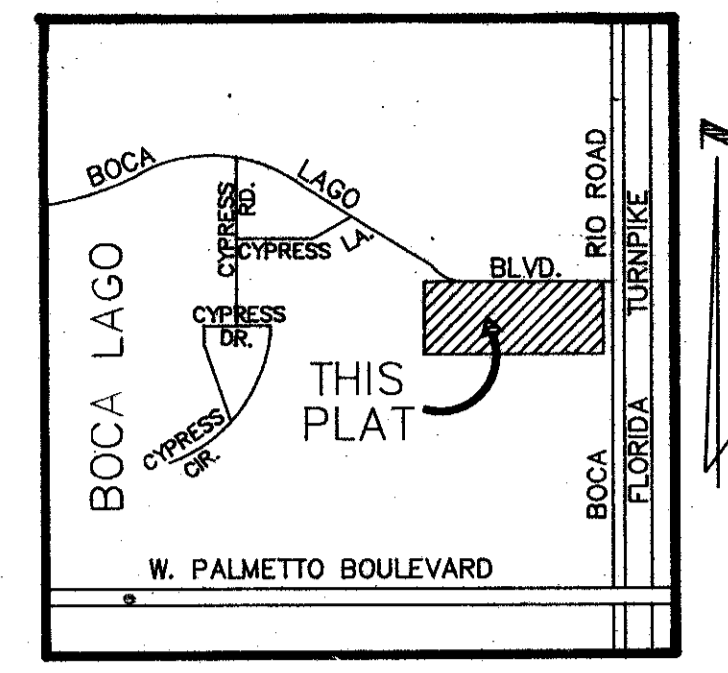


A PLANNED UNIT DEVELOPMENT SOUTHAMPTON

BEING A REPLAT OF A PORTION OF BLOCK 79,
THE PALM BEACH FARMS COMPANY PLAT NO. 3
AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST
OCTOBER, 1987



LOCATION SKETCH
N.T.S.

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH s.s.

KNOW ALL MEN BY THESE PRESENTS that Southampton Development of Boca Raton, a Florida General Partnership authorized to do business in the State of Florida, owner of the lands shown hereon, being in Section 20, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SOUTHAMPTON, being a replat of a portion of Block 79, THE PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54; P.B.C.R.) a planned unit development, being more particularly described as follows:

Tracts 89, 90 and 91, Block 79, THE PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45-54 of the public records of Palm Beach County, Florida, LESS the South 240.00 feet thereof; TOGETHER WITH that portion of Tract 88, of said Block 79, lying West of the West right-of-way line of the Florida State Turnpike, LESS the East 80.00 feet and the South 240.00 feet thereof; TOGETHER WITH that portion of the 30.00 foot road right-of-way as vacated by Palm Beach County Resolution No. R-78-1358, and recorded in Resolution Minute Book No. 127, Pages 165 and 166 of said public records, lying North of and adjacent to the above described lands, LESS the West 347.98 feet of the North one-half (N 1/2) of said 30.00 foot road. Said lands situate, lying and being in Palm Beach County, Florida and containing 16.604 acres, more or less.

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

The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility and cable television systems.

The Water Management Tract shown hereon as Tract L-1 is hereby dedicated to the Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns for lake, water retention purposes and drainage easement purposes and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.

The 20' lake maintenance easement shown hereon is hereby dedicated to the Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, for the maintenance of the Water Management Tract L-1, and for drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.

The Recreational Area shown hereon as Tract R-1 is hereby dedicated for recreational purposes to the Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, and its successors and assigns, licensees, grantees, and/or invitees and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.

Tracts A through F are hereby dedicated to Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, its successors or assigns for open space and are the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

Tracts P-1, P-2, and P-3 are hereby dedicated as access Tracts to Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, its successors or assigns for parking, utility, drainage and other proper purposes, and are the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

The Tract for private road purposes shown hereon as Tract H is hereby dedicated to the Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.

The drainage easements shown hereon are hereby dedicated to the Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns for the construction and maintenance of drainage facilities and shall be the perpetual maintenance obligation of said Association without recourse to Palm Beach County. Palm Beach County shall have the right but not the obligation to maintain any portion of the drainage system which drains a public right-of-way.

The preservation/conservation area shown hereon as Tract P.C. is hereby dedicated to the Southampton Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns for preservation/conservation purposes and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.

