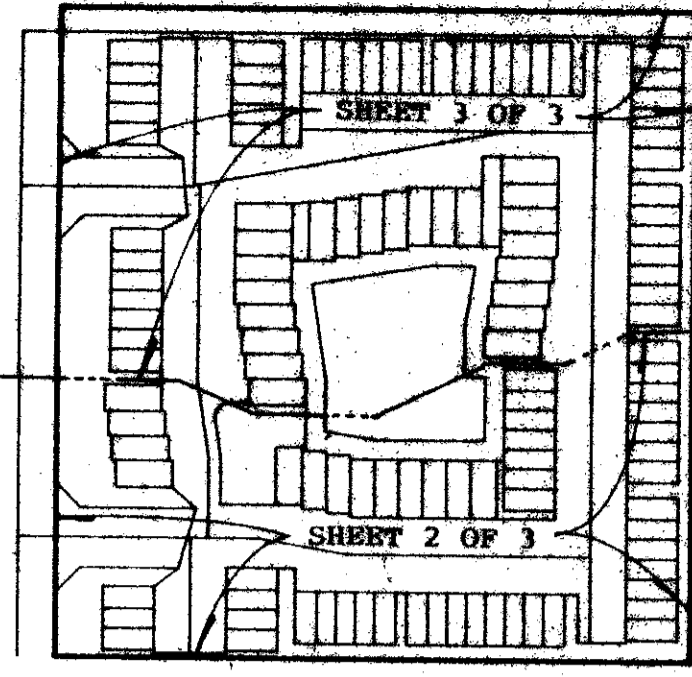


PLEASANT LAKES

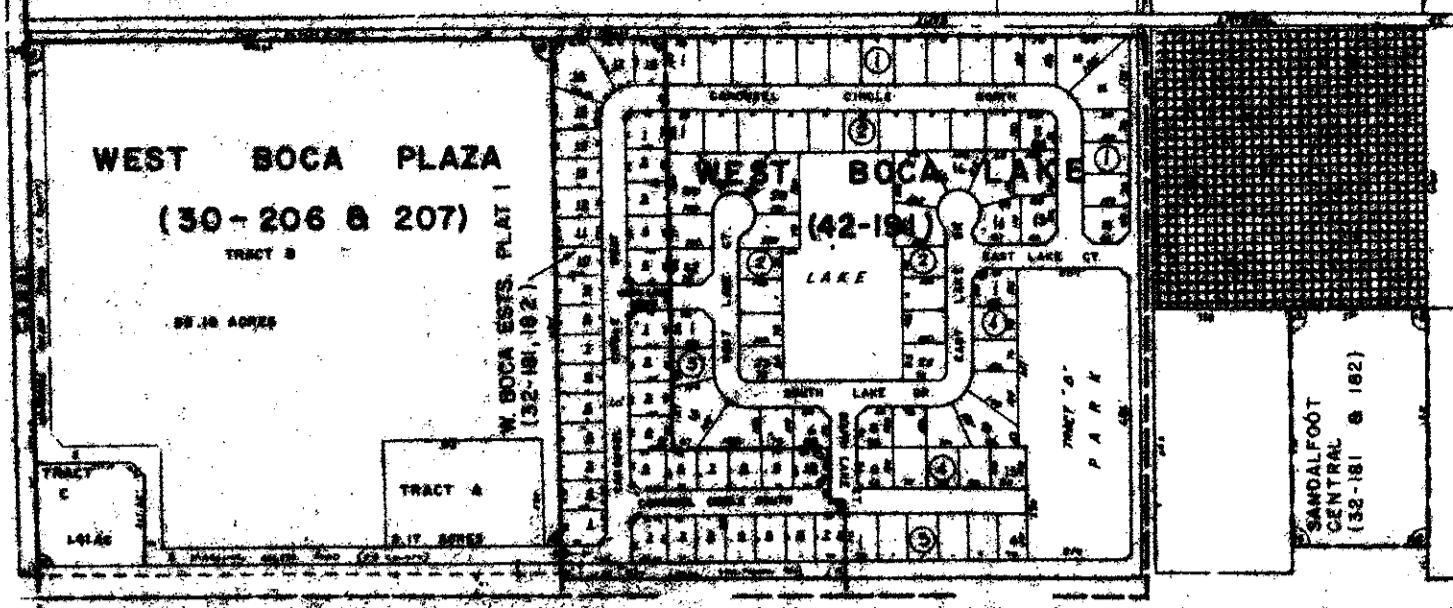
(PART OF WEST BOCA ESTATES, P.U.D.)

