

DESCRIPTION

A certain parcel of land lying in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, being a part of Tracts 52, 53, 60 and 61, of the Plat of Florida Fruit Land Company's Subdivision No. 2 as same is recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida, and said parcel of land being more particularly described as follows:

BEGINNING at the point of intersection of the South Line of said Tract 53 with a line parallel with and 75 feet westerly from (as measured at right angles to) the centerline of U.S. Highway No. 441 (State Road No. 7) as said centerline and the right-of-way of State Road No. 7 are shown on a Right-of-Way Map recorded in Road Plat Book 1, at Pages 35 through 41, inclusive, Public Records of Palm Beach County, Florida, said parallel line being also the Westerly Right-of-Way Line of said State Road No. 7 as shown in the just described Right-of-Way Map and said Point of Beginning being on the easterly extension of the North Line of Watergate Mobile Home Park Unit 1, as said Unit 1 is recorded in Official Record Book 1955, at Page 1599 and at additional pages, Public Records of Palm Beach County, Florida, and from said Point of Beginning, run by the following numbered courses (bearings cited herein are in a meridian assuming North 89°23'54" West, along the said South Line of Tract 53 of Plat Book 1, Page 102):

- 1. North 89°23'54" West, running along the said South Line of Tract 53 and along the North Line of said Watergate Mobile Home Park Unit 1 and along the South Line of said Tract 60, a distance of 2366.98 feet; thence...
2. North 00°16'22" East, a distance of 102.41 feet; thence...
3. North 05°01'01" West, 50.21 feet; thence...
4. North 00°16'22" East, 377.19 feet; thence...
5. North 17°37'37" East, 146.68 feet, more or less, to a point in the North Line of the aforementioned Tract 61, thence...
6. South 89°43'38" East, running along the said North Line of Tract 61 and along the North Line of said Tract 52 a distance of 2330.25 feet, more or less, to a point in the hereinabove described parallel line running through to the Point of Beginning, said parallel line being also the Westerly Right-of-Way Line of State Road No. 7; thence...
7. South 00°28'33" West, running along the said Westerly Right-of-Way Line of State Road No. 7, a distance of 683.19 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 36.7598 Acres, more or less.

LESS AND EXCEPTING THEREFROM that certain 1.3936 acre parcel lying therein and more particularly described as follows: BEGINNING at the point of intersection of a line parallel with and 174 feet westerly from (as measured at right angles to) the said centerline of U.S. Highway No. 441 with a line parallel with and 330 feet southerly from (as measured at right angles to) the said North Line of Tract 52; and from said POINT OF BEGINNING run North 89°43'38" West, 226.00 feet; thence North 0°28'33" East, 270.00 feet; thence South 89°43'38" East, 200.91 feet; thence South 44°37'37" East, 35.42 feet, more or less, to a point in the said line being parallel with and 174 feet westerly from the centerline of U.S. Highway No. 441; thence South 0°28'33" West, along the said parallel line, 244.91 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 1.3936 Acres

NET AREA OF TOTAL PARCEL PLATTED HERON IS 35.3662 acres.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that ORIOLE HOMES CORP., a Florida corporation, and G & G ENTERPRISES, a Florida partnership, owners of the lands shown hereon, being in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as PLAT NO. 1 BOCA TRAILS, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate and/or reserve as follows:

- 1. STREETS
The streets as shown hereon, including Parcel S-1 are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
2. EASEMENTS
a. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.
b. Access control easements shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control of access to and from adjacent public roadways shown hereon.
c. The water retention and recreation easements, as shown hereon, as set forth in Note No. 7, are hereby dedicated in perpetuity to the residents of PLAT NO. 1 BOCA TRAILS.
3. OTHER PARCELS
Parcel R-1, as shown hereon, is hereby reserved for use with Parcel P-1, as and for a means of ingress and egress for vehicles and pedestrian traffic from Oriole Country Road to and from Parcel F-1.

PLAT NO. 1 BOCA TRAILS

IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF TRACTS 52, 53, 60 and 61, PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1 at PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SEPTEMBER 15, 1976 SHEET ONE OF TWO SHEETS

IN WITNESS WHEREOF, the said ORIOLE HOMES CORP. has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18th day of Oct., A.D. 1976.

