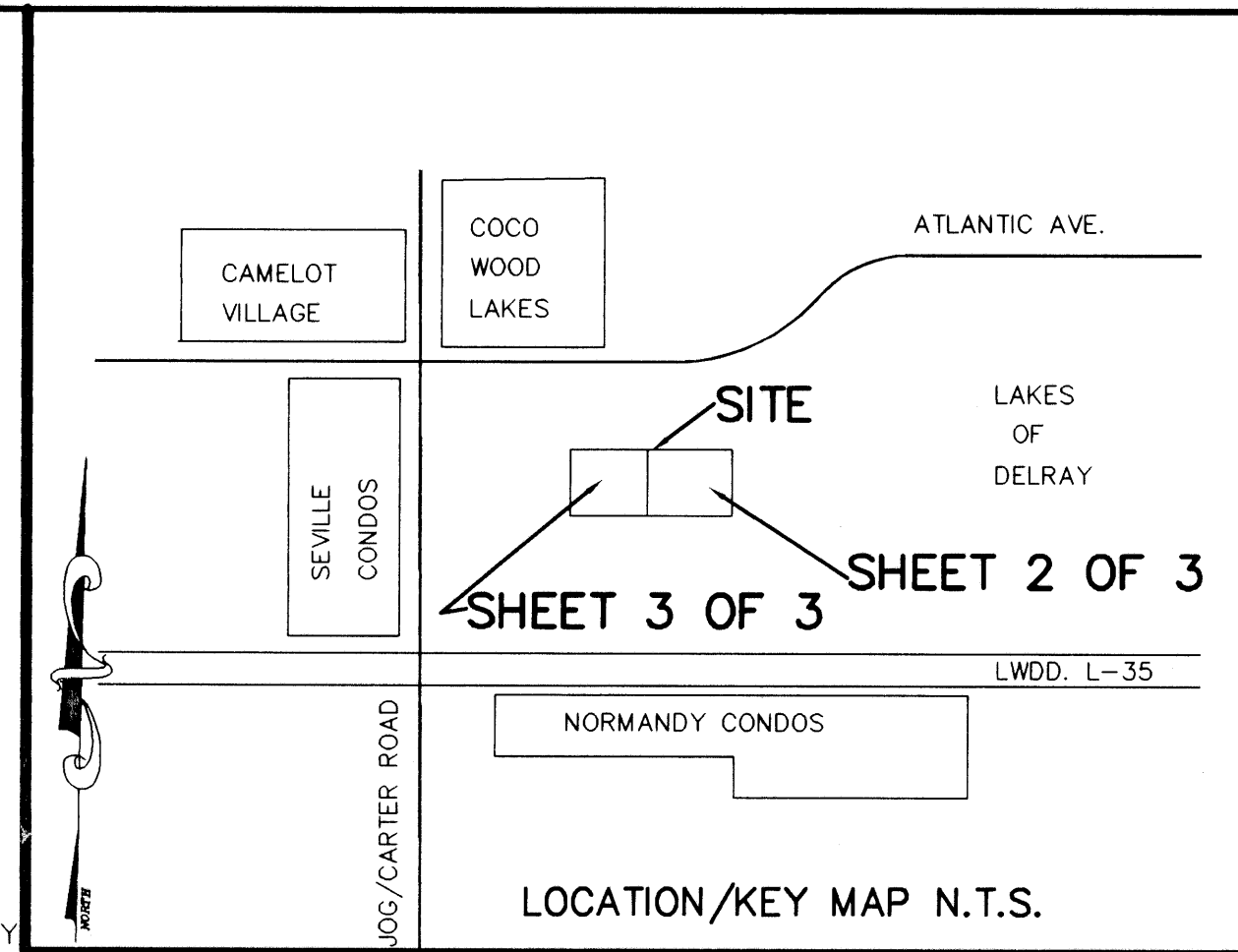


# FLORAL LAKES PHASES THREE AND FOUR

A PLANNED UNIT DEVELOPMENT  
A PORTION OF THE NORTHEAST  
ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA



189  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:39 AM  
THIS 29 DAY OF APRIL  
A.D. 1999 AND DULY RECORDED  
IN PLAT BOOK 84 ON  
PAGES 181 AND 191  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
By: Leigh A. Haddock  
DEPUTY CLERK