BEING A REPLAT OF TRACTS 71 AND 72, BLOCK 77, PALM BEACH FARMS COMPANY, NO. 3 AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54, LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



PLAT SHEET INDEX MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
PLAT WAS FILED FOR
RECORD AT 10:54 AM
THIS 20th DAY OF DECEMBER
AD 1984 AND DULY RECORDED
IN PLAT BOOK 50 OF PAGES
42, 43 AND 44.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Margaret A. Huch* D.C.



LOCATION MAP

JUNE 1984

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PLEASANT LAKES, A FLORIDA JOINT VENTURE, OWNER OF THE LAND SHOWN HERON, BEING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HERON AS PLEASANT LAKES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 71 AND 72, BLOCK 77, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 9.996 ACRES MORE OR LESS.

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

- THE STREETS SHOWN HERON AS BOCA RIVER CIRCLE IS HEREBY DEDICATED TO THE PLEASANT LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "A" AS SHOWN HERON IS HEREBY DEDICATED AS AN INGRESS EGRESS TRACT AND MAY ALSO BE USED FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PLEASANT LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", THE WATER MANAGEMENT TRACT, AS SHOWN HERON IS HEREBY DEDICATED TO THE PLEASANT LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT, AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", THE RECREATION AREA, AS SHOWN HERON IS HEREBY DEDICATED TO THE PLEASANT LAKES HOMEOWNERS' ASSOCIATION, INC. FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "D-1" THROUGH "D-11", ALL OTHER AREAS OF THIS PLAT EXCLUSIVE OF LOTS AND LANDS MENTIONED IN DEDICATION ITEMS 1 THROUGH 4, BOTH INCLUSIVE, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PLEASANT LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E" BUFFER ZONE, AS SHOWN, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PLEASANT LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HERON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LIFT STATION EASEMENT AS SHOWN HERON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, PLEASANT LAKES, A FLORIDA JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND ATTESTED BY THE RESPECTIVE JOINT VENTURES' CORPORATE OFFICERS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO, THIS 20 DAY OF November, A.D., 1984.

ATTEST: *Antonio Bernado Medina Larrain*
ANTONIO BERNARDO MEDINA LARRAIN, SECRETARY

ATTEST: *Antonio Jose Roncayolo*
ANTONIO JOSE RONCAYOLO, SECRETARY

ATTEST: *Reinaldo Campbell*
REINALDO CAMPBELL, SECRETARY

O.K. OVERSEAS INC. PROMOCIONES ALFIN C.A. INTERNATIONAL LAND DEVELOPMENT GROUP

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED ANTONIO MEDINA, PRESIDENT AND ANTONIO BERNARDO MEDINA LARRAIN, SECRETARY OF O.K. OVERSEAS INCORPORATED, A PANAMANIAN CORPORATION, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A JOINT VENTURER OF PLEASANT LAKES, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 _____ DAY OF _____, 1984.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED BENJAMIN ARRIENS-STRUPP, PRESIDENT AND ANTONIO JOSE RONCAYOLO, SECRETARY OF PROMOCIONES ALFIN C.A., A PANAMANIAN CORPORATION, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A JOINT VENTURER OF PLEASANT LAKES, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 _____ DAY OF _____, 1984.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED RAMON RIOS, PRESIDENT AND REINALDO CAMPBELL, SECRETARY OF INTERNATIONAL LAND DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A JOINT VENTURER OF PLEASANT LAKES, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 _____ DAY OF _____, 1984.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4226 AT PAGE 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 1984.

