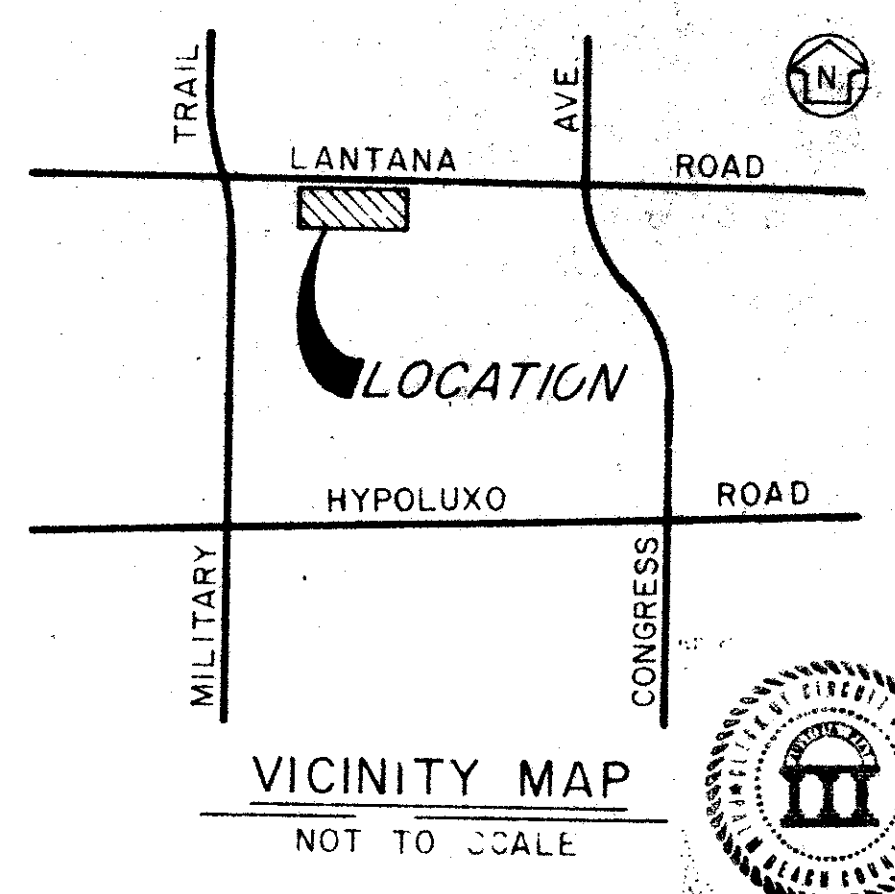


P.U.D. DATA
AREA = 958 ACRES
TOTAL DWELLING UNITS = 51
DWELLING UNITS / ACRE = 5.3
RECREATION AREA = 0.7 ACRES
LAKE AREA = 0.68 ACRES
PARKING SPACES = 112
OPEN SPACE = 64%

PLAT OF THE LOFTS

BEING A REPLAT OF A PORTION OF THE LAKE OSBORNE SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 13th day of September, 1985
and duly recorded in Plat Book No. 95
on Page 5184-19
John B. Dunkle, Clerk, Circuit Court
By [Signature] D.C.

