

-Brentwood Of Boca Phases 4 & 5-

Dedication:

State of Florida)
County of Palm Beach)
Know all men by these presents,

A Part Of Brentwood Place, A Planned Unit Development - Lying in Sections 8 & 17, Township 47 South, Range 42 East
Being A Replat Of Portions Of Block 75, Palm Beach Farms Company's Plat No. 3, P.B. 45 - 54, Inclusive, Public Records, Palm Beach County, Florida

shown hereon as Brentwood Of Boca Phases 4 & 5, said lands lying in Sections 8 & 17, Township 47 South, Range 42 East, and being a replat of portions of Block 75, Palm Beach Farms Company's Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 - 54, inclusive, Palm Beach County, Florida, said land being more particularly described as follows:

Beginning at the Northeast corner of Brentwood Of Boca, Phase 3, according to the Plat thereof as recorded in Plat Book 58, Pages 169 and 170, Public Records, Palm Beach County, Florida; said Northeast corner situate on the South line of Plat no. 2, Century Village West, according to the Plat thereof, as recorded in Plat Book 36, Pages 146, through 153, inclusive, Public Records, Palm Beach County, Florida; Thence, N. 90°00'00" E., along the South line of said Plat no. 2, Century Village West, a distance of 2076.29 feet; Thence, S. 00°00'00" W., departing the South line of said Plat no. 2, Century Village West, a distance of 25.00 feet; Thence, S. 60°00'00" W., a distance of 147.03 feet; Thence, S. 42°00'00" E., a distance of 178.97 feet; Thence, S. 23°12'35" W., a distance of 200.00 feet to the point of curvature of a curve to the left, having a radius of 70.00 feet; Thence, Southerly along said curve, through a central angle of 23°42'11", a distance of 28.96 feet to the point of tangency; Thence, S. 00°29'36" E., a distance of 52.06 feet; Thence, S. 45°29'36" E., a distance of 35.36 feet; Thence, S. 25°40'34" E., a distance of 55.25 feet; Thence, S. 03°56'41" E., a distance of 44.35 feet; Thence, S. 14°30'10" W., a distance of 68.51 feet to the intersection thereof with the Northerly right of way line of Lake Worth Drainage District Lateral Canal L-44; Thence, S. 09°30'24" W., along the Northerly right of way line of said Lake Worth Drainage District Lateral Canal L-44 and along a line parallel with, and 40.00 feet Northerly of, as measured at right angles to the South line of said Section 8, a distance of 1216.79 feet; Thence, S. 44°28'46" W., continuing along said right of way line, a distance of 56.54 feet to the intersection thereof with the South line of said Section 8; Thence, S. 89°30'24" W., departing said right of way line and along said Section line, a distance of 64.23 feet to the Northwest corner of the Northeast One-Quarter of Section 17, Township 47 South, Range 42 East, Palm Beach County, Florida; Thence, S. 00°31'57" E., along the West line of the Northeast One-Quarter of said Section 17, a distance of 64.25 feet to the intersection thereof with the Northerly right of way line of said Lake Worth Drainage District Lateral Canal L-44; Thence, S. 44°28'46" W., along said right of way line, a distance of 127.09 feet; Thence, N. 90°00'00" W., continuing along said right of way line, and along the South line of Tracts 107 and 108 of said Block 75, a distance of 609.39 feet to the Southeast corner of said Plat of Brentwood Of Boca Phase 3; Thence, N. 00°00'00" E., along the East line of said Brentwood Of Boca Phase 3, a distance of 110.45 feet; Thence, N. 90°00'00" W., continuing along the East line of said Brentwood Of Boca Phase 3, a distance of 10.00 feet; Thence, N. 00°00'00" E., continuing along the East line of said Brentwood Of Boca Phase 3, a distance of 535.84 feet; Thence, N. 06°50'29" E., continuing along the East line of said Brentwood Of Boca Phase 3, a distance of 52.13 feet; Thence, N. 00°00'00" E., continuing along the East line of said Brentwood Of Boca Phase 3, a distance of 188.98 feet to the point of beginning.

Containing 35.14 acres, more or less

Has caused the same to be surveyed and platted, and does hereby make the following dedications.

