



LOCATION MAP

DEDICATION

KNOW ALL MEN by these presents that FPA CORPORATION, a Delaware corporation qualified to do business in the State of Florida, owner of said land shown hereon, being in Section 31, Township 46 South, Range 43 East, Palm Beach County, Florida, shown here as CANDLEWOOD, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 31; thence North 00° 18' 55" East, along the West line of said Section 31, a distance of 1083.21 feet; thence South 89° 41' 05" East, a distance of 73.85 feet to the POINT OF BEGINNING of this description, said point being further described as being on the Easterly right-of-way line of Boca Club Blvd as shown on the plat of BOCA GOLF and TENNIS CLUB - SECTION 1, according to the Plat thereof, as recorded in Plat Book 48, Pages 79, 80 and 81 of the Public Records of Palm Beach County, Florida; thence North 25° 30' 22" East, a distance of 861.38 feet; thence North 56° 25' 30" East, a distance of 625.64 feet. The last two described courses being further described as being on the Westerly boundary of Tract X-2 as shown on the said plat of BOCA GOLF and TENNIS CLUB - SECTION 1, said point being further described as being on the arc of a circular curve to the left whose radius point bears South 47° 58' 39" West from the last described point; thence Northwesterly along the arc of said curve having a radius of 450.92 feet, an arc distance of 142.82 feet to the Point of Tangency; thence North 60° 10' 13" West, a distance of 95.97 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 369.28 feet, an arc distance of 184.94 feet to the Point of Tangency; thence North 31° 28' 29" West, a distance of 33.82 feet thence North 73° 57' 09" West, a distance of 33.77 feet to a point on the Southerly right-of-way line of Tract K (BOCA CLUB BLVD) as shown on the said plat of BOCA GOLF and TENNIS CLUB - SECTION 1, said point being further described as being on the arc of a circular curve to the right whose radius point bears North 26° 25' 50" West from the last described point; thence Southwesterly along the arc of said curve having a radius of 540.00 feet, an arc distance of 63.74 feet to the Point of Tangency; thence South 70° 20' 00" West, a distance of 76.94 feet to a point of curvature of a circular curve to the right; thence Southwesterly and Westerly along the arc of said curve having a radius of 910.00 feet, an arc distance of 378.53 feet to the Point of Tangency; thence North 85° 50' 0" West, a distance of 92.95 feet; thence South 48° 10' 22" West, a distance of 35.96 feet to a point on the arc of a circular curve to the right whose radius point bears North 87° 49' 14" West from the last described point; thence Southerly along the arc of said curve, having a radius of 570.00 feet, an arc distance of 0.97 feet to the Point of Tangency; thence South 02° 16' 37" West a distance of 947.85 feet to a point of curvature of a circular curve to the left; thence Southerly and Southeasterly on the arc of said curve having a radius of 474.34 feet, an arc distance of 398.72 feet to the POINT OF BEGINNING. The last eight described courses being further described as being on the southerly and Easterly right-of-way line of Tract "K" (Boca Club Blvd.) as shown on said plat of BOCA GOLF and TENNIS CLUB - SECTION 1. Said lands situate, lying and being in Palm Beach County, Florida and containing 15.898 acres more or less.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

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.

Utility, Water Line, Sanitary Sewer, and Drainage Easements - The utility, water line, sanitary sewer, and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

Dedication continued on SHEET 2 of 2 sheets.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President, THOMAS A. WAHL and attested by its Assistant Secretary, LIBO B. FINEBERG and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 3 day of JUNE, 1987 A.D.

F.P.A. Corporation, a corporation of the State of Delaware qualified to do business in the State of Florida.

Attest: Libo B. Fineberg Assistant Secretary
By: Thomas A. Wahl Vice President

FPA CORPORATION CORPORATE SEAL

FPA CORPORATION CORPORATE SEAL

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

CANDLEWOOD

A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

A PART OF PALM AIRE EAST P.U.D.