Owners may in no way alter the conservation area from its natural state. Activities prohibited within the conservation area include, but are not limited to, construction or placing of buildings on or above the ground; dumping or placing of soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

Tract G 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.

IN WITNESS WHEREOF, Southampton Development of Boca Raton, a Florida general partnership, hereby authorizes one of its general partners, Southampton Development Corporation of Boca Raton, a Florida corporation, to sign this Plat on its behalf this 22ND day of MARCH A.D. 1988.

Southampton Development of Boca Raton, Florida General Partnership

BY: Southampton Development Corporation of Boca Raton, a Florida Corporation, as General Partner

BY: Arnold Wolfe
Arnold Wolfe, President

ATTEST: Douglas Wolfe
Douglas Wolfe, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Arnold Wolfe and Douglas Wolfe, President and Vice President, respectively, of Southampton Development Corporation of Boca Raton, to me well known, and known to me to be the individuals described in, and who executed the foregoing instrument as General Partners of Southampton Development of Boca Raton, a Florida General Partnership authorized to do business in the State of Florida and acknowledged to and before me that they executed such instrument as such on behalf of the General Partners and that said instrument is the free act and deed of said Partnership, and authorized by it.

WITNESS my hand and official seal this 22nd day of March A.D. 1988.

My commission expires: _____ By: Gene Walker
Notary Public State of Florida at Large

MORTGAGEE'S CONSENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

The undersigned hereby certifies that Barnett Bank of Palm Beach County, a Florida Banking Corporation 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 5735 at Page 721 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 Senior Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 13th day of OCTOBER, 1988.

BARNETT BANK OF Palm Beach County, a Florida Banking Corporation

By: Raymond E. Weeks
Raymond E. Weeks
Senior Vice President

Attest: D. Scott Dixon
D. Scott Dixon
Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

BEFORE ME personally appeared Raymond E. Weeks and D. Scott Dixon to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Vice President of Barnett Bank of Palm Beach County, a Florida Banking 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 13th day of OCTOBER, 1988.
My commission expires: 10-19-90 By: Thomas A. Collins
Notary Public State of Florida at Large

This Plat was prepared by David E. Rohal of

Darby and Way, Inc.
PROFESSIONAL
ENGINEERING, SURVEYING & PLANNING

1438 S. POMPANO PARKWAY, POMPANO BEACH, FLORIDA 33069
(305) 975-8588

NOTARY BARNETT NOTARY SURVEYOR

DARBY and WAY, INC.
By: Gregory B. Darby
Gregory B. Darby
Registered Land Surveyor #2990
State of Florida

SEE BOCA RIDGE OVERALL
South County
PR# 9518609
Lot 69

PLANNED UNIT DEVELOPMENT STATISTICS:

ACREAGE: 16.81 ACRES
UNITS: 69
DENSITY: 4.1 UNITS PER ACRE
TYPE OF UNIT: ZERO LOT LINE PATIO HOMES
OWNERSHIP: FEE SIMPLE
COMMON AREA 2.875 ACRES
PRESERVATION CONSERVATION AREA 1.235 ACRES
RECREATIONAL AREA 0.353 ACRES
LAKE AREA 1.286

APPROVAL - PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS:

This plat is hereby approved for record this 6th day of DECEMBER A.D. 1988.

Attest: John B. Dunkle, Clerk
Board of County Commissioners

By: Carol Elmqvist
Carol Elmqvist, Clerk
CAROL ELMQVIST

By: Jillie Oswald
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 6th day of DECEMBER A.D. 1988.

By: Herbert F. Kahlert
Herbert F. Kahlert, P.E.
County Engineer

TITLE CERTIFICATE

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

I, Jerald C. Cantor, 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 Southampton Development of Boca Raton, a Florida General Partnership authorized to do business in the State of Florida; that the current taxes have been paid; and that I find 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 other encumbrances of record.

Date: 11/4/88

By: Jerald C. Cantor
Jerald C. Cantor

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 the survey is accurate to the best of my knowledge and belief and that the (P.R.M.'s) Permanent Reference Monuments have been set, that (P.C.P.'s) Permanent Control Points will be set under guarantees posted with the Palm Beach County Board of Commissioners for required improvements, that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida and the Minimum Technical Standards set forth by the Florida State Board of Land Surveyors.

0358-001

SURVEYOR

SOUTHAMPTON

6/1/85

6/1/85
RS 84-195
33733

Area Codge

JAZ 786

SO. COUNTY - 27 SOUTHAMPTON