

A PART OF A P.U.D.  
**LAKES AT BOCA RATON — PHASE II**  
 A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
 AND ALSO BEING A REPLAT OF A PORTION OF SAID SECTION 1 IN FLORIDA FRUIT LANDS COMPANY'S  
 SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

JULY 1984

SHEET 1 OF 2

DEDICATION

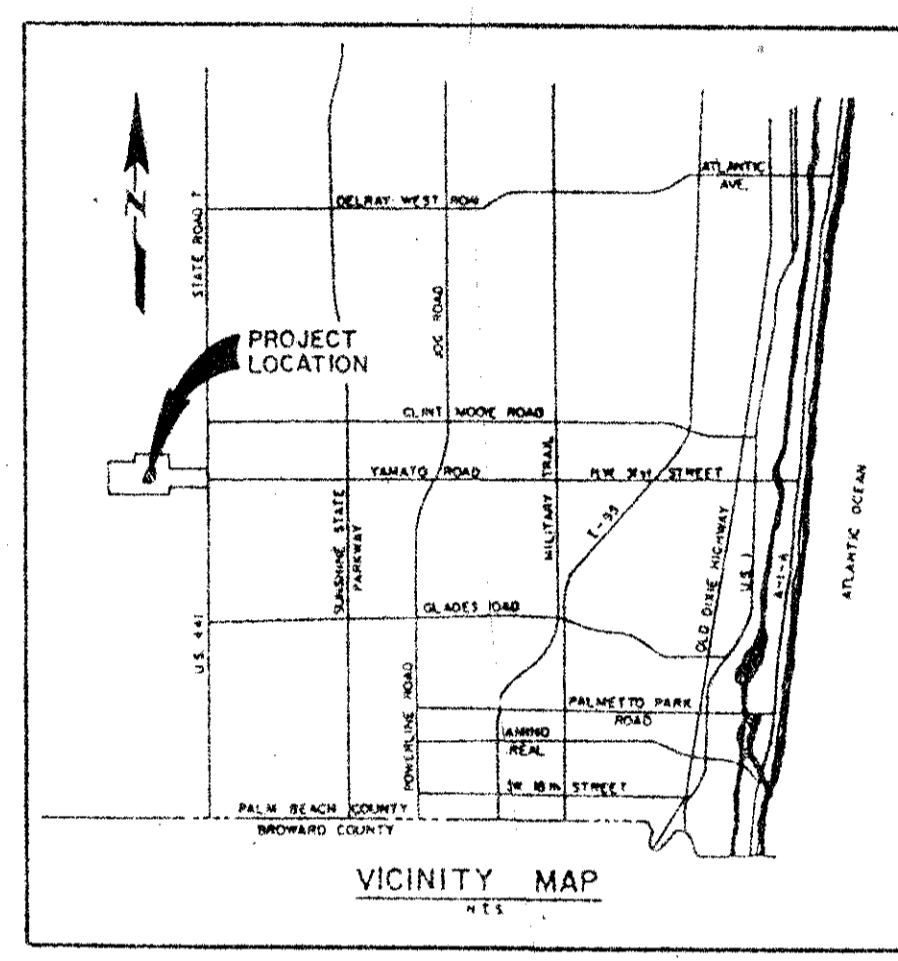
KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as LAKES AT BOCA RATON - PHASE II, being more particularly described as follows:

Commencing at the Northwest corner of the plat of LAKES AT BOCA RATON - PHASE I as recorded in Plat Book 48, Pages 139-141 of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 13° 09' 53" W., along the Westerly boundary of said plat, a distance of 218.90 feet to the POINT OF BEGINNING; thence with a bearing of S. 01° 10' 07" E., along the Westerly boundary of said plat of LAKES AT BOCA RATON - PHASE I, a distance of 934.27 feet to a point on a curve concave to the West; thence along the arc of said curve, having an initial tangent bearing of N. 13° 34' 03" W., a radius of 1071.86 feet, an arc length of 67.32 feet to a point of tangency; thence with a bearing of N. 17° 10' 00" W., a distance of 90.00 feet to a point of curvature; thence with a curve to the right, having a radius of 910.54 feet, an arc length of 256.92 feet to a point of compound curvature; thence with a curve to the right, having a radius of 1866.02 feet, an arc length of 461.32 feet to a point of tangency; thence with a bearing of N. 13° 09' 53" E., a distance of 74.73 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH the following described parcel of land:  
 Commencing at the previously mentioned Northwest corner of the plat of LAKES AT BOCA RATON - PHASE I; thence with a bearing of S. 13° 09' 53" W., along the Westerly boundary of said plat, a distance of 218.90 feet to a point; thence with a bearing of S. 01° 10' 07" E., a distance of 934.27 feet to a point on a curve concave to the West; thence along the arc of said curve, having an initial tangent bearing of S. 13° 34' 03" E., a radius of 1071.86 feet, an arc length of 168.76 feet to the POINT OF BEGINNING; thence continuing along the preceding curve having a radius of 1071.86 feet, an arc length of 63.19 feet to a point of tangency; thence with a bearing of S. 01° 10' 07" E., a distance of 40.23 feet to a point; thence with a bearing of S. 89° 09' 05" W., a distance of 80.00 feet to a point; thence with a curve to the right, having an initial tangent bearing of N. 89° 09' 05" W., a radius of 879.58 feet, an arc length of 811.31 feet to a point; thence radially with a bearing of N. 52° 00' 00" E., a distance of 80.00 feet to a point; thence with a bearing of N. 61° 32' 10" E., a distance of 600.34 feet to a point on a curve concave to the East; thence along the arc of said curve having an initial tangent bearing of S. 01° 00' 00" E., a radius of 990.54 feet, an arc length of 279.50 feet to a point of tangency; thence with a bearing of S. 17° 10' 00" E., a distance of 90.00 feet to a point of curvature; thence with a curve to the right, having a radius of 991.86 feet, an arc length of 209.30 feet to a point; thence with a bearing of S. 88° 00' 53" E., a distance of 80.57 feet, more or less, to the POINT OF BEGINNING.