15.898 AC.
1986

3/14/43
SUBDIVISION Candlewood
BOOK 57 PAGE 1
FLOOD ZONE A1E12 FLOOD MAP # 4005
QUAD # 23 ZONING 33431
SE ZIP CODE
PUD NAME Palm Aire East PUD
TAZ 593

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

Before me personally appeared Thomas A. Wahl and Libo B. Fineberg to me well known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of F.P.A. CORPORATION, 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 3rd day of June, 1987 A.D.

My commission expires: SEPTEMBER 19, 1989
Butch Nealson
Notary Public - State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

The undersigned hereby certify that they are the holders of a mortgage upon the property described hereon and do hereby consent to the dedication of the land described in said dedication by the owner thereof, as to their respective interests in said mortgage, and agree that the mortgage which is recorded in Official Record Book 4650 at page 1188, 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 and attested by its respective officer and their Corporate seal to be affixed hereon by and with the authority of its Board of Directors this 31 day of MARCH, 1986 A.D.

Pheasant Run, Inc. a Florida Corporation
By: Erminio P. Giuliano President Attest: Arthur V. Strock Secretary
Erminio P. Giuliano, President Arthur V. Strock, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

Before me personally appeared Erminio P. Giuliano and Arthur V. Strock 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 Pheasant Run, Inc., a Florida 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 31 day of MARCH, 1986 A.D.

My commission expires: 3/22/89
Notary Public - State of Florida Helen L. Chamberlain

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 23 day of June, 1987 A.D.

By: Carol A. Roberts Chair ATTEST: John B. Dunkle Clerk
Carol A. Roberts, Chair Board of County Commissioners

COUNTY ENGINEER

This plat is hereby approved for record this 23 day of JUNE, 1987 A.D.

By: Kathryn S. Miller Deputy Clerk
H. W. Kahlert, P.E. County Engineer

P.U.D. STATISTICS:

ACREAGE = 15.898
UNITS = 84
DENSITY = 5.2837 UNITS PER ACRE
TYPES OF UNITS - 24 SINGLE FAMILY DETACHED CLUSTER
60 TOWNHOMES
OWNERSHIP - FEE SIMPLE

MORTGAGEE'S CONSENT

STATE OF NEW YORK s.s.
COUNTY OF NEW YORK

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does 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 4646 at page 1638 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, Chase Manhattan Bank, N.A. has caused these presents to be signed by its VICE PRESIDENT and attested by its ASSISTANT TREASURER, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 1st day of April, 1986 A.D.

Chase Manhattan Bank, N.A.
A corporation organized and existing under the laws of the United States of America.

Attest: John J. Toto Assistant Treasurer By: William F. Carmody Vice President
John J. Toto, Assistant Treasurer William F. Carmody, Vice President

ACKNOWLEDGEMENT

STATE OF NEW YORK s.s.
COUNTY OF NEW YORK

Before me personally appeared WILLIAM F. CARMODY and JOHN J. TOTO to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and ASSISTANT TREASURER of Chase Manhattan Bank, N.A. 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 1st day of APRIL, 1986 A.D.

My commission expires: MARCH 30, 1987
Notary Public - State of New York Margaret Buss

TITLE CERTIFICATE

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

I, LIBO B. FINEBERG, a duly licensed attorney in 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 F.P.A. CORPORATION, a Delaware corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct, and there are no applicable deed reservations which affect the subdivision of the property.

Date: APRIL 9, 1987
Libo B. Fineberg
LIBO B. FINEBERG

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 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: 8/16/85
Wilson E. Way
WILSON E. WAY
Registered Land Surveyor No. 2885
State of Florida

PHEASANT RUN, INC.
CORPORATE SEAL

SURVEYOR'S SEAL

Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS

1439 S. POMPANO PARKWAY POMPANO BCH. FL. 33069
(305) 975-8588

1
24th day of June
87, duly recorded in Plat Book No. 57, page 1-2
Dawn Martin



CHASE MANHATTAN BANK, N.A.
CORPORATE SEAL

NOTARY PUBLIC

Boca Club
Club

Plat 81-1

0285-001

CANDLEWOOD

57/1