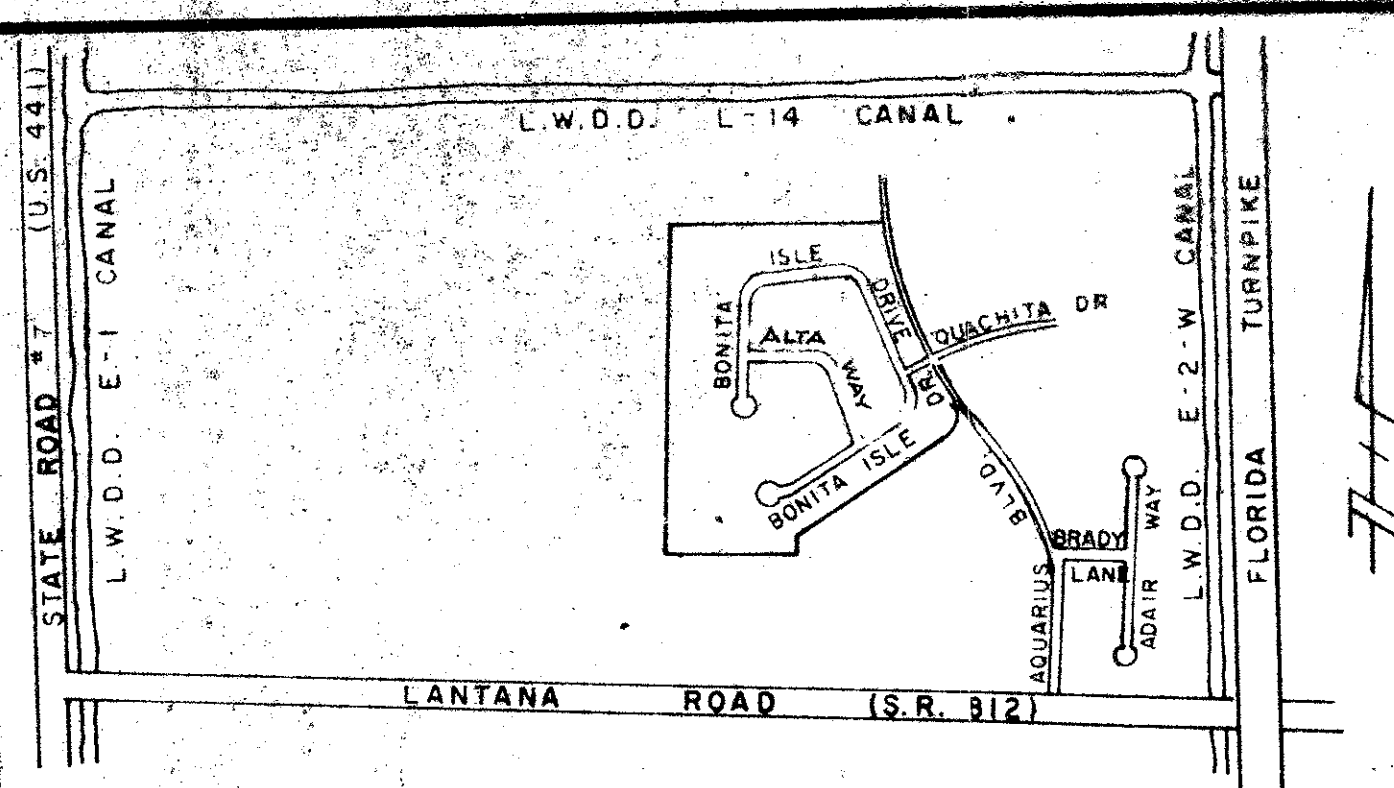


41-46



LOCATION MAP NOT TO SCALE

A PART OF LAKES OF LANTANA P.U.D. LAKES OF SHERBROOKE PHASE 3 IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST BEING A REPLAT OF A PORTION OF BLOCK 33, PALM BEACH FARMS COMPANY PLAT No 3 RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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Table with columns: AREAS, OPEN SPACE, DENSITY. Rows include Lot Area (19,562 Ac), Road R/W Area (5,825 Ac), Water Management Tract Area (20,501 Ac), Total Area of Phase 3 (45,888 Ac), etc.