1. Tract "A", as shown hereon, is hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and utility and drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tracts "C", as shown hereon, are hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, for open space and other proper purposes, and utility and drainage easement purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tracts "D", as shown hereon, are hereby dedicated to the Brentwood Estates Homeowner's Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and utility and drainage easement purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tracts "E", as shown hereon, are hereby dedicated to the Brentwood Estates Homeowner's Association, Inc., a Florida Corporation not-for-profit, for open space and other proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. Tracts "L", the water management tract and drainage easement, as shown hereon, are hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, for water management and drainage easement purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The lake maintenance access easement, as shown hereon, is hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, for maintenance access purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. Tract "R", (The Recreation Tract), as shown hereon, is hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, for recreational purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
8. Access Tracts "1" & "2", as shown hereon, are hereby dedicated to the Brentwood Estates Homeowner's Association, Inc., a Florida Corporation not-for-profit, for access and other proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
9. The 20' & 30' lake maintenance easements, as shown hereon, are hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
10. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, and maintenance of utility facilities, including "Cable Television Systems".
11. The drainage easements, as shown hereon, are hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County; further, Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
12. The 3' maintenance easements, as shown hereon, are hereby dedicated for maintenance access, roof overhang, and other purposes, as appropriate.
13. The 25 foot buffer easements, as shown hereon, are hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
14. The Lift Station Easement, as shown hereon, is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns for Lift Station and related purposes.

On Witness Whereof, The Engle Group, Inc., A Florida Corporation, has caused these presents to be signed by its President and attested by its Secretary, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of AUGUST, A.D., 1988.

