

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER'S OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE REPLAT OF "BOCA LAGO", A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 - 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VISTA DEL GOLF AT BOCA LAGO" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF HOUSING TRACT #6, AS SHOWN ON SAID PLAT OF BOCA LAGO; SAID CORNER SITUATE ON THE NORTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-47 AND SITUATE ON THE WESTERLY RIGHT OF WAY LINE OF JUEGO WAY, AS SHOWN ON SAID PLAT OF BOCA LAGO; THENCE, NORTH 21°-02' EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF JUEGO WAY, A DISTANCE OF 80.00 FEET; THENCE, NORTH 68°-58' WEST, ALONG THE BOUNDARY OF SAID HOUSING TRACT #6, A DISTANCE OF 76.50 FEET; THENCE, NORTH 5°-45'-00" WEST, A DISTANCE OF 355.97 FEET; THENCE, NORTH 84°-15'-00" EAST, A DISTANCE OF 305.74 FEET; THENCE, NORTH 7°-42'-00" WEST, A DISTANCE OF 708.28 FEET; THENCE, NORTH 46°-15'-00" WEST, A DISTANCE OF 97.04 FEET; THENCE, NORTH 16°-43'-00" WEST, A DISTANCE OF 435.02 FEET; THENCE, SOUTH 73°-17'-00" WEST, A DISTANCE OF 548.03 FEET; THENCE, SOUTH 3°-23'-00" WEST, A DISTANCE OF 475.96 FEET; THENCE, SOUTH 37°-46'-00" WEST, A DISTANCE OF 67.96 FEET; THENCE, SOUTH 30°-47'-00" EAST, A DISTANCE OF 5.04 FEET TO THE NORTHERLY CORNER OF P.C. AREA #6, AS SHOWN ON SAID PLAT OF BOCA LAGO; THENCE, CONTINUE SOUTH 30°-47'-00" EAST, ALONG THE BOUNDARY COMMON WITH SAID P.C. AREA #6 AND SAID HOUSING TRACT #6, A DISTANCE OF 275.76 FEET; THENCE, SOUTH 35°-30' WEST, CONTINUING ALONG SAID COMMON BOUNDARY, A DISTANCE OF 515.64 FEET; THENCE, SOUTH 12°-14'-00" EAST, A DISTANCE OF 143.65 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID HOUSING TRACT #6; THENCE, NORTH 77°-46' EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 145.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 291.22 FEET; THENCE, EASTERLY ALONG SAID CURVED BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 51°-21'-00", A DISTANCE OF 261.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 129.70 FEET, AND HAVING A RADIAL BEARING OF NORTH 39°-07' EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVED BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 43°-36'-00", A DISTANCE OF 98.70 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 7°-17' EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 31.14 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE OF L.W.D.D. LATERAL CANAL L-47; SAID POINT SITUATE ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 712.28 FEET, AND HAVING A RADIAL BEARING OF NORTH 7°-17' WEST; THENCE, EASTERLY ALONG SAID CURVED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°-19'-00", A DISTANCE OF 352.02 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.46 ACRES, MORE OR LESS.

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

- 1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.
2. THE UTILITY EASEMENTS, DRAINAGE, AND MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. THE LAKE, (TRACT "D"), AS SHOWN IS HEREBY DEDICATED TO THE BOCA LAGO PROPERTY OWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. THE PEDESTRIAN EASEMENT-BIKE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE VICE PRESIDENT ROBERT W. KOPCHAINS AND ATTESTED BY THE SECRETARY, WALTER J. ASHLEY, OF MUBEN REALTY COMPANY AS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11TH DAY OF FEB A.D. 1975.

