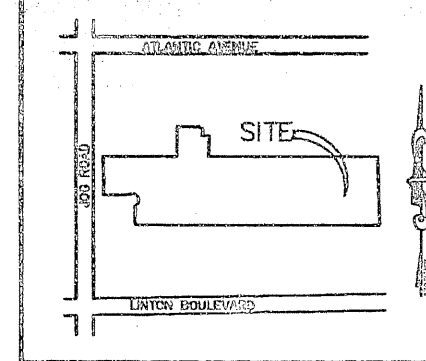


FLORAL LAKES PLAT ONE REPLAT

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF BLOCK 5, AND A PORTION OF BLOCKS 6 AND 10, FLORAL LAKES PLAT ONE, AS RECORDED IN PLAT BOOK 77, PAGES 78-81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



45
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:05 A.M.
THIS 21 DAY OF OCTOBER
A.D. 1977 AND DULY RECORDED
IN PLAT BOOK 77 ON
PAGES 45 AND 46
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: Rich A. Standley
DEPUTY CLERK

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Regency at Floral Lakes, a Florida Joint Venture, comprised of Regency at Floral Lakes, Inc., a Florida corporation and Floral Lakes of Delray Beach, Inc., a Florida corporation, the owners of the land shown hereon as FLORAL LAKES PLAT ONE REPLAT, BEING A REPLAT BLOCK 5, AND A PORTION OF BLOCKS 6 AND 10, FLORAL LAKES PLAT ONE, AS RECORDED IN PLAT BOOK 77, PAGES 78-81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, Florida, being more particularly described as follows:

Lots 41 through 53, 54C, 55 and 56, Block 5 and Lots 31 through 38, Block 6 and Lots 69 through 84, Block 10 and Lots 89 through 104, Block 10, "FLORAL LAKES PLAT ONE", according to the plat thereof, as recorded in Plat Book 77, Pages 78-81 of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida, Containing 192,744 square feet/4.4248 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Drainage Easements:

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 Floral Lakes Community Association, Inc., its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements and private roads associated with said drainage system.

IN WITNESS WHEREOF, the above-named Regency at Floral Lakes, a Florida Joint Venture, comprised of Regency at Floral Lakes, a Florida corporation and Floral Lakes of Delray Beach, Inc., a Florida corporation, has caused these presents to be signed by their Presidents and their corporate seals to be affixed hereto by and with the authority of their Board of Directors, this 4th day of September, 1997.

Regency at Floral Lakes, a Florida Joint Venture

By: Benny L. Martz
Regency at Floral Lakes, Inc.,
a Florida Corporation
WITNESS: David Levine
BENNY L. MARTZ
President

By: Arthur Rosacker
Floral Lakes of Delray Beach, Inc.,
a Florida Corporation
WITNESS: Timothy F. Richards
ARTHUR ROSACKER
President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared BENNY L. MARTZ, who is personally known to me as Benny L. Martz and who executed the foregoing instrument as President of Regency at Floral Lakes, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 4th day of September, 1997.

My commission expires: Kevin Bin
Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Arthur Rosacker, who is personally known to me as Arthur Rosacker and who executed the foregoing instrument as President of Floral Lakes of Delray Beach, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 29 day of August, 1997.

My commission expires: Bridget M. Hunter
Notary Public

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
Floral Lakes Community Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 27th day of August, 1997.

Floral Lakes Community Association, Inc., a Florida Corporation not for profit
WITNESS: David Levine
BY: Benny L. Martz
President
WITNESS: Timothy F. Richards

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared BENNY L. MARTZ, who is personally known to me as Benny L. Martz and who executed the foregoing instrument as President of Floral Lakes Community Association, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 27th day of August, 1997.

My commission expires: Georgia Ann Weisman
Notary Public

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MARCH - 1997

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 20th day of October, 1997.
BY: George F. Webb, P.E.
County Engineer

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF BROWARD
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 Records Book 9715 at Page 1267 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 Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 30th day of September, 1997.

WITNESS: PRINT Thomas A. Cantley
BY: Charlene Bender
Charlene Bender
Vice President
WITNESS: Janet Ostfeld
JANET OSTFELD

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared Charlene Bender, who is personally known to me as Charlene Bender and who executed the foregoing instrument, as Vice President of Sun Trust Bank South, a national association, and severally acknowledged to and before me that she executed such instrument as such officer 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 10th day of September, 1997.
My commission expires: George F. Webb, P.E.
Notary Public

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, R. Bowen Gillespie III, 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 to Regency at Floral Lakes, a Florida Joint Venture comprised of Regency at Floral Lakes, Inc., a Florida Corporation and Floral Lakes of Delray Beach, Inc., a Florida Corporation; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.
DATED: September 2, 1997
R. Bowen Gillespie III
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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.
DATE: 9/25/97
David P. Lindley
David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

