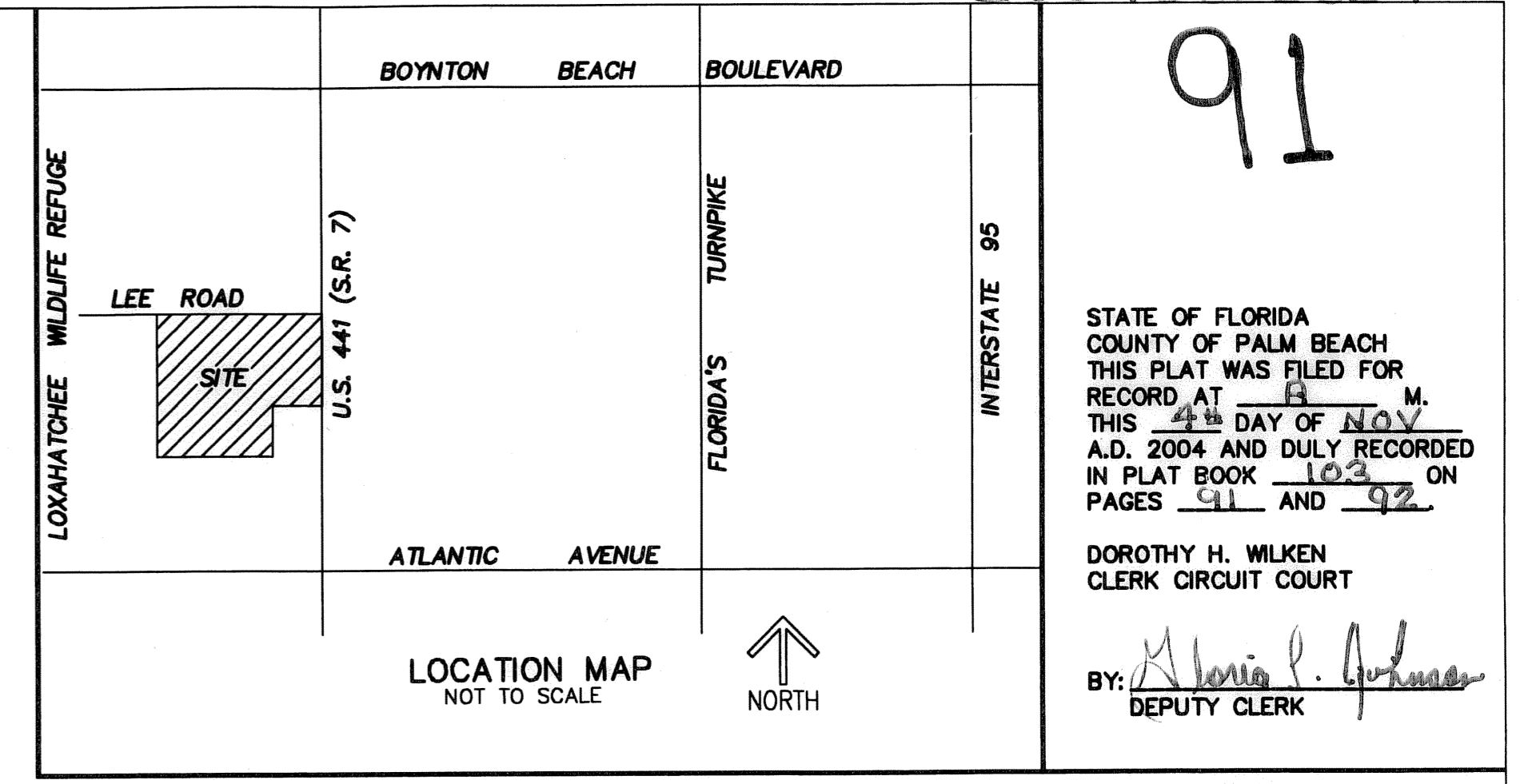


BEDNER/OAKS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 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
JANUARY - 2004

