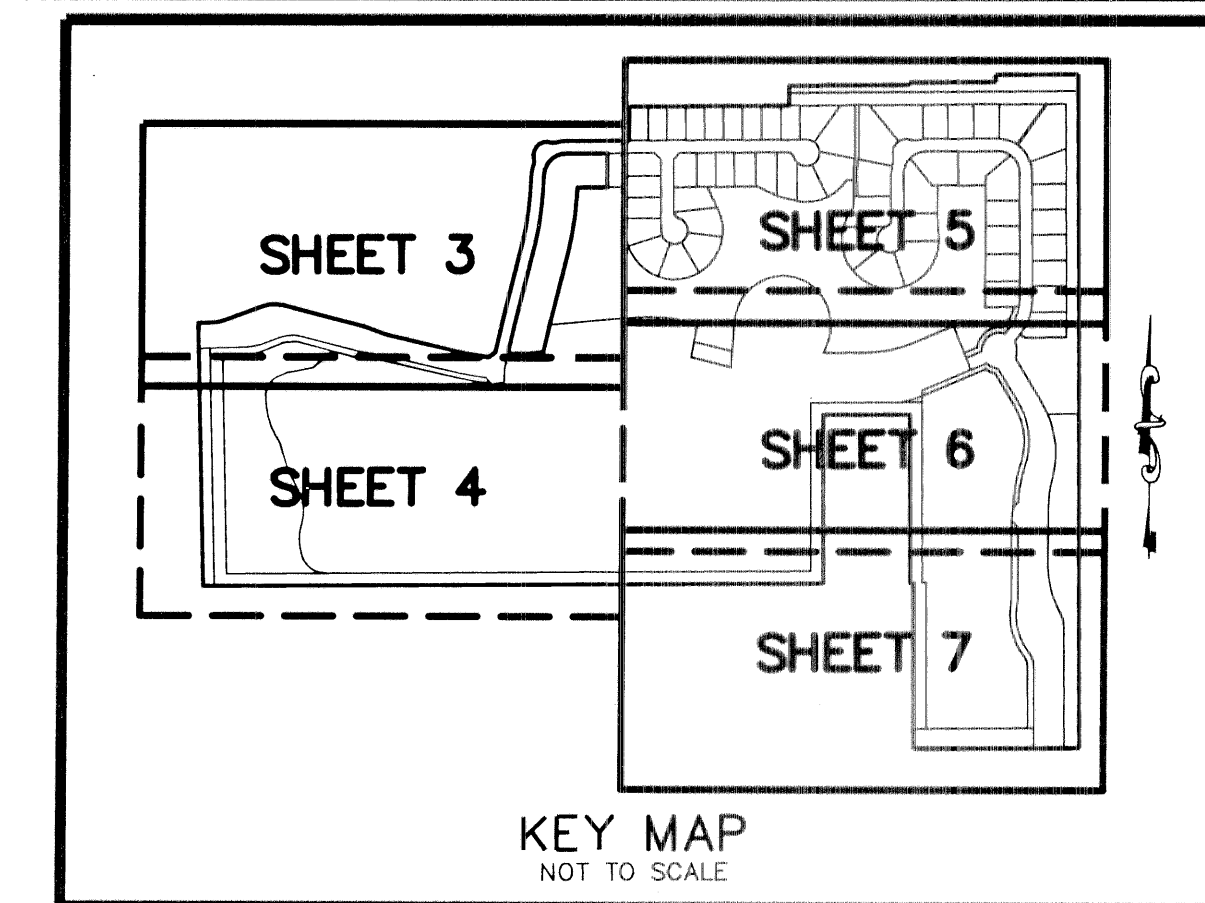


# OAKS AT BOCA RATON PLAT ONE

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT A PORTION OF "FOX HILL ESTATES OF BOCA RATON",  
 AS RECORDED IN PLAT BOOK 87, PAGES 4 THROUGH 12, AND  
 A PORTION OF BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3",  
 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,  
 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
 CAULFIELD and WHEELER, INC.  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 OCTOBER - 2001



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2002 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT  
 BY: \_\_\_\_\_  
 DEPUTY CLERK

SHEET 2 OF 7

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.00002099  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
 ADJUSTMENT, FLORIDA EAST ZONE.

### TABULAR DATA

TOTAL AREA THIS PLAT	129.724 ACRES
AREA OF PRIVATE ROAD TRACTS R, R1, R2	12.499 ACRES
AREA OF LAKES(TRACT W)	14.803 ACRES
AREA OF RECREATION(TRACT F)	5.491 ACRES
AREA OF TRACTS L THROUGH L-13	17.960 ACRES
AREA OF RESIDENTIAL	19.722 ACRES
AREA OF TRACTS C AND D	59.249 ACRES
USE SINGLE FAMILY	
NUMBER OF UNITS - 57	0.44 D.U./AC.
PETITION NO. PDD 97-104A	

### 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  
 27 DAY OF May, 2002, AND HAS BEEN  
 REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH  
 COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb  
 COUNTY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)  
 I, CARL E. SIEGEL, 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 IN THE OAKS  
 AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP; THE OAKS  
 AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA  
 NOT-FOR-PROFIT CORPORATION; AND CHARLSE WATT COMMUNITIES II, INC., A  
 FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 3/27/02  
 Carl E. Siegel  
 CARL E. SIEGEL  
 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 THAT PERMANENT  
 CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC.  
 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE  
 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE  
 REQUIRED IMPROVEMENTS; 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: 3/29/01  
 David P. Lindley  
 DAVID P. LINDLEY, P.L.S.  
 REG. LAND SURVEYOR #5005  
 STATE OF FLORIDA  
 LB #3591

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)  
 THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE  
 DEDICATIONS OR RESERVATIONS OF SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND  
 HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS  
 22nd DAY OF MAY, 2002.

WITNESS: Judy Matthews Gray  
 NAME Judy Matthews Gray  
 BY: Nancy Walsh  
 NAME NANCY WALSH, PRESIDENT  
 WITNESS: M. Elaine Brown  
 NAME M. ELAINE BROWNING

THE OAKS AT BOCA RATON  
 PROPERTY OWNERS' ASSOCIATION, INC.  
 A FLORIDA CORPORATION NOT FOR PROFIT

### MORTGAGEES CONSENT

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 RECORDS BOOK 12585  
 AT PAGE 485 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 HEREON BY AND WITH THE  
 AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF  
 MARCH, 2002.

CITY NATIONAL BANK OF FLORIDA,  
 A BANKING CORPORATION AUTHORIZED  
 TO DO BUSINESS IN FLORIDA

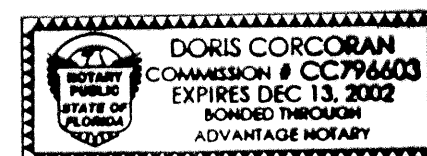
WITNESS: Doris Corcoran  
 NAME Doris Corcoran  
 BY: J. Scott McTeneghan  
 NAME J. Scott McTeneghan  
 VICE PRESIDENT  
 WITNESS: M. Elaine Brown  
 NAME M. ELAINE BROWNING

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
 COUNTY OF Palm Beach )  
 BEFORE ME PERSONALLY APPEARED J. Scott McTeneghan, WHO IS PERSONALLY  
 KNOWN TO ME OR HAS PRODUCED NA AS  
 IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE  
 PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION  
 AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 20 DAY OF  
 MARCH, 2002.

MY COMMISSION EXPIRES: 12/31/02  
 Doris Corcoran  
 NOTARY PUBLIC

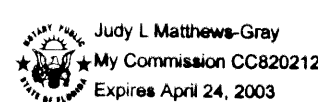


### ACKNOWLEDGMENT:

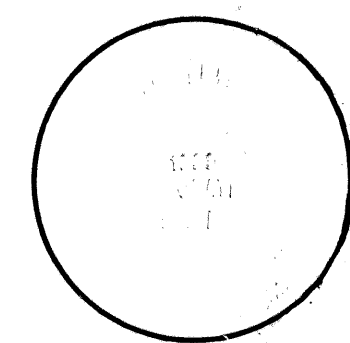
STATE OF FLORIDA)  
 COUNTY OF PALM BEACH )  
 BEFORE ME PERSONALLY APPEARED NANCY WALSH, WHO IS PERSON  
 KNOWN TO ME OR HAS PRODUCED NA AS  
 IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT  
 PRESIDENT OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION,  
 INC., AND SEVERALLY ACKNOWLEDGED 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 22 DAY OF  
 MARCH, 2002.

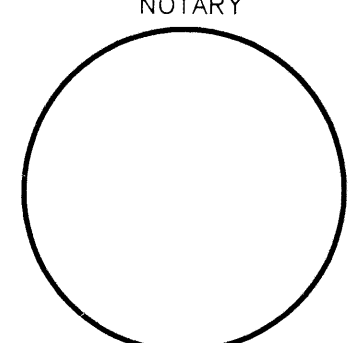
MY COMMISSION EXPIRES: \_\_\_\_\_  
 Judy P. Matthews Gray  
 NOTARY PUBLIC



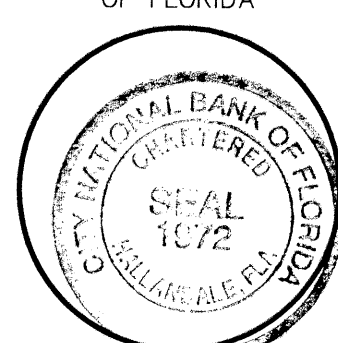
THE OAKS AT BOCA RATON PROPERTY  
 OWNERS' ASSOCIATION



THE OAKS AT BOCA RATON PROPERTY  
 OWNERS' ASSOCIATION, INC.,  
 NOTARY



CITY NATIONAL BANK OF  
 FLORIDA



CITY NATIONAL BANK  
 OF FLORIDA  
 NOTARY

