

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLO-REALTY, A FLORIDA CORPORATION AND HAVERHILL PARTNERS, LTD., A LIMITED PARTNERSHIP OWNERS OF LAND SHOWN HEREON, LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOXWOOD ESTATES PLAT NO. 1 OF LAKESIDE GREEN (P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE SOUTH 88°13'42" EAST, A DISTANCE OF 503.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°13'42" EAST, A DISTANCE OF 645.00 FEET; THENCE NORTH 01°38'43" EAST, A DISTANCE OF 167.31 FEET; THENCE SOUTH 88°21'17" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 01°38'43" EAST, A DISTANCE OF 962.00 FEET; THENCE NORTH 88°21'17" WEST, A DISTANCE OF 204.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 24°40'17" AND A RADIUS OF 260 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 111.96 FEET TO A TANGENT LINE; THENCE NORTH 63°41'00" WEST, A DISTANCE OF 410.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 24°40'17" AND A RADIUS OF 340.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.40 FEET TO A TANGENT LINE; THENCE NORTH 88°21'17" WEST, A DISTANCE OF 300.38 FEET; THENCE NORTH 43°21'17" WEST, A DISTANCE OF 41.01 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF HAVERHILL ROAD AS NOW LAID OUT AND IN USE; THENCE SOUTH 01°38'43" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 138.00 FEET; THENCE NORTH 46°38'43" EAST, A DISTANCE OF 41.01 FEET; THENCE SOUTH 88°21'17" EAST, A DISTANCE OF 294.77 FEET; THENCE SOUTH 01°38'43" WEST, A DISTANCE OF 114.00 FEET; THENCE NORTH 88°21'17" WEST, A DISTANCE OF 94.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.08 FEET TO A TANGENT LINE; THENCE SOUTH 01°38'43" WEST, A DISTANCE OF 129.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 700 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 157.08 FEET TO A TANGENT LINE; THENCE SOUTH 88°21'17" EAST, A DISTANCE OF 103.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 08°20'29" AND A RADIUS OF 275 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.05 FEET; THENCE SOUTH 09°59'12" WEST, A DISTANCE OF 112.28 FEET; THENCE SOUTH 88°21'17" EAST, A DISTANCE OF 45.15 FEET; THENCE SOUTH 63°41'00" EAST, A DISTANCE OF 404.63 FEET; THENCE SOUTH 88°21'17" EAST, A DISTANCE OF 328.67 FEET; THENCE SOUTH 01°38'43" WEST, A DISTANCE OF 110 FEET; THENCE NORTH 88°21'17" WEST, A DISTANCE OF 352.73 FEET; THENCE NORTH 63°41'00" WEST, A DISTANCE OF 157.80 FEET; THENCE SOUTH 26°19'00" WEST, A DISTANCE OF 244.00 FEET; THENCE SOUTH 63°41'00" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 26°19'00" WEST, A DISTANCE OF 107.19 FEET; THENCE NORTH 88°21'17" WEST, A DISTANCE OF 30 FEET; THENCE SOUTH 01°38'43" WEST, A DISTANCE OF 171.88 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND. COMMENCING FROM THE NORTHWEST CORNER SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE SOUTH 88°23'48" EAST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 373.77 FEET; THENCE SOUTH 01°38'43" WEST, A DISTANCE OF 1533.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°21'17" WEST, A DISTANCE OF 94.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 50 FEET; THENCE SOUTHWESTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE TO A TANGENT LINE; THENCE SOUTH 01°38'43" WEST, A DISTANCE OF 129.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A TANGENT LINE; THENCE SOUTH 88°21'17" EAST, A DISTANCE OF 103.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE 16°59'11" AND A RADIUS OF 325.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.35 FEET; THENCE NORTH 18°37'54" EAST, A DISTANCE OF 103.85 FEET; THENCE NORTH 63°41'00" WEST, A DISTANCE OF 5.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 22°55'10" AND A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 120.0 FEET; THENCE NORTH 06°32'35" EAST A DISTANCE OF 114.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 275.0 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 06°32'35" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°53'52", A DISTANCE OF 23.51 FEET TO THE POINT OF BEGINNING. CONTAINING 19.2878 ACRES IN TOTAL.

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

STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS: LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACT A (25' BUFFER ZONE) IS TO BE CONVEYED AND DEDICATED TO FOXWOOD PROPERTY OWNERS ASSOCIATION, INC., FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS ASSOCIATION.

TRACT B AS SHOWN IS HEREBY DEDICATED TO FOXWOOD PROPERTY OWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING PARKING SPACES, GREEN AREAS, AND INGRESS AND EGRESS RIGHTS OVER AND ACROSS SAID TRACT.