STURT CREEK N.V., A NETHERLANDS ANTILLES CORPORATION

BY: *Francisco Montiel*
FRANCISCO MONTIEL, PRESIDENT

ATTEST: *Oscar Montiel*
OSCAR MONTIEL, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED FRANCISCO MONTIEL, PRESIDENT AND OSCAR MONTIEL, SECRETARY, 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 ABOVE NAMED STURT CREEK, N.V., A NETHERLANDS ANTILLES CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 _____ DAY OF _____, 1984.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FL. AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF DADE)

I, OSUMUNDO O. MARTINEZ, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PLEASANT LAKES, A FLORIDA JOINT VENTURE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT ALL MORTGAGES SHOWN ARE TRUE AND CORRECT.

THIS _____ DAY OF OCTOBER, 1984 BY: *Osumundo O. Martinez, Jr.*
OSUMUNDO O. MARTINEZ, JR., ATTORNEY AT LAW

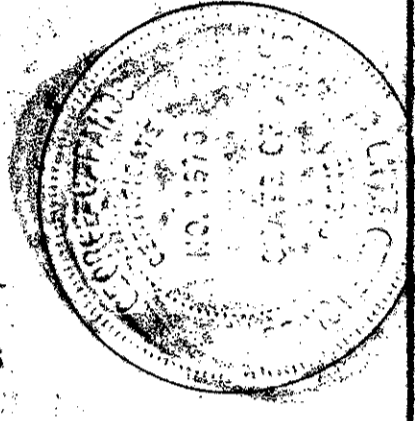
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 218B-4 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 15th DAY OF OCTOBER, 1984.

GEORGE C. PANOS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1676

REGISTERED LAND SURVEYOR'S SEAL



APPROVAL PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF Dec, 1984.

BY: *Ken Spillner*
KEN SPILLNER, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1984.

BY: *Herbert F. Kahmet*
HERBERT F. KAHMET, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Rachel S. Congton*
RACHEL S. CONGTON, DEPUTY CLERK

LAND USE TABULATION

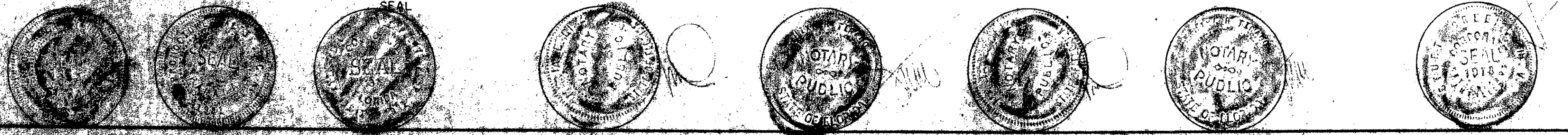
TOTAL AREA	9.996 ACRES
L.W.D. L-45 EASEMENT	0.379 ACRES
LAKE & MAINTENANCE EASEMENT	0.996 ACRES
DEDICATED ROAD R/W	0.396
TOTAL NUMBER OF LOTS	120
TOTAL NUMBER OF UNITS	120
DENSITY	12.0/ACRE
BUILDING COVERAGE	21.6%
PARKING & DEDICATED ROAD R/W	32.4%
LAKE & MAINTENANCE EASEMENT	10.0%
OPEN SPACE	36.0%

- NOTES:
- ALL BEARINGS SHOWN HERON ARE RELATIVE TO THE BEARING N. 00°00'23" E. SHOWN FOR THE EAST LINE OF WEST BOCA LAKE PLAT NO. ONE, PLAT BOOK 42, PAGES 190 AND 191.
 - DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.'S) R.L.S. NO. 1676.
 - DENOTES PERMANENT CONTROL POINTS (P.C.P.'S) R.L.S. NO. 1676.
 - THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
 - APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

0335-002

50/42

O.K. OVERSEAS INC. PROMOCIONES ALFIN C.A. INTERNATIONAL LAND DEVELOPMENT GROUP NOTARY PUBLIC SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC SEAL STURT CREEK N.V. CORP. SEAL



FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33411

THIS INSTRUMENT WAS PREPARED BY GEORGE C. PANOS, IN THE OFFICE OF FLORIDA SURVEYING & MAPPING, INC., 3361 BELVEDERE ROAD, SUITE 100, WEST PALM BEACH, FLORIDA 33411

PLEASANT LAKES
IN 3 SHEETS, SHEET 1 OF 3
JUN 5 1984
184-08

DRAWING NUMBER 50/42

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER