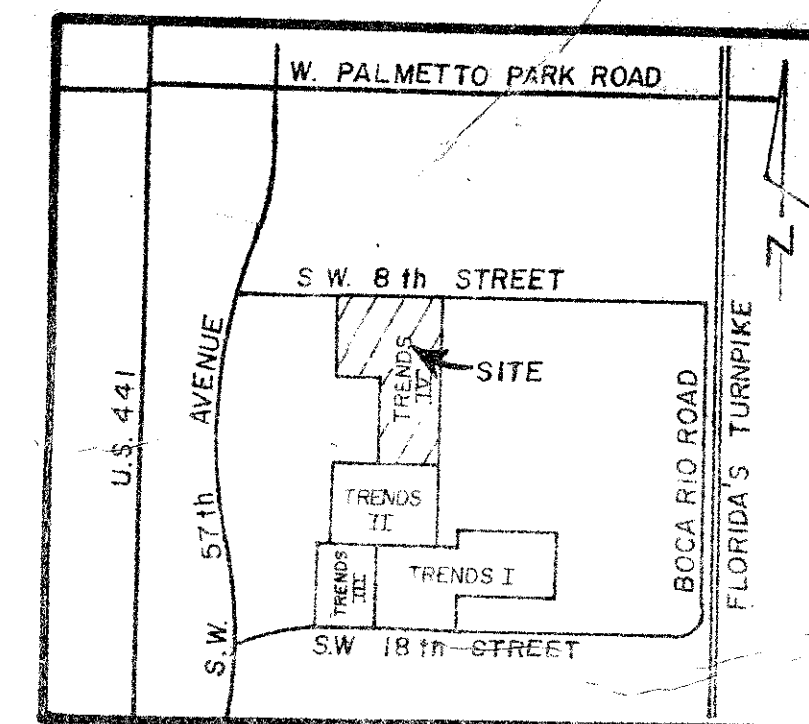


TRENDS AT BOCA RATON UNIT IV (PART OF CYPRESS POINT A P.U.D.)

BEING A REPLAT OF A PORTION OF BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 3 (PB 2, P45-54), AND ALL OF BOCA RATON TERRACE (PB 4, P 2), SITUATE IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SEPTEMBER, 1987
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD 12:42 P.M. THIS 27th DAY OF NOVEMBER AD. 1987 AND DULY RECORDED IN PLAT BOOK 52 ON PAGES 96 AND 97
JOHN B. DUNKLE, CLERK
By *Richard B. MacFarland*, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES, INCORPORATED, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON AS TRENDS AT BOCA RATON UNIT IV, SITUATE IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 69-71, 83 A PORTION OF 90, ALL OF BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRENDS AT BOCA RATON UNIT II, AS RECORDED IN PLAT BOOK 54 ON PAGES 13 AND 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S89°38'32"W ALONG THE NORTHERLY LINE OF SAID PLAT, A DISTANCE OF 659.14 FEET TO THE EAST LINE OF TRACT 69, BLOCK 80, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE N00°20'40"W ALONG THE EAST LINE OF SAID TRACT 69 AND THE EAST LINE OF TRACT 84 OF SAID BLOCK 80, A DISTANCE OF 714.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 69, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SANDALFOOT ESTATES EAST, AS RECORDED IN PLAT BOOK 41 ON PAGE 156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE N00°20'40"W ALONG THE EASTERLY LINE OF SAID PLAT OF SANDALFOOT ESTATES EAST, A DISTANCE OF 658.48 FEET TO THE CENTERLINE OF SOUTHWEST 8TH STREET; THENCE N89°38'35"E ALONG SAID CENTERLINE, A DISTANCE OF 988.38 FEET TO THE EAST LINE OF TRACT 71 OF SAID BLOCK 80; THENCE S00°22'37"E ALONG SAID EAST LINE AND ALONG THE EAST LINE OF TRACT 83 OF SAID BLOCK 80, A DISTANCE OF 1379.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 25.754 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE STREETS DEDICATED HEREON (SEE DEDICATION NO. 1)
- TRACT A (THE WATER MANAGEMENT TRACT) AND THE 20' MAINTENANCE EASEMENT ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, D, E, F AND J, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL ACCESS, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS G AND H ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PARKING TRACTS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C AND THE BUFFER ZONES AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER ZONE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE ADDITIONAL R/W AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

ACKNOWLEDGEMENT
STATE OF Florida)
COUNTY OF Orange)
BEFORE ME PERSONALLY APPEARED C.M. COOK, TO ME WELL KNOWN AND TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF Sept, 1987.
MY COMMISSION EXPIRES: May 17, 1993
NOTARY PUBLIC