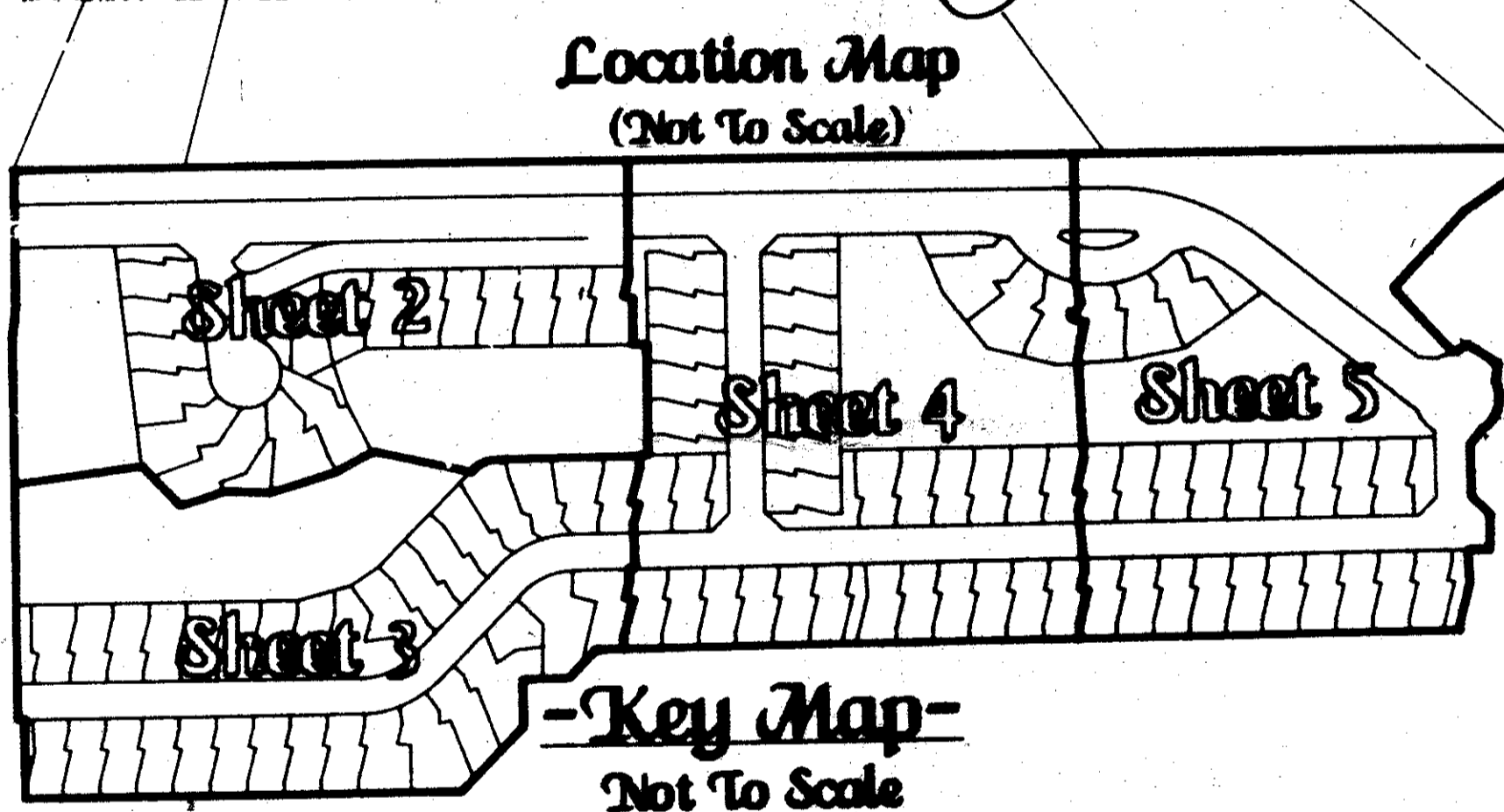
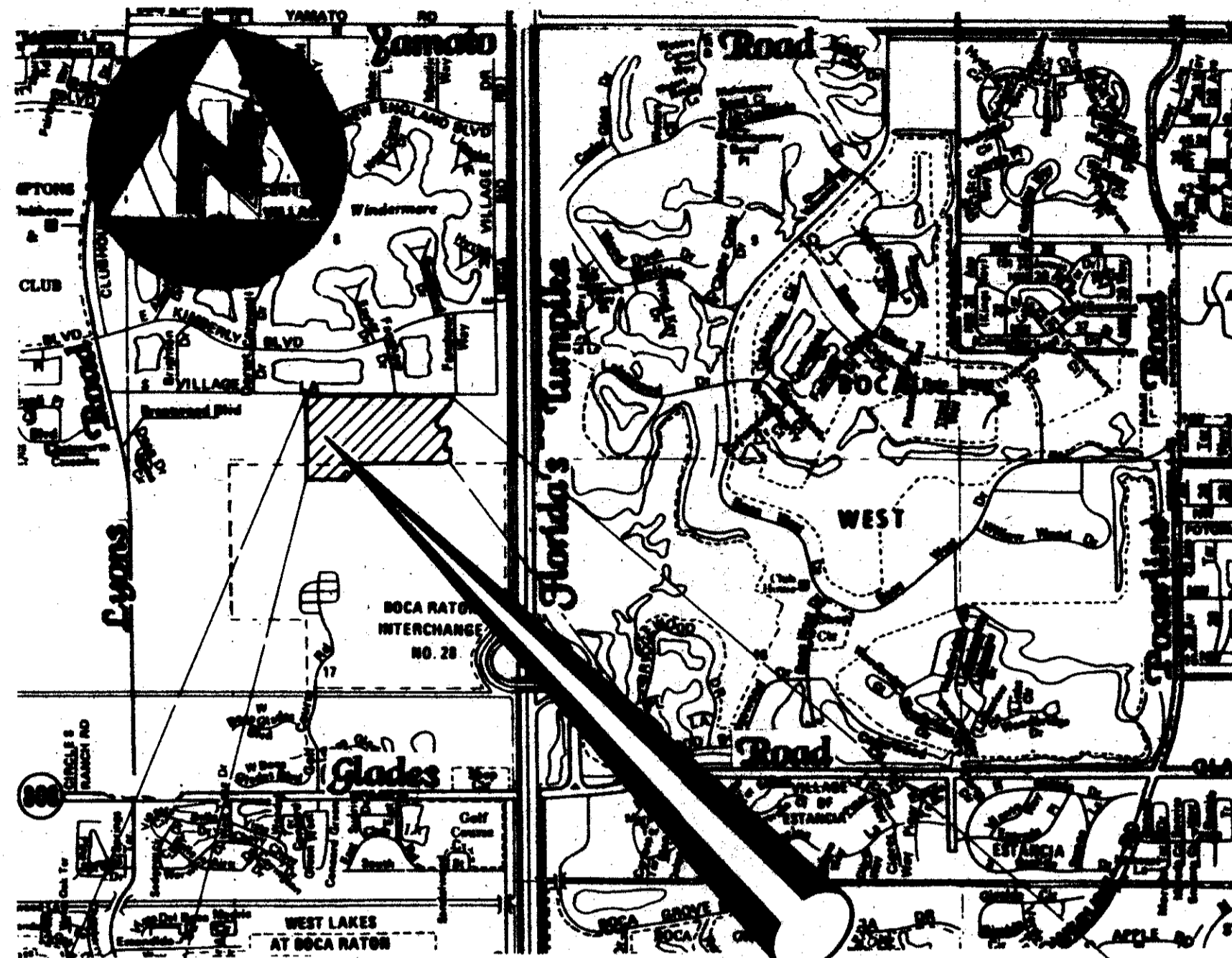
Attest: Patricia Jones, Secretary, **The Engle Group, Inc.**, A Florida Corporation. By: Alec Engelstien, President.

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Patricia Jones and Alec Engelstien, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and President, respectively, of The Engle Group, 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 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 27th day of AUGUST, A.D., 1988.
My Commission Expires: 11/10/92. Lyette Bowlin, Notary Public.



On Witness Whereof, Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, hereby accepts the maintenance obligations listed above, this 27th day of AUGUST, A.D., 1988.