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

- Streets:  
The street, shown hereon as Tract U-2 (Lakes at Boca Raton Drive), is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
- Easements:
  - Utility and Drainage Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. The drainage easements, as shown, are dedicated in perpetuity to the Lakes at Boca Raton Homeowners Association, Inc., a Florida corporation not-for-profit, its successors or assigns and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system within LAKES AT BOCA RATON - PHASE II, which drains Lakes at Boca Raton Drive.
  - 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.
- Water Management Tracts:  
The Water Management Tracts, shown hereon as Tracts 3-A and 4, are hereby dedicated to the Lakes at Boca Raton Homeowners Association, Inc. for water management purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Recreation Area:  
The Recreation area, shown hereon as Parcel M, is hereby dedicated to the Lakes at Boca Raton Homeowners Association, Inc. for recreation purposes, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.



INDEX OF SHEETS

SHEET No. 1 — TITLE SHEET AND CERTIFICATES  
 SHEET No. 2 — DETAILS SHEET

This instrument was prepared by:  
 John A. Grant, Jr., John A. Grant, Jr., Inc.  
 3333 North Federal Highway, Boca Raton, Florida 33431.

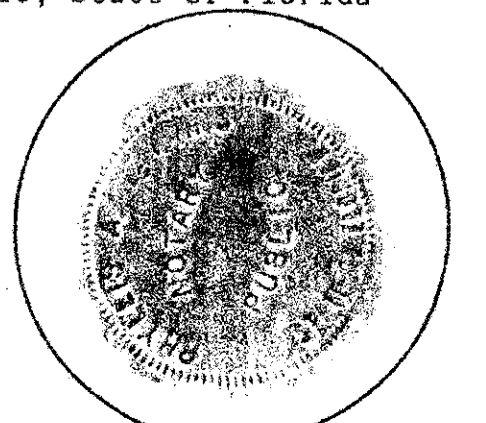
IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this 16th day of August, 1984.

HOUSTON ENTERPRISES  
 a Florida General Partnership  
 By: George E. Barbar  
 Managing General Partner  
 Witness: John A. Grant, Jr.

ACKNOWLEDGMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 )SS BEFORE ME personally appeared GEORGE E. BARBAR, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Managing General Partner of Houston Enterprises, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such Managing General Partner of said Partnership, and that the seal affixed to the foregoing instrument is the seal of said Partnership and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 31st day of August, 1984.  
 My Commission expires October 12, 1987  
Phillip E. Watkins  
 Notary Public, State of Florida



DEDICATION ACKNOWLEDGMENT

MORTGAGE CERTIFICATE

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 )SS 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 4236, at Page 474 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice President, PAUL LEATHE, and its seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of August, 1984.

CARTERET SAVINGS & LOAN ASSOCIATION FA  
 By: Paul Leathe  
 Paul Leathe, Vice President  
 Witness: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 )SS BEFORE ME personally appeared PAUL LEATHE, to me well known and known to me to be President of CARTERET SAVINGS & LOAN ASSOCIATION FA, and acknowledged to and before me that he executed such instrument as such officer of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 16th day of August, 1984.

My commission expires: \_\_\_\_\_  
 Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 )SS I, DAVID B. DICKENSON, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: 9/1/84  
 DAVID B. DICKENSON  
 Attorney-at-law, Licensed in Florida

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; that said survey is accurate to the best of my knowledge and belief; that (P.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points 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: 9/5/84  
 JOHN A. GRANT, JR.  
 Registered Surveyor No. 1141  
 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 16th day of August, A.D., 1984.

BY: Ken Spillias  
 KEN SPILLIAS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 16th day of August, A.D., 1984.

ATTEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS  
 BY: Ruth H. Compton  
 DEPUTY CLERK

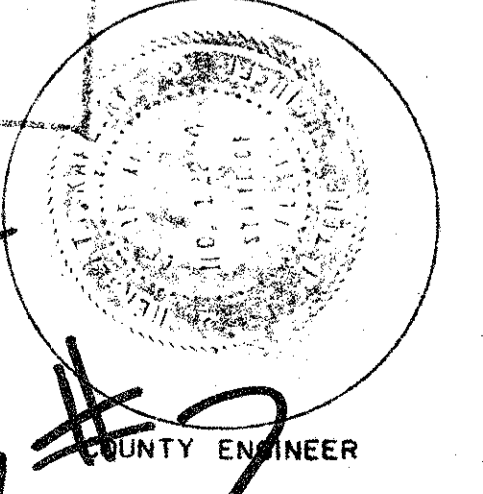
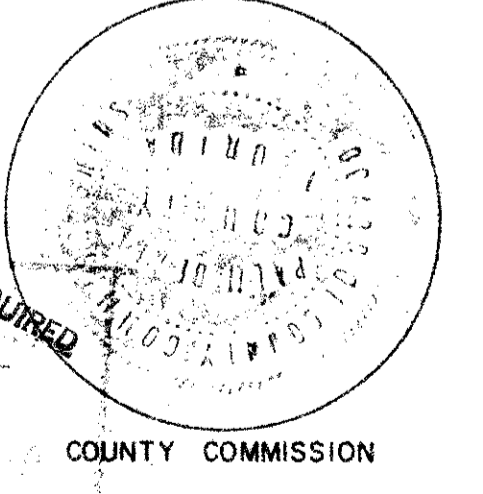
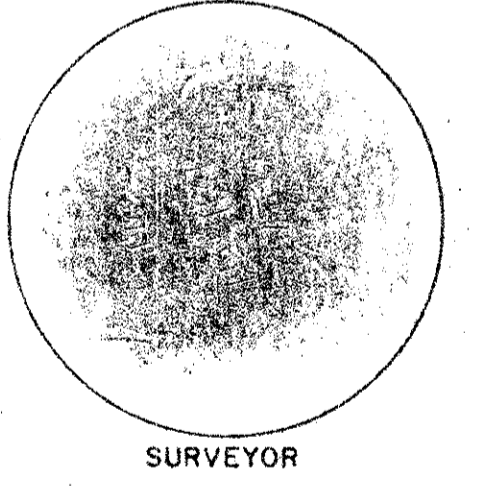
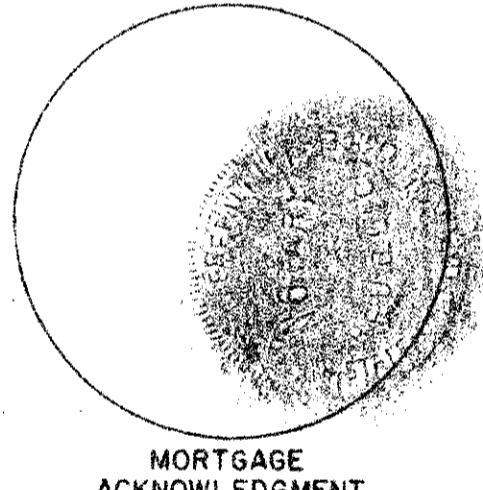
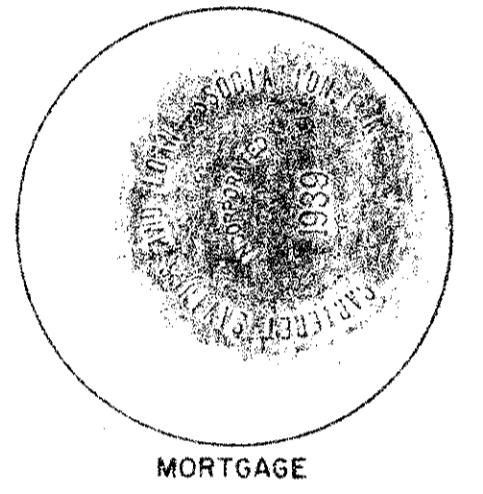
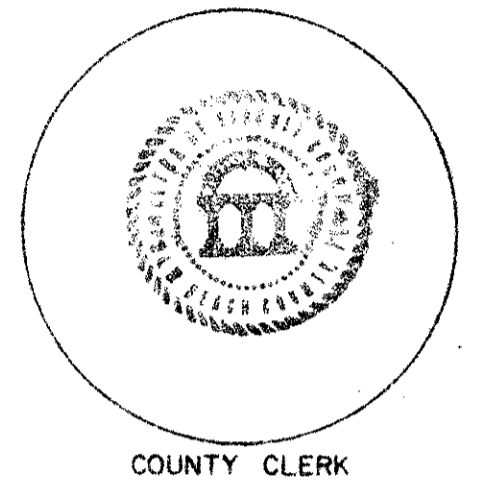
STATISTICAL DATA

TOTAL AREA THIS PLAT	7.513 AC.
AREA OF PUBLIC ROAD R/W (TRACT U-2)	1.624 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS 3-A & 4)	2.799 AC.
AREA OF RECREATION AREA (PARCEL M)	3.090 AC.

49/92

LAKES AT BOCA RATON #2

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 10/14/84  
 the 19th day of OCTOBER  
1984 and duly recorded in Plat Book No. 49 on pages 92-93.  
 JOHN B. DUNKLE, Clerk Circuit Court  
Margaret A. Nunlan D.C.



DRAWING NUMBER 49/92

DRAWING NUMBER

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