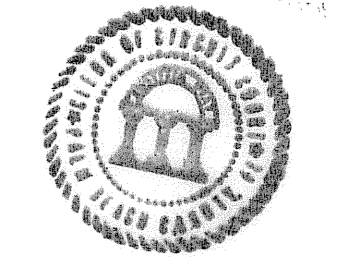


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8 M.
THIS 4th DAY OF NOV
A.D. 2004 AND DULY RECORDED
IN PLAT BOOK 103
PAGES 91 AND 92

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: Mark A. Perry
DEPUTY CLERK

SHEET 1 OF 2



TABULAR DATA	
TOTAL AREA THIS PLAT	81.880 ACRES
AREA OF TRACT A	14.000 ACRES
AREA OF TRACT B	67.880 ACRES
PETITION NO. 97-104C	

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 = 1.0000180
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

S89°26'45"W (PLAT BEARING) 00°00'12" = BEARING ROTATION (PLAT TO GRID)
S89°26'33"W (GRID BEARING) COUNTERCLOCKWISE
NORTH LINE OF THIS PLAT

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, MARK A. PERRY, 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, AND BEDNER FARM, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: September 27, 2004 Mark A. Perry
MARK A. PERRY
ATTORNEY AT LAW
LICENSED IN FLORIDA
0316804

DEDICATIONS AND RESERVATIONS:
KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND BEDNER FARM, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BEDNER/OAKS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S 89° 26' 45" W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 254.41 FEET TO A POINT OF INTERSECTION WITH A LINE 160.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE RIGHT-OF-WAY FOR STATE ROAD 7 AS RECORDED IN PLAT BOOK 1 PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE S 89° 26' 45" W ALONG SAID NORTH LINE, A DISTANCE OF 2379.34 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE S 00° 53' 54" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1, A DISTANCE OF 1818.35 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 990.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE N 89° 29' 13" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1216.80 FEET; THENCE N 01° 04' 59" W, A DISTANCE OF 112.31 FEET TO THE SOUTHWEST CORNER OF THE JOHN I. WHITWORTH PARCEL; THENCE N 01° 24' 15" E ALONG THE WEST LINE OF THE JOHN I. WHITWORTH PARCEL, A DISTANCE OF 550.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N 89° 34' 42" E ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 1143.71 FEET TO A POINT OF INTERSECTION WITH A LINE 160.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID RIGHT-OF-WAY FOR STATE ROAD 7 THENCE N 01°10' 24" W ALONG SAID PARALLEL LINE, A DISTANCE OF 378.05 FEET; THENCE N 00° 58' 36" W ALONG SAID PARALLEL LINE, A DISTANCE OF 781.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,566,710 SQUARE FEET OR 81.880 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- FUTURE DEVELOPMENT TRACT**
TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR BEDNER FARM, INC, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - CONSERVATION TRACT**
TRACT B, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE NORTH 30.00 FEET OF TRACTS "A" AND "B" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 17261, PAGE 500 THROUGH 505 AND OFFICIAL RECORD BOOK 17261, PAGES 511 THROUGH 514 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 22 DAY OF September, 2004.

THE OAKS AT BOCA RATON VENTURE, L.P.
A FLORIDA LIMITED PARTNERSHIP

BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

WITNESS: Michael Ayers
PRINT NAME Michael Ayers
WITNESS: M. Elaine Browning
PRINT NAME M. Elaine Browning

BY: Edward D. Popkin
NAME Edward D. Popkin
MANAGER

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF SEPTEMBER, 2004.

BY: Stephen W. Bedner
A FLORIDA CORPORATION.

WITNESS: Stephen W. Bedner
PRINT NAME Stephen W. Bedner
WITNESS: M. Elaine Browning
PRINT NAME M. Elaine Browning

BY: Stephen W. Bedner
STEPHEN W. BEDNER
PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Edward D. Popkin WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED nil AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, THE GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF SEPTEMBER, 2004.

MY COMMISSION EXPIRES: 10-13-05

COMMISSION NUMBER: DD049061

Howard Rudolph
NOTARY PUBLIC
PRINT NAME HOWARD RUDOLPH

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE OAKS AT BOCA RATON AT BOCA RATON VENTURE, L.P., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID LIMITED PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF September, 2004.

THE OAKS AT BOCA RATON VENTURE, L.P.
A FLORIDA LIMITED PARTNERSHIP

BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

WITNESS: Michael Ayers
PRINT NAME Michael Ayers
WITNESS: M. Elaine Browning
PRINT NAME M. Elaine Browning

BY: Edward D. Popkin
NAME Edward D. Popkin
MANAGER

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Stephen W. Bedner WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED nil AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEDNER FARM, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF SEPTEMBER, 2004.

MY COMMISSION EXPIRES: 10-13-05

COMMISSION NUMBER: DD049061

Howard Rudolph
NOTARY PUBLIC
PRINT NAME HOWARD RUDOLPH

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEDNER FARM, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF September, 2004.

BY: Stephen W. Bedner
A FLORIDA CORPORATION.

WITNESS: Stephen W. Bedner
PRINT NAME Stephen W. Bedner
WITNESS: M. Elaine Browning
PRINT NAME M. Elaine Browning

BY: Stephen W. Bedner
STEPHEN W. BEDNER
PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Stephen W. Bedner WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED nil AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEDNER FARM, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF SEPTEMBER, 2004.

MY COMMISSION EXPIRES: 10-13-05

COMMISSION NUMBER: DD049061

Howard Rudolph
NOTARY PUBLIC
PRINT NAME HOWARD RUDOLPH

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 1st DAY OF November, 2004, 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
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE:
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 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) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 10/1/04

David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB#3591

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Stephen W. Bedner WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED nil AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEDNER FARM, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF SEPTEMBER, 2004.

MY COMMISSION EXPIRES: 10-13-05

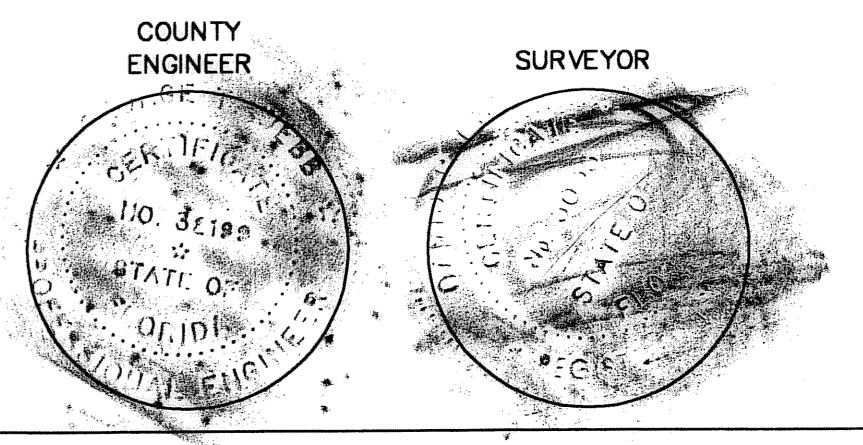
COMMISSION NUMBER: DD049061

Howard Rudolph
NOTARY PUBLIC
PRINT NAME HOWARD RUDOLPH

THE OAKS AT BOCA RATON DEVELOPMENT, LLC
THE OAKS AT BOCA RATON DEVELOPMENT, LLC
NOTARY

BEDNER FARM, INC.
BEDNER FARM, INC.
NOTARY

Howard Rudolph
NOTARY PUBLIC
PRINT NAME HOWARD RUDOLPH



SUBDIVISION Bedner/Oaks
BOOK 103 PAGE 91
FLOOD MAP #100B
ZONING PL
QUAD # 66
TAZ 75L
PUB NAME