DRAWING NUMBER
52/18

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CONTEMPORARY JOINT VENTURE-VILLAS, A FLORIDA JOINT VENTURE, OWNER OF THE LAND SHOWN HEREON, BEING IN TRACT 37, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE LOFTS, BEING LOT 135 LESS THE EAST 2.32 FEET; ALL OF LOTS 136 THRU 157; THE EAST 5.42 FEET OF LOT 158, LAKE OSBORNE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 80 FEET FOR DRAINAGE RIGHT OF WAY SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE, WITH A BEARING OF NORTH 88°-31'-57" WEST, ALONG THE SOUTH LINE OF SECTION 36, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 812 (LANTANA ROAD), A DISTANCE OF 615.24 FEET TO THE POINT OF BEGINNING;
- THENCE, WITH A BEARING OF SOUTH 00°-31'-04" EAST, A DISTANCE OF 389.47 FEET;
- THENCE, WITH A BEARING OF SOUTH 89°-28'-56" WEST, A DISTANCE OF 1024.27 FEET;
- THENCE, NORTH 00°-31'-04" WEST, A DISTANCE OF 424.98 FEET TO A POINT ON THE SOUTH LINE OF SECTION 36;
- THENCE, WITH A BEARING OF SOUTH 88°-31'-57" EAST, A DISTANCE OF 1024.89 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 9.58 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS**
 - THAT THE ADDITIONAL RIGHT OF WAY FOR LANTANA ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
 - THAT TRACT S-1 FOR PRIVATE ROADWAY, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAS OF WILLOWOOD HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAYS AND UTILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- WATER MANAGEMENT TRACT AND DRAINAGE RIGHT OF WAY**
THE WATER MANAGEMENT TRACT AND DRAINAGE RIGHT OF WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAS OF WILLOWOOD HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREAS**
THOSE TRACTS R-1 THROUGH R-7 ARE HEREBY DEDICATED FOR RECREATIONAL PURPOSES TO THE VILLAS OF WILLOWOOD HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ROOF ENCROACHMENT EASEMENTS** THE ROOF ENCROACHMENT EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR MAINTENANCE PURPOSES AND TO ALLOW CONSTRUCTION OF A ROOF OVERHANG, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH DUE AND REGULAR AUTHORITY, THIS 20 DAY OF May, 1985.

CONTEMPORARY JOINT VENTURE-VILLAS
A FLORIDA JOINT VENTURE

JULES MINKER, MANAGING PARTNER

WITNESS
[Signature]
WITNESS

MAY 1985

SHEET 1 OF 2

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JULES MINKER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING PARTNER OF CONTEMPORARY JOINT VENTURE-VILLAS, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF SAID JOINT VENTURE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID JOINT VENTURE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR JOINT VENTURE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF May, 1985.

MY COMMISSION EXPIRES: 7-10-88
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCES 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, LIEN, OR OTHER ENCUMBRANCES WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3498 AT PAGE 1352 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I ROGER BETTIN DO HEREBY SET MY HAND AND SEAL THIS 14 DAY OF MAY, 1985.

WITNESS
[Signature] ROGER BETTIN
WITNESS
[Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER BETTIN 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 PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF May, 1985.

MY COMMISSION EXPIRES: 7-13-88
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF Virginia
COUNTY OF Fairfax

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 4090 AT PAGE 866 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 VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF MAY, 1985.

CONGRESSIONAL MORTGAGE CORPORATION
A CORPORATION OF THE STATE OF VIRGINIA

BY: [Signature]
GREGORY YOST, VICE PRESIDENT

ATTEST:
[Signature]
CAROL WITTSACK, SECRETARY

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Sept, 1985.

BY: [Signature]
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Sept, 1985.

BY: [Signature]
HERBERT F. KAHLERT
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK

BY: [Signature]
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, 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 CONTEMPORARY JOINT VENTURE-VILLAS, A FLORIDA JOINT VENTURE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 8/15/85
[Signature]
ROGER GAMBLIN, PRESIDENT
FLAGLER TITLE COMPANY

SURVEYOR'S CERTIFICATION

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS 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.

DATE: MAY 9, 1985
[Signature]
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF Virginia
COUNTY OF Fairfax

BEFORE ME PERSONALLY APPEARED GREGORY YOST AND CAROL WITTSACK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE CONGRESSIONAL MORTGAGE CORPORATION, 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 10th DAY OF May, 1985.

MY COMMISSION EXPIRES: 12-4-86
[Signature]
NOTARY PUBLIC

0365-000

THIS INSTRUMENT WAS PREPARED BY
KENT W. EWING, JR.
IN THE OFFICE OF:
EWING & SHIRLEY, INC.
3767 LAKE WORTH ROAD SUITE 118
LAKE WORTH, FLORIDA 33461



MICHAEL B. SCHORAH & ASSOCIATES, INC.
PLANNERS
DEVELOPMENT CONSULTANTS
15501 BIRCHWOOD
SUITE 105
WEST PALM BEACH
FLORIDA 33416
PHONE: 305-768-0800

The LOFTS

52/18

