

DRAWING NUMBER 51/88

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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Taurus Development One, Inc., a Florida Corporation, and the Monterey Lake of Boca Delray Homeowner's Association, Inc., a Florida Corporation, owners of the lands shown hereon being in Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as REPLAT OF PART OF MONTEREY LAKE, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract B is hereby dedicated to the Monterey Lake of Boca Delray Homeowners Assn., Inc., its successors and assigns, for the purpose of ingress, egress and parking, for the installation and maintenance of utilities and drainage facilities and is the perpetual maintenance obligation of said association without recourse to Palm Beach County.

Tract D is hereby dedicated to the Monterey Lake of Boca Delray Homeowners Assn., Inc., its successors and assigns for landscape and buffer zone purposes and is the perpetual maintenance obligation of said association, without recourse to Palm Beach County.

Tract E is hereby dedicated to the Monterey Lake of Boca Delray Homeowners Assn., Inc. for water management purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tract F is hereby dedicated to the Monterey Lake of Boca Delray Homeowners Assn., Inc., its successors and assigns, for recreation purposes, in perpetuity and is the perpetual maintenance obligation of said association, without recourse to Palm Beach County.

The maintenance easements are hereby dedicated in perpetuity for access and maintenance of the Water Management Tract exclusively. No structures, appurtenances, trees or shrubs shall be placed on the easements.

The drainage easements as shown hereon are hereby dedicated in perpetuity to the Monterey Lake of Boca Delray Homeowners Assn., Inc., its successors and assigns and are the perpetual maintenance obligation of said association, without recourse to Palm Beach County.

In witness whereof, the above named corporations have caused these presents to be signed and attested by the officers named below and their corporate seals to be affixed hereto by the authority of their Boards of Directors.

This 3rd day of May, 1985

TAURUS DEVELOPMENT ONE, INC., a Florida Corporation.

ATTEST: [Signatures] Vice President, President

MONTEREY LAKE OF BOCA DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

ATTEST: [Signatures] Vice President, President

ACKNOWLEDGEMENT State of Florida County of Broward Before me personally appeared Lorenz Reibling and Guenther Reibling to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice-President of Taurus Development One, Inc., a Florida Corporation, and severally acknowledged to and before me that the executed said instrument as such officers of said corporation and that the seal affixed to this 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 by hand and official seal this 3rd day of May, 1985.

My Commission Expires: [Signature] NOTARY PUBLIC

ACKNOWLEDGEMENT State of Florida County of [Signature]

Before me personally appeared Lorenz Reibling and Guenther Reibling to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice-President of Monterey Lake of Boca Delray Homeowners Association, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed said instrument as such officers of said corporation and that the seal affixed to this 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 by hand and official seal this 3rd day of May, 1985.

My Commission Expires: [Signature] NOTARY PUBLIC

REPLAT OF PART OF MONTEREY LAKE

PLAT OF PART OF A P.U.D. BEING A REPLAT OF PART OF MONTEREY LAKE, PLAT BOOK 49, PAGES 37, 38 & 39

SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

DECEMBER 1984 SHEET 1 OF 2 SHEETS

MORTGAGEE'S CONSENT State of Maryland County of Montgomery

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 of the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 4301 at page 1334 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 President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by an with the authority of its Board of Directors this 16th day of May, 1985

Government Services Savings & Loan, Inc. Corporation of the State of Maryland BY: [Signature] Alexander R. M. Boyle

ATTEST: [Signature] Assistant Secretary Marylou Hayes

ACKNOWLEDGEMENT State of Maryland County of Montgomery

Before me personally appeared Alexander M. Boyle and Marylou Hayes to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of Government Services Savings & Loan, Inc. a Maryland Corporation, and severally acknowledged to and before me that they executed said instrument as such officers of said corporation and that the seal affixed to this 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 16th day of May, 1985

My Commission Expires: July 1, 1986 [Signature] NOTARY PUBLIC

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 (P.R.M.'s) Permanent Reference Monuments 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.