STATE OF FLORIDA COUNTY OF PALM BEACH. This Plat was filed for record at 8:47am this 2 day of December 1980, and duly recorded in Plat Book No. 41 on Pages 46, 47 and 48. JOHN B. DUNKLE, Clerk Circuit Court. By: [Signature]

DEDICATION KNOW ALL MEN BY THESE PRESENTS that A. E. Development Corporation, a Florida corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as LAKES OF SHERBROOKE PHASE 3, being more particularly described as follows:

Beginning at the most northerly permanent reference monument on the westerly right-of-way line of Aquarius Boulevard as shown on the plat of LAKES OF LANTANA, PHASE I-B, recorded in Plat Book 38, Pages 122 through 124, Public Record of Palm Beach County, Florida; thence North 30°40'23" West (bearing datum according to said plat) along the westerly right-of-way line of Aquarius Boulevard as shown on the plat of LAKES OF LANTANA, PHASE II-A, recorded in Plat Book 35, Pages 121 through 126, Public Records of Palm Beach County, Florida, 284.83 feet to a point of curvature, said point being designated as "P.R.M. #9" on the plat of LAKES OF LANTANA, PHASE II-B, recorded in Plat Book 37, Pages 45 through 48, Public Records of Palm Beach County, Florida; thence northerly along the westerly right-of-way line of Aquarius Boulevard as shown on said plat of Phase II-B, being an arc of a curve concave to the East, having a radius of 2,240.00 feet and a central angle of 18°42'03", a distance of 731.11 feet to a point of non-tangency; thence West, 1008.19 feet; thence South, 1829.62; thence East, 595.99 feet to the West line of said Phase I-B; thence North 01°36'20" East along said West line, 200.08 feet to the northwesterly line of said Phase I-B; thence North 60°00'00" East along said line, 750.49 feet to a point of curvature; thence northerly along said line being an arc of a curve concave to the West, having a radius of 200.00 feet and a central angle of 90°40'23", a distance of 316.51 feet; thence North 59°19'37" East along a line radial to the previous course, 110.00 feet to the POINT-OF-BEGINNING, containing 45.888 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. STREETS The tracts shown as Bonita Isle Drive, Alfa Way, and Ouachita Drive are hereby dedicated for private road purposes to Bonita Isle Management Association, Inc., a Florida Not-for-Profit Corporation, and are the perpetual maintenance obligation of said Association; the Access Tracts are also hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage; A. E. Development Corp. hereby reserves unto itself, its successors, assigns, mortgagees, licensees and franchisees the right to grant non-exclusive easements to others for ingress and egress, the installation and maintenance of drainage easements, public and/or private utilities, including but not limited to water, sewer, gas, electric, telephone, cable T.V. and any other purposes which do not permanently inhibit the use of the Access Tracts for their intended purpose. 2. EASEMENTS The utility, drainage, and water management maintenance easements as shown are hereby dedicated in perpetuity for construction and maintenance of utility, drainage, and water management. 3. WATER MANAGEMENT TRACTS The water management tracts as shown are dedicated to Lakes of Lantana Homeowners' Association for proper purposes and are the perpetual maintenance obligation of said Association. 4. DRAINAGE TRACTS The drainage tracts as shown are dedicated to the Bonita Isle Management Association, Inc., a Florida Not-for-Profit Corporation, for construction and maintenance of drainage and are the perpetual maintenance obligation of said Association. 5. OPEN SPACE Open space as shown is dedicated to the Bonita Isle Management Association, Inc., a Florida Not-for-Profit Corporation, for proper purposes.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested to by its Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors, this 6th day of November, 1980.

