Tract as shown hereon is hereby dedicated for buffer purposes to the Lakes of Lantana Homeowners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

5. OPEN SPACE

Open Space as shown hereon is hereby dedicated as same to Egret Isle Maintenance Association Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Said space shall also be for overhang easement purposes as defined herein.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors this 3rd day of April, 1987, A.D.

ATTEST:

The Engle Group, Inc. By: Patricia Jones, Assistant Secretary, Alec Engelstein, President

ACKNOWLEDGMENT

STATE OF FLORIDA : SS COUNTY OF PALM BEACH :

BEFORE ME personally appeared Alec Engelstein and Patricia Jones to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of The Engle Group, Inc., a Florida corporation, and severally acknowledged to and before me that they executed such 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.

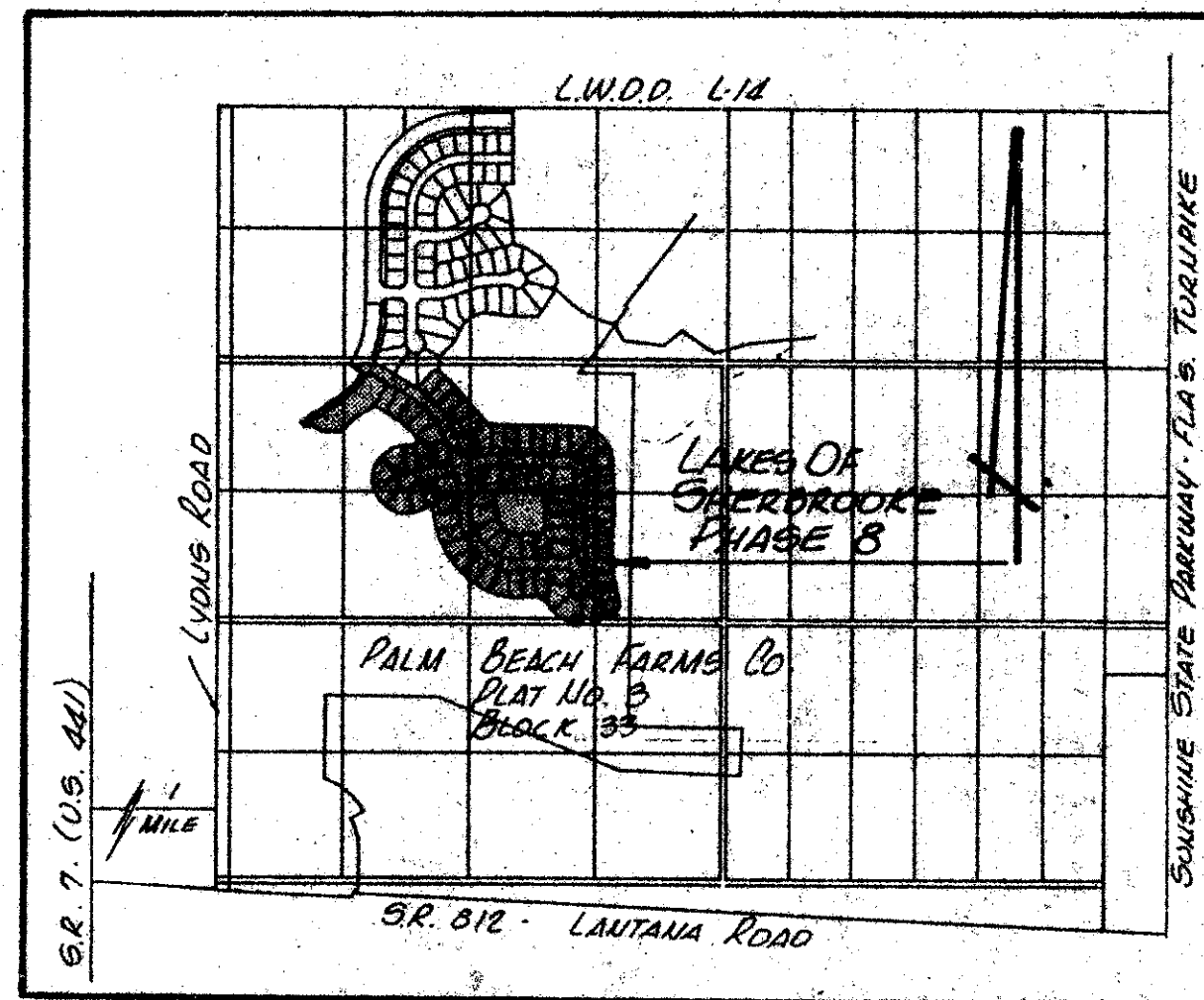
WITNESS my hand and official seal this 3rd day of April, 1987, A.D.

My commission expires: June 9, 1987. Notary Public, State of Florida at Large

A PART OF LAKES OF LANTANA, A PLANNED UNIT DEVELOPMENT.

