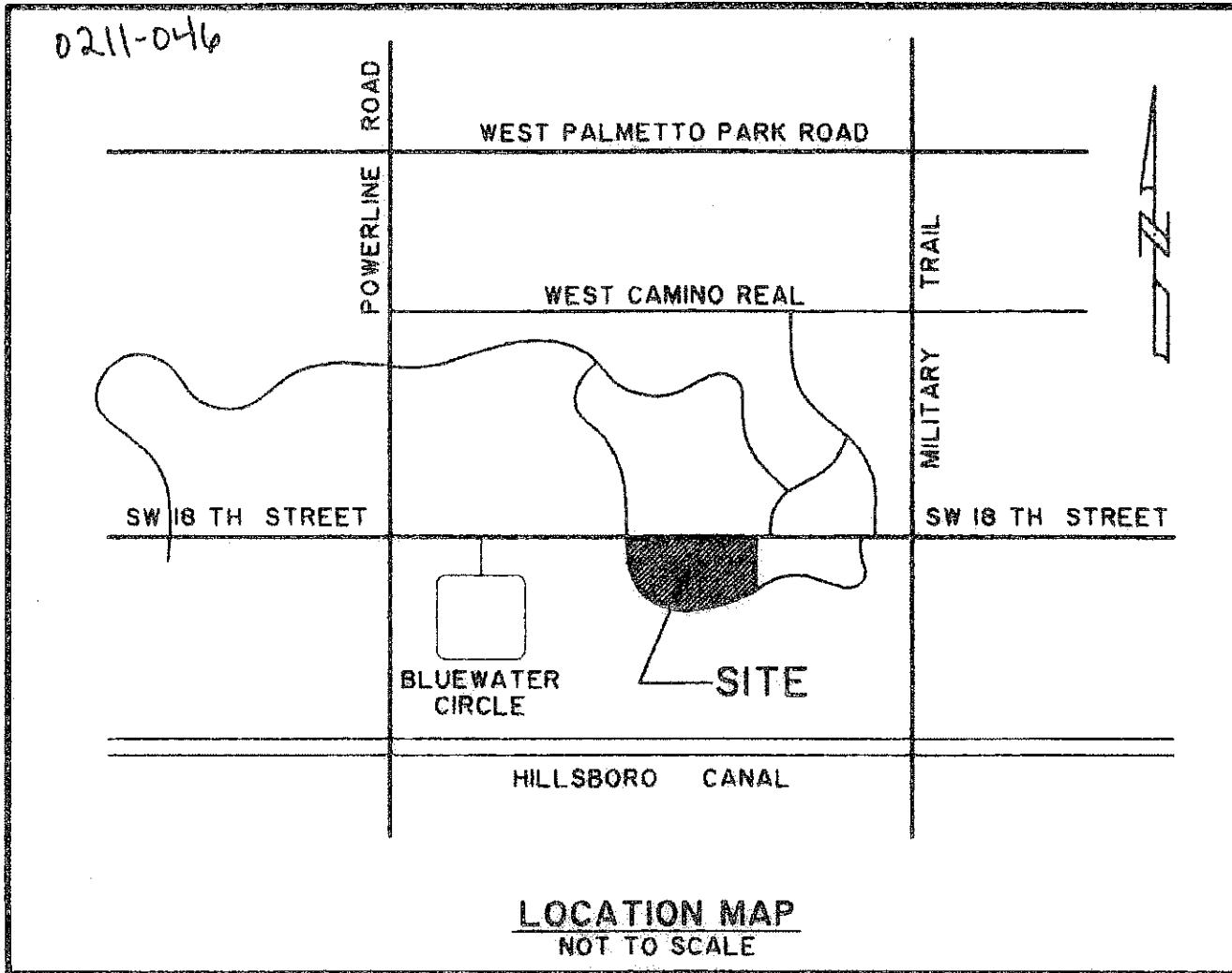




STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 10:30
 A.M. THIS 12 DAY OF February 2008
 AND DULY RECORDED IN PLAT BOOK NO. 111
 ON PAGE 0022-0023
 SHARON R. BOCK,
 CLERK AND COMPTROLLER,
 PALM BEACH COUNTY
 BY CSS D.C.