A. E. Development Corporation, By: [Signature] Alec Engelstein, President. Attest: [Signature] Shelia Engelstein, Secretary.

ACKNOWLEDGMENT STATE OF FLORIDA : SS COUNTY OF PALM BEACH:

BEFORE ME personally appeared Alec Engelstein and Shelia Engelstein 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 the A. E. Development Corp., 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 6th day of November, 1980. My commission expires: [Signature] Donna C. Smith, Notary Public.

MORTGAGEE'S CONSENT STATE OF FLORIDA : SS COUNTY OF PALM BEACH:

The undersigned hereby certifies that he is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 2917 at Page 1113 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, Joseph Kosow, do hereunto set my hand and seal this 3rd day of November, 1980.

WITNESS [Signature] Joseph Kosow, Joseph Kosow.

ACKNOWLEDGMENT STATE OF FLORIDA : COUNTY OF PALM BEACH:

BEFORE ME personally appeared Joseph Kosow 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 purpose expressed therein.

WITNESS my hand and official seal this 3rd day of November, 1980.

Notary Public My commission expires:

MORTGAGEE'S CONSENT STATE OF FLORIDA : SS COUNTY OF PALM BEACH:

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3262 at Page 1314 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Sr. Vice President and attested to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 5th day of November, 1980.

FIRST AMERICAN BANK OF PALM BEACH COUNTY By: [Signature] James J. McGarry, Sr. Vice President. Attest: [Signature] John E. Morris, III, Assistant Vice President.

ACKNOWLEDGMENT STATE OF FLORIDA : SS COUNTY OF PALM BEACH:

BEFORE ME personally appeared James J. McGarry and John E. Morris, III, 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 Assistant Vice president of the First American Bank of Palm Beach County, 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 5th day of November, 1980. My commission expires: [Signature] Clem M. Damp, Notary Public.

APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 18th day of November, 1980. BY: [Signature] Dennis P. Koehler, Chairman.

COUNTY ENGINEER This plat is hereby approved for record this 18th day of November, 1980. BY: [Signature] Herbert Kahlert, County Engineer.

ATTEST: JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS BY: [Signature] Deputy Clerk.

TITLE CERTIFICATION STATE OF FLORIDA : SS COUNTY OF PALM BEACH:

I, Robert Shackley, an officer of Chelsea Title and Guaranty Company, a certified title insurance company, licensed under the laws of 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 A. E. Development Corporation; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

Date: 6th of NOVEMBER, 1980. [Signature] ROBERT SHACKLEY.

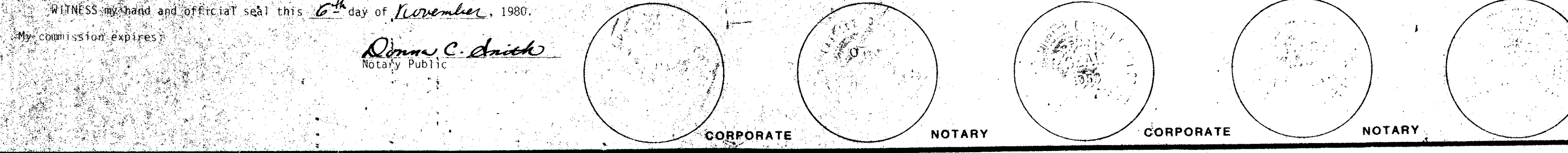
SURVEYOR'S CERTIFICATE

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 (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set 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 Nov. 6, 1980. [Signature] Dennis Painter, Registered Land Surveyor Certificate No. 3542 State of Florida.

Handwritten notes: RS/PUD, 75.20, 7.2. No, 48, 41/46.

Handwritten number: 0268-000



ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS. LAKES OF SHERBROOKE PHASE 3 RECORD PLAT. This instrument was prepared by: Dennis Painter, RLS, ADAIR & BRADY, INC., 1958 South Congress Avenue, West Palm Beach, Florida. Date: MAY 1980. FP 1055 1 3.