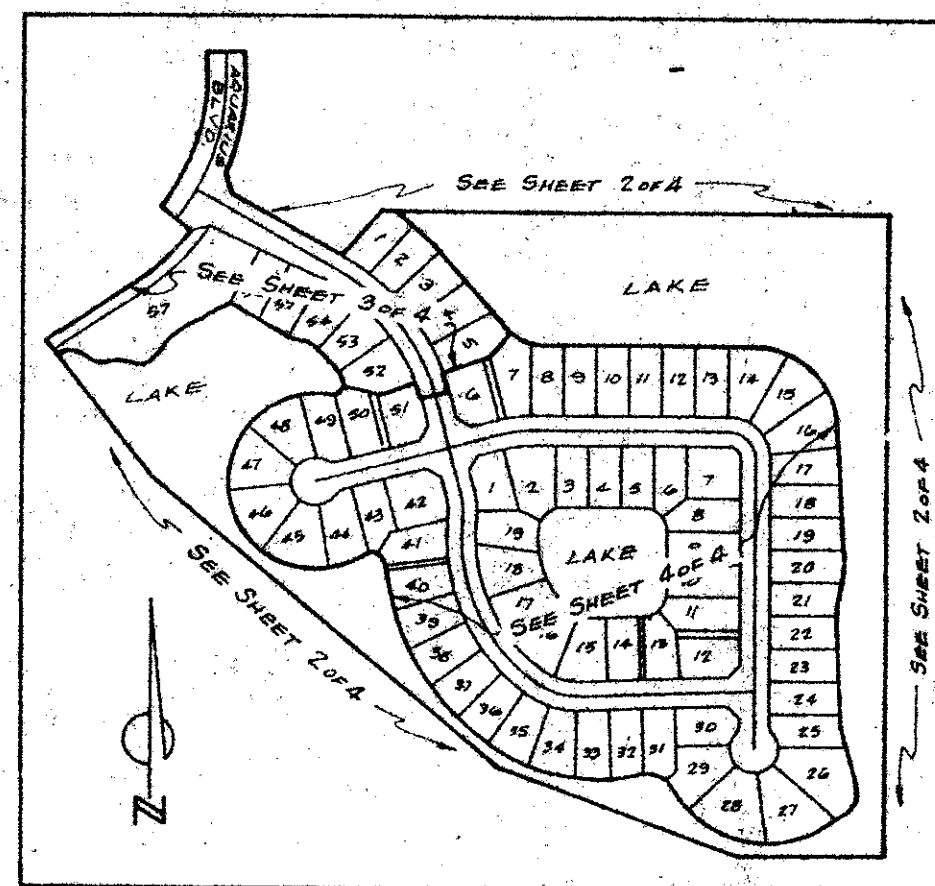
LAKES OF SHERBROOKE PHASE 8

IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING A REPLAT OF A PORTION OF BLOCK 33, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



LOCATION MAP SCALE 1"=1000'

32/44/42 SUBDIVISION * Lakes of Sherbrooke BOOK 56 PAGE 182 FLOOD ZONE B FLOOD MAP # 1707 QUAD # 48 ZONING CE ZIP CODE 33467 PUD NAME Phase 8 TAZ 739



INDEX MAP 1"=400'

MORTGAGEE'S CONSENT

STATE OF NEW YORK : SS COUNTY OF NEW YORK :

The Chase Manhattan Bank, N.A., 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 mortgages which are recorded in Official Record Book 4504, Page 150, and Official Record Book 4631, Page 1397, and Official Record Book 4954, Page 1947 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 attested to by its and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of April, 1987, A.D.

ATTEST: The Chase Manhattan Bank, N.A.

Paul J. Robilotto, 2nd Vice President, Edward Shevlin, Jr., Vice President

ACKNOWLEDGMENT

STATE OF NEW YORK : SS COUNTY OF NEW YORK :

BEFORE ME personally appeared Edward Shevlin, Jr. and Paul J. Robilotto to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and 2nd Vice-President of The Chase Manhattan Bank, N.A., and severally acknowledged to and before me that they executed such 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 this 3rd day of April, 1987, A.D.

My commission expires: Notary Public

Corporate Notary Corporate Notary Land Surveyor

Table with columns: AREAS, Block 5 (57 Lots), Block 6 (19 Lots), Total Lot Area, Road Right-of-Way, Interior Lake, Perimeter Lake, Total Lake Area, Buffer @ Aquarius Blvd., Open Space (5 parcels), Total Area of Phase 8, OPEN SPACE, Lakes, Open Space Parcels, Buffer Tract, Residential Open Space (65% of Lot Area), Total Open Space (69% of Phase 8), DENSITY, Total Number of Lots, Area of Phase 8, Density of Phase 8.

182

STATE OF FLORIDA : SS COUNTY OF PALM BEACH : This Plat was filed for record at 10:29 am, this 10th day of June, 1987, A.D., and duly recorded in Plat Book No. 56 on Pages 182, 183, 184, and 185. JOHN B. DUNKLE, Clerk By: [Signature]

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA This plat is hereby approved for record this 9th day of June, 1987, A.D.

BY: [Signature] Carol A. Roberts, Chair

ATTEST: JOHN B. DUNKLE, Clerk By: [Signature] Kathryn S. Thiller, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 9th day of June, 1987, A.D.

BY: [Signature] Herbert F. Kahlert, County Engineer

TITNA CERTIFICATION

STATE OF FLORIDA : SS COUNTY OF PALM BEACH : We, Koepfel, Cooke & Gottlieb, a Professional Association, licensed under the laws of 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 The Engle Group, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that we find all mortgages are shown and are true and correct and there are not other encumbrances of record.

KOEPFEL, COOKE & GOTTLIEB, P.A. Date: May 1, 1987 By: [Signature] Joel P. Koepfel, Attorney

LAND 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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Adair and Brady, Inc. Date: May 1, 1987 By: [Signature] Dennis Painter, Registered Land Surveyor, Florida Certificate No. 3542

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS. The Lakes of Sherbrooke Phase 8 Record Plat. WEST PALM BEACH. Scale. Date APRIL 1987. Job No. 73-507.E. SHEET 1 OF 4.

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