Oriole Homes Corp., a Corporation of the State of Florida BY: Richard D. Levy, President

Attest: Antonio Nunez, Assistant Secretary

IN WITNESS WHEREOF, the said G & G ENTERPRISES has caused these presents to be signed by one of its partners by and with the authority of all of its partners this 18th day of October, A.D., 1976. G & G ENTERPRISES, a Florida Partnership Witness: Frank L. Glusman

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

Before me personally appeared RICHARD D. LEVY and ANTONIO NUNEZ, 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 ORIOLE HOMES CORP., a corporation, and they severally acknowledge 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 18th day of Oct., A.D. 1976.

Mary Adele Rowlin, Notary Public

My Commission Expires: March 14, 1977

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

Before me personally appeared Frank A. Glusman, to me well known and known to me to be the person described in and who executed the foregoing instrument for and on behalf of G & G Enterprises, a Partnership in which he is a partner, and that he had authority to sign the same, and he acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal the 12th day of October, A.D. 1976.

Notary Public

My Commission Expires: Feb 3, 1977

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF BROWARD

The undersigned hereby certifies that he is the holder of a mortgage on the herein described property and does hereby join in and consent to the dedication of the lands described in the dedication hereon by the owners hereof and he agrees that his mortgage, which is recorded in Official Record Book 2281 at Pages 1009 through 1010, inclusive, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

BY: Alan T. Polgreen, as Trustee

Attest: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

Before me personally appeared ALAN T. POLGREEN, as Trustee, to me well known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 12th day of October, A.D. 1976.

[Signature] Notary Public

My Commission Expires: Feb 3, 1978

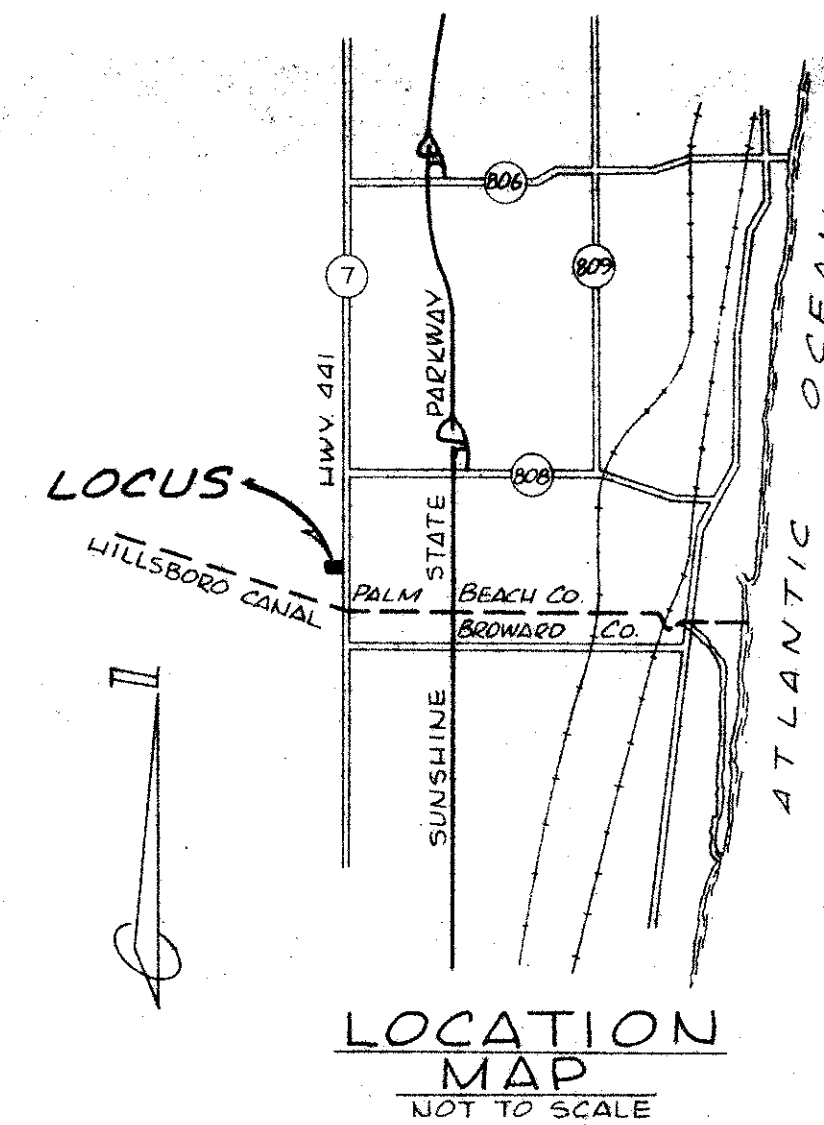
NOTES

- 1) Building setback lines shall be as required by Palm Beach County Zoning Regulations.
2) Permanent Reference Monuments denoted thus: [Symbol] Permanent Controls Points denoted thus: [Symbol] U.E. denotes utility easement D.E. denotes drainage easement W.R. and R. denotes water retention and recreation easement.
3) Bearings cited herein are in a meridian assuming North 89°23'54" West, along the South Line of Tract 53 (Plat Book 1 at Page 102).
4) There shall be no buildings or other structures placed on utility easements other than those which are required to maintain, protect and operate utility facilities.
5) There shall be no buildings or any kind of construction or any trees or shrubs placed on drainage easements other than that construction required to maintain, protect and operate drainage facilities.
6) Where utility and drainage easements intersect, the areas within the said intersections are utility and drainage easements. Construction and maintenance of utilities shall not interfere with the drainage facilities or their operation within these areas of intersection.
7) Portions of the following described lots, to the extent delineated on this plat, ("Easement Areas") are subject to the easements set forth below:
Lots 34 through 38; Lots 56 through 60; Lots 62, 63, 65 and 66; Lots 68 through 72; Lots 77 through 81; Lots 83, 84, 85 and 96; and Lots 98 through 102:
a. An easement for water retention and flowage and for the construction, operation and maintenance of such facilities as may be necessary for the proper retention of storm waters and as may be necessary to provide for the flowage of water to and from the land platted hereby; and
b. An easement for open area and recreation purposes as follows: No structures of any type whatsoever shall be located in the Easement Areas other than those mentioned in Notes 4 and 5 above and in subparagraph a) above; Easement Areas shall be grassed, landscaped and maintained by the owners of the just described lots as to provide an area of greenery and landscaping for the platted property, access to which shall not be denied to any resident of PLAT NO. 1 BOCA TRAILS.

No permanent improvements of any type other than those mentioned in Notes 4 and 5 above and in subparagraph a) above, shall be permitted upon the Easement Areas.

NOTES CONTINUED ON SHEET NO 2

Field Book No. G-70 Pg. 1 Drawn by John Thomas, M. Hehn, Checked by David M. White. Approved by Robert E. Owen & Associates, Inc. ENGINEERS, PLANNERS, SURVEYORS WEST PALM BEACH, FLORIDA. PLAT NO. 1 BOCA TRAILS. SHEET ONE OF TWO SHEETS. DATE: SEPT. 15, 1976.



126 COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 1:31 P.M. on 3rd day of FEBRUARY 1977, and duly recorded to Plat Book 32 on page 126 & 127 JOHN B. DUNKLE, Clerk, Circuit Court Rita Canupp

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

We, STATE TITLE AND ABSTRACT COMPANY, a Title Insurance Company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property and that we find the title to the property is vested in ORIOLE HOMES CORP., a Florida corporation and in G & G ENTERPRISES, a Florida partnership; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

STATE TITLE AND ABSTRACT COMPANY

DATE: January 26, 1977

BY: [Signature] Vice President

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

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 (PRM's) have been placed as required by law and that permanent control points (PCP's) will be placed under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: January 8, 1977

BY: [Signature] David M. White, P.L.S. Florida Certificate No. 2201

COUNTY APPROVAL

This plat is hereby found to meet all requisite State and County laws and Ordinances.

BY: [Signature] Herbert F. Kahlert, P.E. Palm Beach County Engineer

BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 12th day of February, A.D. 1977.

BY: [Signature] Chairwoman

John B. Dunkle, Clerk BOARD OF COUNTY COMMISSIONERS

BY: [Signature] Deputy Clerk

This instrument was prepared in the office of Robert E. Owen & Associates, Inc., 1000-146 25th Ave., West Palm Beach, Florida 33411.

PLAT #1 BOCA TRAILS

1000-146 25th Ave. 32/126 PLAT NO. 1 BOCA TRAILS SHEET ONE OF TWO SHEETS