Brentwood Maintenance Association, Inc., A Florida Corporation, not-for-profit.
Attest: Martin J. Bishop, Secretary. By: John A. Kravnick, President.

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared JOHN A. KRAVNIK and MARTIN J. BISHOP, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY, respectively, of Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, and severally acknowledged to and before me that they executed said 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 27th day of AUGUST, A.D., 1988.
My Commission Expires: 11/14/88. Sam Mc Caffrey, Notary Public.

Palm Beach County General/Easement Notes & Restrictive Covenants:

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, of any kind of construction placed on utility or drainage easements. Construction or landscaping upon Water Management Tracts, Lake Maintenance Easements and Lake Maintenance Access Easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage easements; Also, there shall be no visual obstructions over 30 inches high within Tracts "C" contiguous to Helsinki Circle (Access Tract 2).
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

Mortgage's Consent:

State of New York)
County of New York)
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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 5355 at Page 1456, et. seq., of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Chase Manhattan Bank, N.A.
A Federally Chartered Bank
Incorporated in The State Of New York

On Witness Whereof, the said Association has caused these presents to be signed by its Edward S. Nugent and attested to by its Edward S. Nugent and its seal to be affixed hereto by and with the authority of its Board of Directors this 27th day of AUGUST, A.D., 1988.

Attest: Edward S. Nugent, Vice President. By: Edward S. Nugent, Jr., Vice President.

Acknowledgement:

State of New York)
County of New York)

Before Me personally appeared Edward S. Nugent and Edward S. Nugent, Jr., to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President, respectively, of said Association, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed hereto is the Seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness my hand and official seal this 27th day of AUGUST, A.D., 1988.

My commission expires: 11/10/92. William M. Van Campen, Notary Public.

Title Certification:

State of Florida)
County of Palm Beach)

I, Joel P. Koepfel, 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 The Engle Group, Inc., A Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown; that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

Dated: this 27th day of AUGUST, A.D., 1988. By: Joel P. Koepfel, Esquire.

Surveyor's Certification:

State of Florida)
County of Palm Beach)

I Herby Certify, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the hereon described property; that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been set, and permanent control points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County Board of Commissioners 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 26th day of August, A.D., 1988. By: Wm. R. Van Campen, R.L.S.
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on the bearing of N. 00°00'00" E., along the East line of Brentwood Of Boca, Phase 3, according to the Plat thereof as recorded in P.B. 58, Pp. 169 & 170, inclusive, Public Records, Palm Beach County, Florida.
2. [] Denotes a Permanent Reference Monument (P.R.M.)
3. [] Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:
This Plat is hereby approved for record this 25th day of OCTOBER, A.D., 88. 0218-009
By: Carol A. Roberts, Chair, Board of County Commissioners, Palm Beach County, Florida.
Attest:
John B. Dunkle, Clerk
By: John B. Dunkle, Deputy Clerk.

County Engineer:

This Plat is hereby approved for record this 25th day of OCTOBER, A.D., 1988.
By: Herbert F. Kahlert, P.E., Certificate No. 12284, County Engineer, Palm Beach County, Florida.

-Area Tabulations-

Access Tract 1	0.49 Acres
Access Tract 2	0.26 Acres
Tract "A"	2.94 Acres
Tracts "C"	2.31 Acres
Tracts "D"	3.65 Acres
Tracts "E"	0.69 Acres
Tracts "L"	8.01 Acres
Tract "R"	1.63 Acres
Lift Station	0.03 Acres
Lots (105)	15.13 Acres
Total	35.14 Acres
Density	2.99 DU./Acre

State of Florida)
County of Palm Beach)
This Plat was filed for record at 10:10 AM this 28th day of OCT., A.D., 1988, and duly recorded in Plat Book 61 on Pages 48 through 52.
John B. Dunkle, Clerk of the Circuit Court.
By: Sabrina O. Platt, Deputy Clerk.

Seal of the State of Florida
Seal of the County of Palm Beach
Seal of The Engle Group, Inc.
Seal of Brentwood Maintenance Association, Inc.
Seal of Brentwood Estates Homeowner's Association, Inc.
Seal of Chase Manhattan Bank, N.A.
Seal of Bench Mark Land Surveying & Mapping, Inc.
Seal of Wm. R. Van Campen, R.L.S.
Seal of John B. Dunkle, Clerk of the Circuit Court.
Seal of Sabrina O. Platt, Deputy Clerk.

BENCH MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

-Record Plat-
Brentwood Of Boca Phases 4 & 5

OWN	CRD	DATE	WO. NO.
SCALE	SIZE	FB. P.	SHEET

Vertical handwritten notes on the left margin, including "RM 80-9" and "61/48".