STRATFORD COURT II, P.U.D. REPLAT

A PART OF BOCA POINTE, PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
 BEING A REPLAT OF STRATFORD COURT II, P.U.D., AS RECORDED IN PLAT
 BOOK 82, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SHEET 1 OF 2



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SPTMRT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS STRATFORD COURT II, P.U.D. REPLAT, BEING A REPLAT OF STRATFORD COURT II, P.U.D., AS RECORDED IN PLAT BOOK 82, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF STRATFORD COURT II, P.U.D., AS RECORDED IN PLAT BOOK 82, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH COUNTY, CONTAINING 22.97 ACRES MORE OR LESS.

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

EASEMENTS

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PROVIDED PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

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

TRACTS

TRACTS "1" AND "2", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE RESPECTIVE FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PROVIDED PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

TRACTS "3" AND "4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PROVIDED PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

IN WITNESS WHEREOF, AS TO TRACTS 1, 3 AND 4 ONLY, THE ABOVE NAMED TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, DAVID J. HEGARTY, THIS 13th DAY OF December, 2007.

WITNESS: Judy Stapleton
 PRINTED NAME: Judy Stapleton
 SPTMRT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: CA Tobac BY: David J. Hegarty
 PRINTED NAME: CA Tobac DAVID J. HEGARTY, PRESIDENT

ACKNOWLEDGMENT

STATE OF MASSACHUSETTS
 COUNTY OF MIDDLESEX

BEFORE ME PERSONALLY APPEARED DAVID J. HEGARTY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SPTMRT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID TRUST AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID TRUST AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR TRUST AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF December, 2007.

MY COMMISSION EXPIRES: 6/26/2009
Jim M. Birkman
 NOTARY PUBLIC
Jill M. Birkman
 PRINTED NAME

COMMISSION NO.: N/A

IN WITNESS WHEREOF, AS TO TRACT 2 ONLY, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY COMMISSIONERS AND ITS SEAL AFFIXED, HERETO, THIS 5th DAY OF February, 2008.

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA

BY: Addie L. Greene
 ADDIE L. GREENE, CHAIRPERSON
 BOARD OF COUNTY COMMISSIONERS

ATTEST: SHARON R. BOCK
 CLERK OF THE CIRCUIT COURT

BY: Tracey Powell
 DEPUTY CLERK AND COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTEE AND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SPTMRT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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.

DATE: December 18, 2007 BY: Kenneth L. Townsend
 KENNETH L. TOWNSEND, PRESIDENT

AREA TABULATION

PETITION NUMBER 73-085

TRACT "1"	20.27 ACRES
TRACT "2"	1.84 ACRES
TRACT "3"	0.11 ACRES
TRACT "4"	0.75 ACRES
TOTAL ACREAGE	22.97 ACRES

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE No. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 12th DAY OF February, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb
 GEORGE T. WEBB, P.E. - COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

SURVEYOR'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF S.W. 18TH STREET (A 120' RIGHT-OF-WAY) AS SHOWN ON BOCA POINTE NO. 4 RECORDED IN PLAT BOOK 43, PAGES 194 THROUGH 196, PUBLIC RECORDS OF BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 89°36'55" EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT OR WITHIN ANY PRIVATE STREET TRACTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES ON CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- CL = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- ⊠ = SET 4"x4" C.M. WITH DISK, STAMPED P.R.M. L.B. 4396
- = FOUND 4"x4" C.M. (AS SHOWN)
- C.L. = CHORD LENGTH
- C.B. = CHORD BEARING
- N = NOTHING
- E = EASTING
- L.A.E. = LIMITED ACCESS EASEMENT
- RL = RADIAL LINE
- B.E. = BUFFER EASEMENT

SURVEYOR'S 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 RESPONSIBLE DIRECTION AND SUPERVISION AND 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 SECTION 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Craig S. Pusey DATE: 11/28/07
 CRAIG S. PUSEY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA CERTIFICATE No. 5019
 LANDMARK SURVEYING AND MAPPING, INC.
 1850 FOREST HILL BLVD, SUITE 100
 WEST PALM BEACH, FLORIDA 33406
 CERTIFICATE OF AUTHORIZATION L.B. # 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SPTMRT PROPERTIES TRUST 	SPTMRT PROPERTIES TRUST NOTARY 	BOARD OF COUNTY COMMISSIONER 	COUNTY ENGINEER 	SURVEYOR
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Landmark Surveying & Mapping Inc.
 1850 Forest Hill Boulevard
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida
 LB # 4396

**STRATFORD COURT II,
 P.U.D. REPLAT**