IN WITNESS WHEREOF, LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.
THIS 3rd DAY OF September, 1987.
ATTEST: *Carl Palmisciano* BY: *Elliott M. Wiener*
CARL PALMISCIANO VICE-PRESIDENT ELLIOTT M. WIENER, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ELLIOTT M. WIENER AND CARL PALMISCIANO 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 LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 September, 1987.
MY COMMISSION EXPIRES: 7-31-90
NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF ORANGE)
BILLIE F. COOK, LUCILLE D. COOK AND C.M. COOK AND GLADYS M. COOK, HEREBY CERTIFY THAT THEY ARE A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT THEIR MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3535 AT PAGE 615 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 1st DAY OF Sept, 1987, AND THIS 21st DAY OF Sept, 1987.
WITNESS: *Richard B. MacFarland* 9/21/87 AS TO BOTH DATE *Billie F. Cook*
WITNESS: *Lucille D. Cook* 9/21/87 AS TO BOTH DATE *Lucille D. Cook*
WITNESS: *C.M. Cook* 9-17-87 TO C.M. COOK DATE *C.M. Cook*
WITNESS: *Gladys M. Cook* 9-17-87 TO C.M. COOK DATE *Gladys M. Cook*
WITNESS: *Gladys M. Cook* 9-17-87 TO GLADYS M. COOK DATE *Gladys M. Cook*

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF HOLMES)
BEFORE ME PERSONALLY APPEARED BILLIE F. COOK AND LUCILLE D. COOK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF Sept, 1987.
MY COMMISSION EXPIRES: Aug 4, 1993
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF Florida)
COUNTY OF Orange)
BEFORE ME PERSONALLY APPEARED GLADYS M. COOK 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 SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF September, 1987.
MY COMMISSION EXPIRES: May 17, 1989
NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
GEORGE H. SPARLING JR., TRUSTEE, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3969 AT PAGE 1687 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 17th DAY OF October, 1987.
WITNESS: *George H. Spurling Jr.* BY: *George H. Spurling Jr.*
GEORGE H. SPURLING JR., TRUSTEE
WITNESS: *Richard B. MacFarland*

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED GEORGE H. SPARLING JR., TRUSTEE, 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 17th DAY OF October, 1987.
MY COMMISSION EXPIRES: December 8, 1989
NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF DADE)
BASILIO MARTINEZ, HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4577 AT PAGE 1830 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I, ANTONIO M. AGUILERA, ATTORNEY-IN-FACT FOR BASILIO MARTINEZ PURSUANT TO AN INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 5274, PAGE 770, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DO HERETO SET MY HAND AND OFFICIAL SEAL THIS 6th DAY OF October, 1987.
WITNESS: *Antonio M. Aguilera* BY: *Antonio M. Aguilera*
ANTONIO M. AGUILERA, ATTORNEY-IN-FACT FOR BASILIO MARTINEZ

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF DADE)
BEFORE ME PERSONALLY APPEARED ANTONIO M. AGUILERA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT FOR BASILIO MARTINEZ, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH ATTORNEY-IN-FACT FOR SAID BASILIO MARTINEZ.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF October, 1987.
MY COMMISSION EXPIRES: August 1, 1993
NOTARY PUBLIC

TITLE CERTIFICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, RICHARD B. MACFARLAND, 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 TO LEVITT HOMES, INCORPORATED; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
DATE: September 24, 1987
RICHARD B. MACFARLAND, ESQUIRE

SURVEYOR'S CERTIFICATE
I HEREBY 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 COMPLIES WITH CHAPTER 2144-6 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; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 17th DAY OF October, 1987.
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF NOVEMBER, 1987.
BY: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR
ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Richard A. Campbell*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF NOVEMBER, 1987.
BY: *Herbert P. Kahler*
HERBERT P. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S88°59'00"W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING EQUAL TO THE BEARING BASE OF "TRENDS AT BOCA RATON UNIT II", AS RECORDED IN PLAT BOOK 51 AT PAGE 131 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.
P.A.E. DENOTES PEDESTRIAN ACCESS EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS: .
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: .
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEMI USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET.

THIS INSTRUMENT WAS PREPARED BY C. F. PUTZ IN THE OFFICES OF STANLEY/MERIDIAN SURVEYING & MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.
0266-004
P.U.D. TABULAR DATA
AREA PLATTED = 25.754 ACRES UNITS = 86 GROSS DENSITY = 3.34 DU/AC
BUILDING COVERAGE = 3.950 AC. STREETS & UNCOVERED PARKING = 4.280 AC.
WATER BODIES = 3.601 AC. TOTAL OPEN SPACE = 17.524 AC.

Meridian Surveying and mapping inc. 2000 LOMBARD STREET WEST PALM BEACH, FL
DRAWN: D.B.A. DATE: FEB 1987
CHECKED: C.F.P. SCALE: NONE
DRAWING NO. 87-015 PLAT
TRENDS AT BOCA RATON UNIT IV, PART OF CYPRESS POINT, P.U.D.

TAX 789 89/11/87
SUBDIVISION Trends at P.B. #4
BOOK 54 PLAT 96
PAGE 54
RS 2408
SEP 87
P.U.D. Cypress Pt. P.B.

PLAN HOLD CORPORATION - PALM BEACH, FLORIDA
RECORDED BY NUMBER 0104
RECORDED BY NUMBER 0104