[Signature] Land Surveyor No. 1601 State of Florida

TITLE CERTIFICATION

I, CHARLES ROBBINS a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon property, that I find the title to the property is vested to Taurus Development One, Inc., a Florida Corporation and Monterey Lake of Boca Delray Homeowners Association, Inc., that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct.

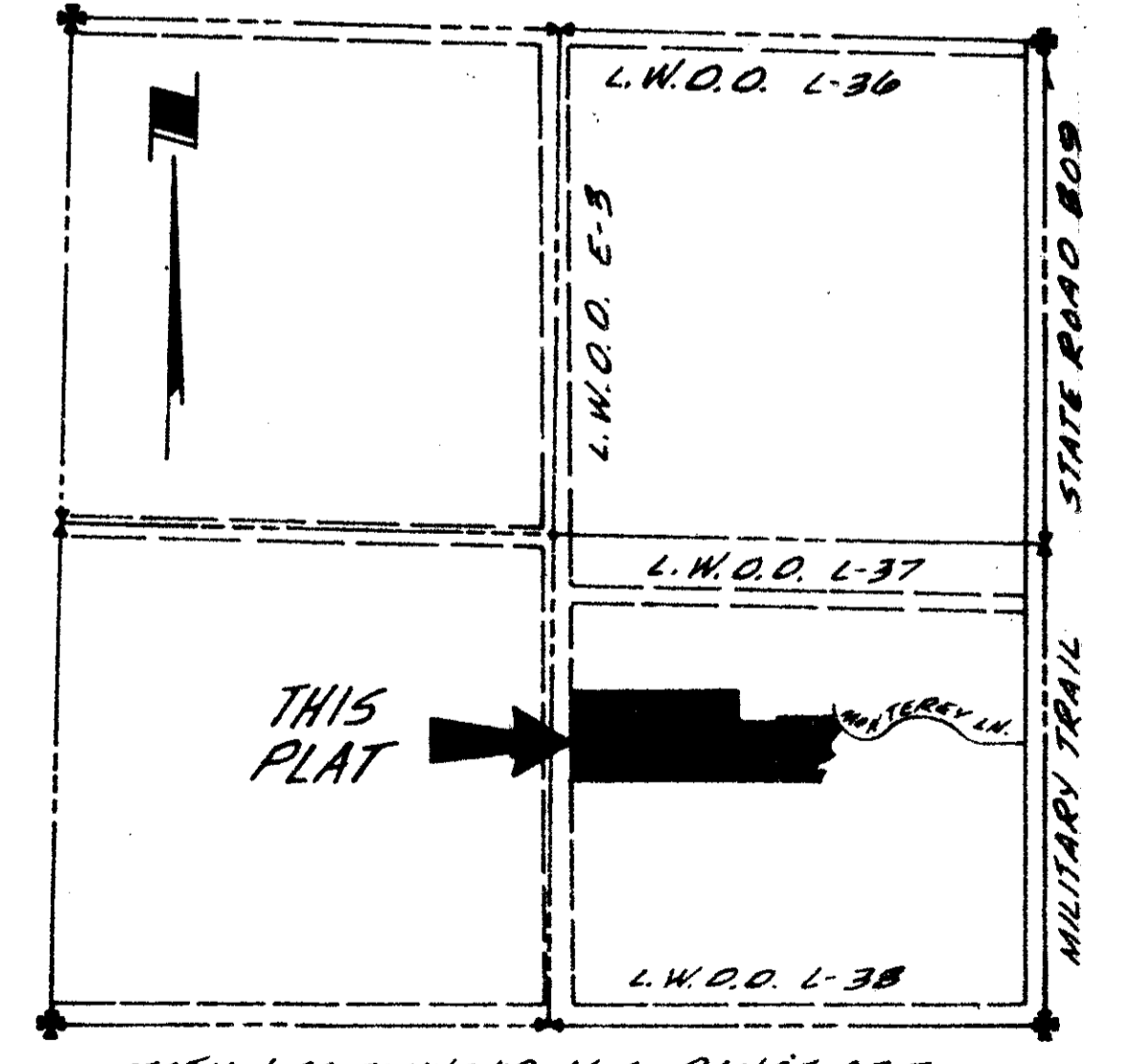
May 2, 1985 [Signature] CHARLES ROBBINS, ATTORNEY