IN WITNESS WHEREOF I, ISIDOR MICHAEL, GENERAL PARTNER, HAVERHILL PARTNERS LTD., DO HERETO SET MY HAND AND SEAL THIS 8th DAY OF February, 1978.

Witnesses: Ernest L. Martin, Isidor Michael.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLO-REALTY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF February, 1978.

FLO-REALTY, INC., A CORPORATION OF THE STATE OF FLORIDA. Witness: Robert E. Jackson, Ernest L. Martin Jr.

ATTEST: Robert E. Jackson, SECRETARY.

FOXWOOD ESTATES PLAT No. 1 OF LAKESIDE GREEN (P.U.D.)

LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA

NOVEMBER 1977

ACKNOWLEDGEMENT: STATE OF Florida COUNTY OF Palm Beach. BEFORE ME PERSONALLY APPEARED ISIDOR MICHAEL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF Feb. 19 78. MY COMMISSION EXPIRES: 3-18-79. Elizabeth J. Andrews, Notary Public.

ACKNOWLEDGEMENT: STATE OF Florida COUNTY OF PALM BEACH. BEFORE ME PERSONALLY APPEARED FRED L. MARTIN, JR AND ROBERT E. JACKSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FLO-REALTY, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED 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 8th DAY OF Feb. 1978. MY COMMISSION EXPIRES: 3-18-79. Elizabeth J. Andrews, Notary Public.

MORTGAGEE'S CONSENT: STATE OF FLORIDA COUNTY OF PALM BEACH. THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE LIEN ON OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7686 AT PAGE 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, MAXWELL GEFEN, EDWARD L. FROLICH, CHARLES ALLEN, AND HERBERT ALLEN SR. DO HERETO SET OUR HANDS AND SEALS THIS 9th DAY OF Feb. 1978. Maxwell Gefen, Edward L. Frolich, Charles Allen, Herbert Allen Sr.

Witnesses: Ernest L. Martin, Frank M. McCoy, Max A. Wright, Isidor Michael, Mary Cullen, Edward L. Frolich, Charles Allen, Herbert Allen Sr., Mary Cullen, Edward L. Frolich.

ACKNOWLEDGEMENT: STATE OF Florida COUNTY OF PALM BEACH. BEFORE ME PERSONALLY APPEARED MAXWELL GEFEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF Feb. 19 78. MY COMMISSION EXPIRES: 3-18-79. Elizabeth J. Andrews, Notary Public.

ACKNOWLEDGEMENT: STATE OF Florida COUNTY OF Palm Beach. BEFORE ME PERSONALLY APPEARED EDWARD L. FROLICH TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF Feb. 1978. MY COMMISSION EXPIRES: Oct. 20, 1978. Robert E. Martin, Notary Public.

SEE BACK

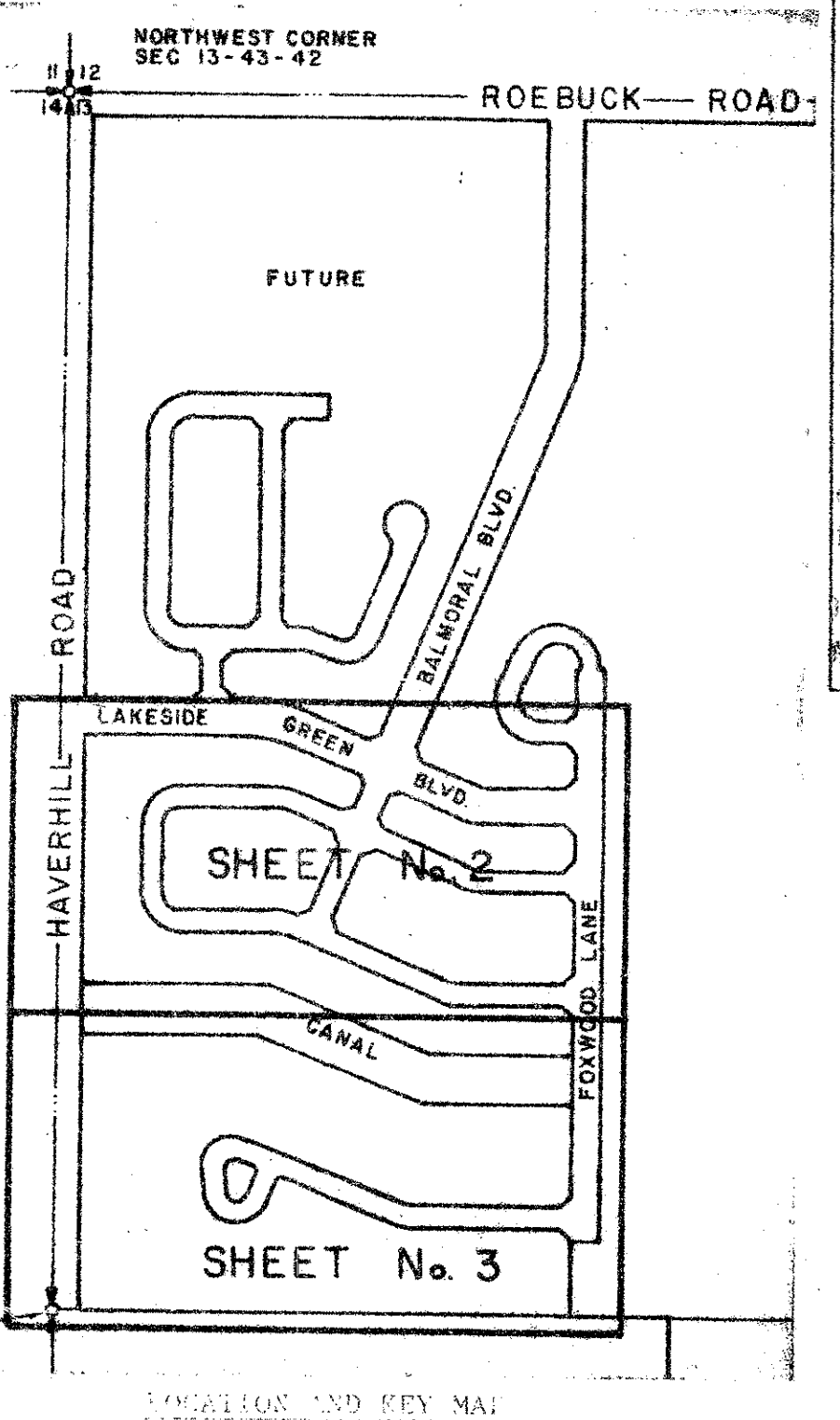
LAND USE SCHEDULE table with columns: 1. ROADS, 2. PLAT NO. 1 TOTAL AREA, 3. DENSITY. Includes items like ALDER DRIVE, MARBELLA ROAD SOUTH, BALMORAL BOULEVARD, etc.

ACKNOWLEDGEMENT: STATE OF New York COUNTY OF New York. BEFORE ME PERSONALLY APPEARED CHARLES ALLEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF Feb. 19 78. MY COMMISSION EXPIRES: MARCH 30, 1978. Louis Piccione, Notary Public.

ACKNOWLEDGEMENT: STATE OF New York COUNTY OF New York. BEFORE ME PERSONALLY APPEARED HERBERT ALLEN, SR. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF Feb. 19 78. MY COMMISSION EXPIRES: Louis Piccione, Notary Public.

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH. BEFORE ME PERSONALLY APPEARED HAROLD EGGER, A TITLE INSURANCE COMPANY DUTY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FLO-REALTY, A FLORIDA CORPORATION, AND HAVERHILL PARTNERS LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF February 1978. Harold Egger, Guardian Title and Abstract Co.

SURVEYOR'S NOTES: DENOTES PERMANENT CONTROL POINT, DENOTES PERMANENT REFERENCE MONUMENT. THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON PUBLIC UTILITY EASEMENTS. THERE SHALL BE NO BUILDINGS OF ANY KIND OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA. BEARING DATUM: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, IS ASSUMED TO BEAR NORTH 01°38'43" EAST, AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.



COUNTY OF PALM BEACH STATE OF FLORIDA. This Plat was filed for record on 27th day of MARCH 1978. on page 177484 90. JOHN B. DUNKLE, Clerk (Clerk of Court). William C. Amos, Notary Public.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

APPROVALS: BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA. THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF March 1978. George L. Pano, Registered Surveyor No. 1676, State of Florida.

0265-312

30 (Large circular stamp with number 30)

13/43/42 (Large handwritten number). TURNOUT REQUIRED. SHERIFF'S OFFICE. DEPUTY CLERK. Maryne B. Jennings, DEPUTY CLERK.

SHEET 1 OF 3. FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA 33401.

FOXWOOD ESTATES #1



Table with columns: PLAT, SHEET, DATE, SURVEYOR. Includes entry for FOXWOOD ESTATES PLAT No. 1, SHEET No. 1, dated Nov 14, 1977.