ATTEST: [Signature] SECRETARY
[Signature] VICE PRESIDENT
BOCA LAGO ASSOCIATES, LTD.
IT'S GENERAL PARTNER
MUBEN REALTY COMPANY

ACKNOWLEDGMENT
STATE OF NEW JERSEY
COUNTY OF ESSEX

BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHAINS AND WALTER J. ASHLEY TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ROBERT W. KOPCHAINS VICE PRES. AND WALTER J. ASHLEY SECRETARY OF THE ABOVE NAMED MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY, RESPECTIVELY, 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 AS GENERAL PARTNER OF AND AUTHORIZED BY BOCA LAGO ASSOCIATES LTD.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 11th DAY OF February A.D. 1975.

SURVEYORS CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET, AND SURVEY DATA SHOWN IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS (P.C.P.) SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 73-4.

[Signature] PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2297
DATE 2-25-75

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

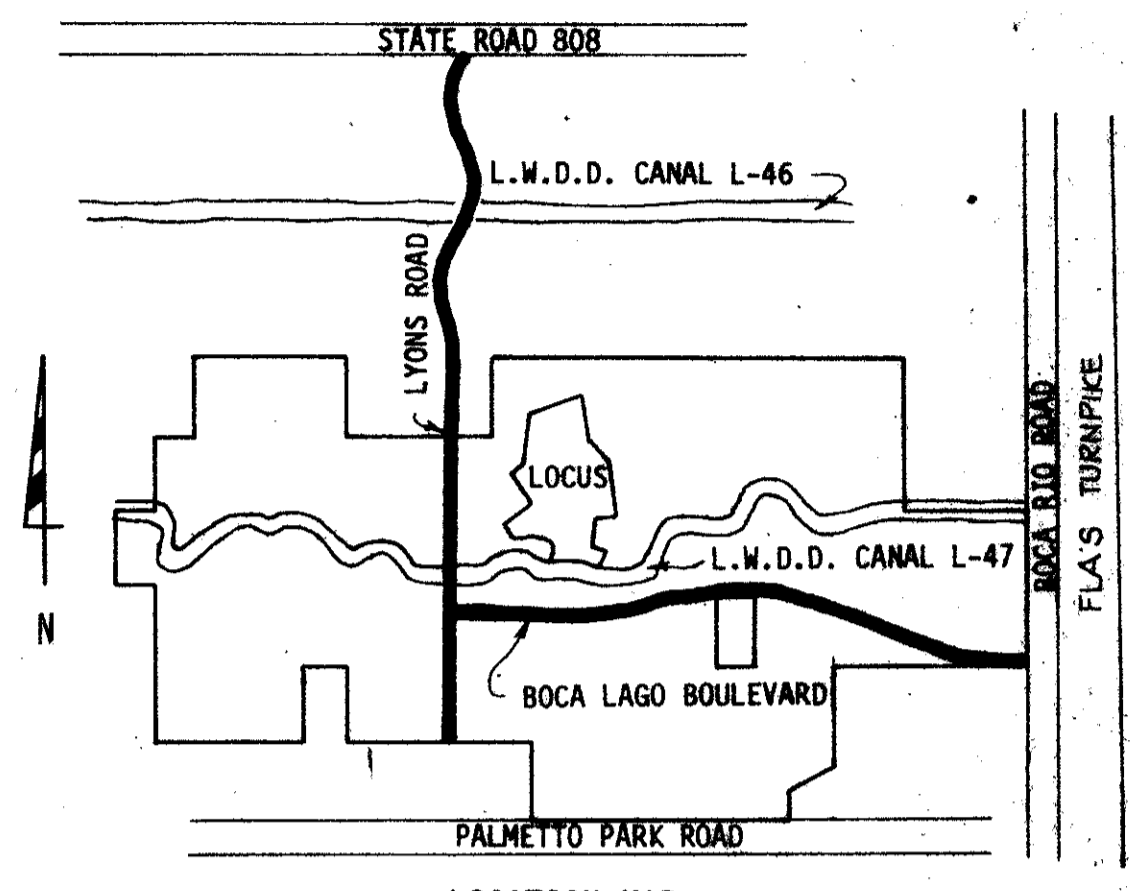
I, JOHN F. FLANIGAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA LAGO ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

MOYLE, GENTRY, JONES, AND FLANIGAN, P.A.
BY: [Signature] JOHN F. FLANIGAN

A PLANNED UNIT DEVELOPMENT
VISTA DEL GOLF AT BOCA LAGO

BEING A REPLAT OF A PART OF THE REPLAT OF BOCA LAGO, AS RECORDED IN PLAT BOOK 31 PAGES 62 THRU 71 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

FEBRUARY 1975



APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF April A.D. 1975
BY: [Signature] (SEAL)

COUNTY ENGINEER
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.
BY: [Signature] (SEAL)
ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

MORTGAGEE'S CONSENT
STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2053, PAGE 1102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED TO CONTINENTAL BANK, AS RECORDED IN OFFICIAL RECORD BOOK 2357, PAGE 1381, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

CONTINENTAL BANK
IN WITNESS WHEREOF, CONTINENTAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR V. PRES. AND ATTESTED BY ITS AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF FEB A.D. 1975.
ATTEST: [Signature] SECRETARY
BY: [Signature] PRESIDENT (SEAL)

ACKNOWLEDGMENT
STATE OF Pennsylvania
COUNTY OF Philadelphia
BEFORE ME PERSONALLY APPEARED [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR VICE PRESIDENT AND SECRETARY OF THE ABOVE CONTINENTAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH SR V. PRES. AND SECRETARY, RESPECTIVELY, OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CONTINENTAL BANK.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF February A.D. 1975.
[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES 11/28/78

- SURVEYOR'S NOTES:
1. BUILDING SET BACK LINE SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
2. P.C. AREA DENOTES PRESERVATION/CONSERVATION AREA.
3. PERMANENT REFERENCE MONUMENT SHOWN THUS: P.R.M. [Symbol]
4. PERMANENT CONTROL POINTS SHOWN THUS: P.C.P. [Symbol]
5. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHOWN PLACED ON THESE EASEMENTS.

NOTE: ALL BEARINGS AS STATED HEREON AND AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF BOCA LAGO, PLAT BOOK 30, PAGES 244-253, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:11 A.M. this 10th day of FEBRUARY 1975, and duly recorded in Official Record Book No. 31 on [Date]

MORTGAGEE'S CONSENT
STATE OF NEW JERSEY
COUNTY OF ESSEX

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2214, PAGE 942 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MUBEN REALTY COMPANY
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF FEB A.D. 1975.

MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION
ATTEST: [Signature] SECRETARY
BY: [Signature] VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF NEW JERSEY
COUNTY OF ESSEX

BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHAINS AND WALTER J. ASHLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ROBERT W. KOPCHAINS VICE PRES. AND WALTER J. ASHLEY SECRETARY OF THE ABOVE NAMED MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRES. AND SECRETARY, RESPECTIVELY, 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 11th DAY OF February A.D. 1975.
[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES [Date]

MORTGAGEE'S CONSENT
STATE OF New York
COUNTY OF New York

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2214, PAGE 927 AS ASSIGNED TO MASWEST, INC., AS RECORDED IN OFFICIAL RECORD BOOK 2214, PAGE 939 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MASWEST, INC.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF February A.D. 1975.

MASWEST, INC., A NEVADA CORPORATION
ATTEST: [Signature] SECRETARY
BY: [Signature] VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF New York
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED MASWEST, INC., A NEVADA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 14 DAY OF February A.D. 1975.
[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES March 20, 1978

- NOTE:
1. TRACTS "A, B, AND C" ARE RESERVED FOR PURPOSES OF DWELLING UNIT CONSTRUCTION.
2. TRACT "D" IS RESERVED FOR THE DEVELOPMENT AND MAINTENANCE OF THE LAKE.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA
VISTA DEL GOLF AT BOCA LAGO
DATE: 2-20-75 SCALE: 1" = 60'
JOB NO.: 3100-D-2
SHEET NO.: 1 OF 2

THIS INSTRUMENT WAS PREPARED BY [Signature] ENGINEERS, 1028 SOUTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, PHONE 965-8787.