LEGAL DESCRIPTION

A parcel of land in Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida, being a part of MONTEREY LAKE, according to the plat thereof recorded in Plat Book 49 at pages 37, 38 and 39 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 26; thence N.10°22'31"W., along the East line of said Section 26, 1345.43 feet to the intersection with the Easterly extension of the South line of the said plat of MONTEREY LAKE; thence S.89°13'37"W., along said South line, 1408.53 feet to the Southwest corner of lot 39 of said plat of MONTEREY LAKE; thence N.17°34'51"E., along the West line of said lot 39, 69.26 feet to the South line of the Lift Station Site; thence West, along said South line, 35.00 feet; thence N.44°12'02"E., along the West line of said Lift Station Site, 10.00 feet to the West line of said lot 39; thence N.46°00'00"E., along said West line, 34.00 feet to the South line of Valencia Court (Tract A) being a curve concave Easterly with a radius of 50.0 feet, a central angle of 119°40'34" and a chord bearing of N.10°49'59"E.; thence Northerly, along the arc of said curve, 104.44 feet to a point of reverse curvature of a curve concave northwesterly with a radius of 25.0 feet and a central angle of 42°50'00"; thence Northeasterly, along the arc of said curve and along the West line of said Valencia Court, 18.69 feet; thence N.18°50'16"E., continuing along said West line of Valencia Court, 48.30 feet; thence N.18°22'51"W., along said West line, 30.24 feet to a point on a curve concave Northeasterly with a radius of 180.00 feet, a central angle of 22°00'37" and a chord bearing of N.44°05'39.5"W.; thence Northwesterly along the arc of said curve and along the South line of Monterey Lane, 69.15 feet to the intersection with the Easterly extension of the South line of Lot 49 of said Plat of MONTEREY LAKE; thence S.89°10'13"W., along said South line 296.72 feet to the East line of Lot 48 of said Plat of MONTEREY LAKE; thence S.0°49'47"E., along said East line, 20.00 feet; thence S.89°10'13"W., along the South line of said Lot 48, 211.00 feet; thence N.0°49'47"W., along the West line of said Lot 48 and along the Northerly extension thereof, 165.00 feet to the North line of said plat of MONTEREY LAKE; thence S.89°10'13"W., along said North line, 903.91 feet to the East right-of-way line of Lake Worth Drainage District's Canal E-3 right-of-way as shown on said plat of MONTEREY LAKE; thence S.10°37'49"E., along said East right-of-way line, 494.69 feet to the South line of said plat of MONTEREY LAKE; thence N.89°13'37"E., along said South line, 1369.80 feet to the said point of Beginning.

Containing 14.308 Acres, more or less.



REPLAT OF PART OF MONTEREY LAKE

Various circular notary and professional seals.

APPROVAL

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 25 day of June, 1985

BY: [Signature] COUNTY ENGINEER

This plat is hereby approved for record this 25 day of June, 1985

ATTEST: John B. Dunkle, Clerk Board of County Commissioners BY: [Signature] County Engineer

BY: [Signature] Deputy Clerk

NOTES

- 1. '0' indicates Permanent Reference Monument (P.R.M.)
2. The East line of Section 26, Township 46 South, Range 42 East is assumed to bear N.10°22'31"W. and all bearings shown are relative thereto.
3. Easement Notes:
A. No buildings or any kind of construction shall be placed on utility or drainage easements.
B. No structures, trees or shrubs shall be placed on drainage easements.
C. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
4. This instrument was prepared by Daniel J. O'Brien in the office of O'Brien, Suiter & O'Brien, Inc., 2601 North Federal Highway, Delray Beach, Florida.

0429-300 51/88 P.U.D. DATA TOTAL SITE AREA: 14.308 ACRES TOTAL UNITS: 84 DENSITY: 5.87 UNITS/ACRE

O'BRIEN, SUITER & O'BRIEN, INC. ENGINEERS, SURVEYORS, LAND PLANNERS 601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: DEC. 1984 REVISIONS: NONE SCALE: NONE FIELD BOOK: 0191 PAGE: 20 ORDER NO.: 84-1406