### 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 PHASES THREE AND FOUR, A PLANNED UNIT DEVELOPMENT, A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "L-1", "FLORAL LAKES PLAT TWO", AS RECORDED IN PLAT BOOK 82, PAGES 83 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01° 26' 44" W ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID TRACT "L-1" AND THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 924.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE S 89° 56' 53" W ALONG SAID SOUTH LINE, A DISTANCE OF 2015.71 FEET; THENCE S 01° 30' 21" E ALONG THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 880.45 FEET TO THE NORTHWEST CORNER OF TRACT "F-2" OF SAID "FLORAL LAKES PLAT TWO"; THENCE N88° 29'39"E, A DISTANCE OF 144.50 FEET; THENCE N01°30'21"W, A DISTANCE OF 32.50 FEET; THENCE N44°13'16"E, A DISTANCE OF 35.62 FEET; THENCE N89°56'53"E, A DISTANCE OF 100.83 FEET; THENCE N00°03'07"W, A DISTANCE OF 40.00 FEET; THENCE N89°56'53"E, A DISTANCE OF 101.29 FEET; THENCE N01°28'30"E, A DISTANCE OF 5.00 FEET; THENCE N89°56'53"E, A DISTANCE OF 540.08 FEET; THENCE N44°56'53"E, A DISTANCE OF 35.36 FEET; THENCE S 84° 36' 32" E, A DISTANCE OF 49.96 FEET; THENCE S 45° 03' 07" E, A DISTANCE OF 35.73 FEET; THENCE N 89° 56' 53" E, A DISTANCE OF 78.00 FEET; THENCE S 00° 03' 07" E, A DISTANCE OF 144.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 293.00 FEET, A CENTRAL ANGLE OF 00° 10' 00", AN ARC DISTANCE OF 0.85 FEET TO A POINT; THENCE N 89° 56' 53" E, A DISTANCE OF 560.25 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 87° 06' 55" E, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 00° 23' 05", AN ARC DISTANCE OF 0.97 FEET TO A POINT OF TANGENCY; THENCE N 02° 30' 00" E, A DISTANCE OF 78.21 FEET; THENCE N 43° 46' 33" W, A DISTANCE OF 35.83 FEET; THENCE N 00° 03' 07" W, A DISTANCE OF 40.00 FEET; THENCE N 89° 56' 53" E, A DISTANCE OF 89.87 FEET; THENCE S00° 03'07"E, A DISTANCE OF 40.00 FEET; THENCE S 46° 13' 27" W, A DISTANCE OF 34.56 FEET; THENCE S 02° 30' 00" W, A DISTANCE OF 81.69 FEET; THENCE N 89° 56' 53" E, A DISTANCE OF 326.75 FEET TO A POINT OF BEGINNING (THE PREVIOUS TWENTY THREE COURSES AND DISTANCES ARE ALONG THE NORTHERLY BOUNDARY LINE OF SAID "FLORAL LAKES PLAT TWO").

CONTAINING 39.252 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

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

### 1. PRIVATE STREET:

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. RESIDENTIAL ACCESS STREET:

TRACT "R-1", "R-2" AND "R-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. DRIVEWAY TRACTS:

TRACTS "D", "D-1", "D-2" AND "D-3", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 4. WATER MANAGEMENT TRACTS:

TRACT "W" AND "W-1", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 10853, PAGE 264 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

### 5. OPEN SPACE/LANDSCAPE BUFFER TRACTS:

TRACT "L" AND "L-1" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 6. DRAINAGE AND LAKE MAINTENANCE 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.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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.

### 7. RECREATION TRACT:

TRACT "F" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 8. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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, 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 10<sup>th</sup> DAY OF MARCH, 1999.

REGENCY AT FLORAL LAKES, A FLORIDA JOINT VENTURE

BY: BENNY L. MARTZ  
PRESIDENT  
WITNESS: Olivia P. Weatherly

FLORAL LAKES OF DELRAY, INC., A FLORIDA CORPORATION  
BY: ARTHUR ROSACKER  
PRESIDENT  
WITNESS: Olivia P. Weatherly

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED BENNY L. MARTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, 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 10<sup>th</sup> DAY OF March, 1999.

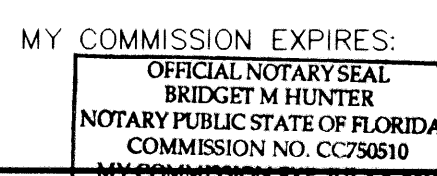


### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARTHUR ROSACKER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLORAL LAKES OF DELRAY, 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 25 DAY OF February, 1999.



### 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 028 943 AT PAGE 1808 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 HEREO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF March, 1999.

SUNTRUST BANK SOUTH, A NATIONAL ASSOCIATION  
BY: CHARLENE BENDER  
VICE PRESIDENT  
WITNESS: Stephane Edwards  
PRINT  
WITNESS: [Signature]

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED CHARLENE BENDER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNTRUST 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 9<sup>th</sup> DAY OF MARCH, 1999.



### 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 10<sup>th</sup> DAY OF MARCH, 1999.

FLORAL LAKES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
BY: BENNY L. MARTZ  
PRESIDENT  
WITNESS: Olivia P. Weatherly

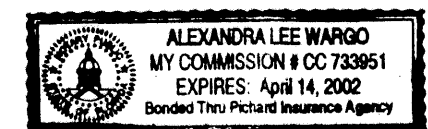
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BENNY L. MARTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, 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 10<sup>th</sup> DAY OF March, 1999.

MY COMMISSION EXPIRES: Alexandra Lee Wargo, NOTARY PUBLIC



REGENCY NOTARY SEAL  
FLORAL LAKES NOTARY SEAL  
FLORAL LAKES CA NOTARY SEAL  
FLORAL LAKES NOTARY SEAL  
MORTGAGEE NOTARY SEAL  
MORTGAGEE NOTARY SEAL  
COUNTY ENGINEER SEAL  
SURVEYOR SEAL

Subdivision: Floral Lakes  
Book: 84  
Page: 181  
Flood Zone: B  
Quadrant: 37  
SE: 91-40  
TAZ: 971  
Pub Name: Floral Lakes