

-Brentwood Of Boca Phase 6-

A Part Of Brentwood Place, A Planned Unit Development
Lying In Section 8, Township 47 South, Range 42 East, Palm Beach County, Florida

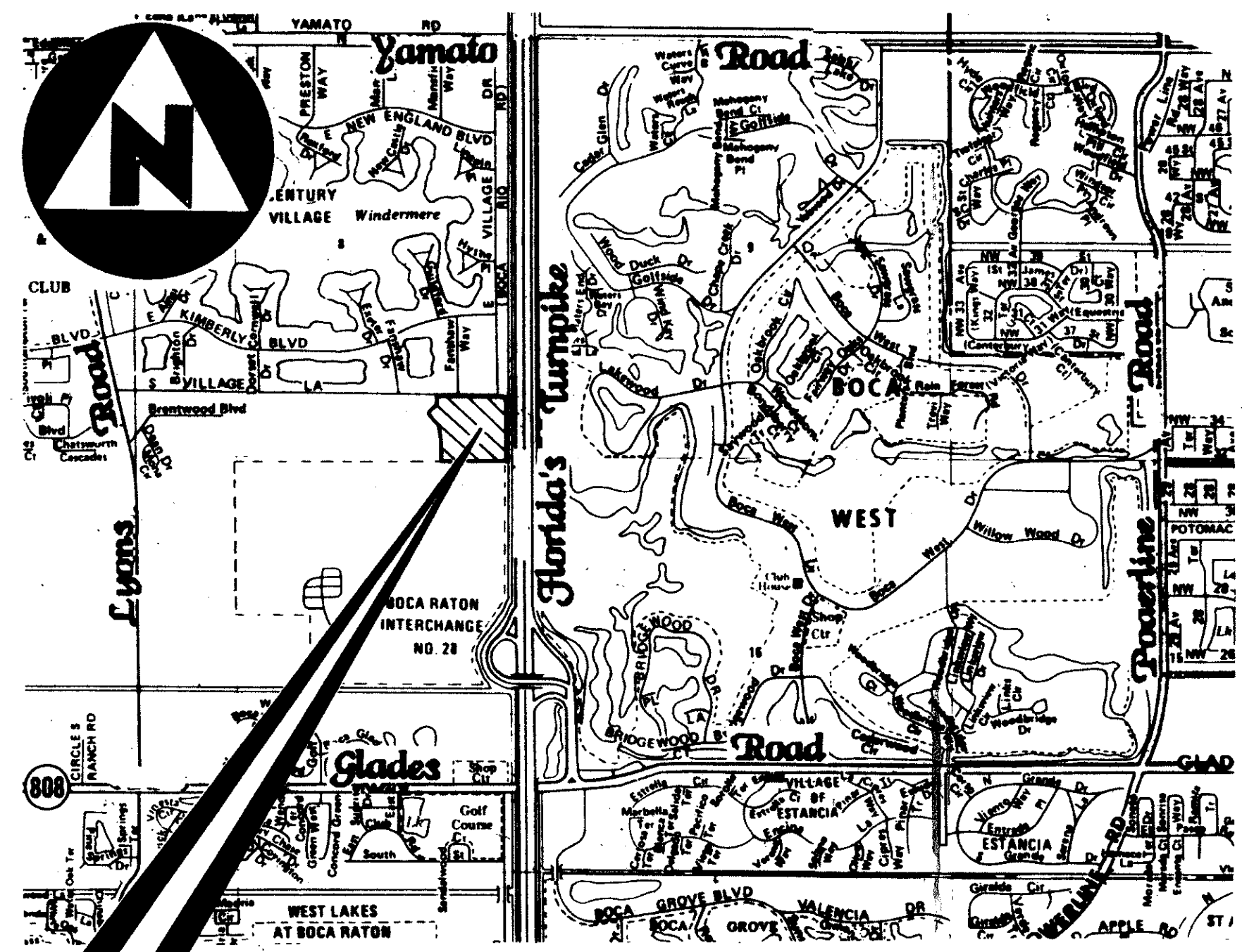
Dedication:

State of Florida)
County of Palm Beach)
Know all men by these presents, that The Engle Group, Inc., a Florida Corporation, owner of the lands shown hereon as "Brentwood Of Boca Phase 6", said lands lying in Section 8, Township 47 South, Range 42 East, Palm Beach County, Florida, said land being more particularly described as follows:

Beginning at the Northeast corner of Brentwood Of Boca Phases 4 & 5, according to the Plat thereof, as recorded in Plat Book 61, Pages 48 through 52, inclusive, Public Records, Palm Beach County, Florida, said point situate on the Southerly boundary of Plat No. 2, Century Village West, according to the Plat thereof, as recorded in Plat Book 36, Pages 148 through 153, inclusive, Public Records, Palm Beach County, Florida, Thence, South 00°00'00" West, along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 25.00 feet; Thence, South 60°00'00" West, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 147.03 feet; Thence, South 42°00'00" East, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 178.97 feet; Thence, South 23°12'35" West, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 200.00 feet, to the point of curvature of a curve concave Easterly, having a radius of 70.00 feet; Thence, Southerly along said curve, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, through a central angle of 23°42'11", a distance of 28.96 feet to the point of tangency; Thence, South 00°29'36" East, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 52.06 feet; Thence, South 45°29'36" East, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 35.36 feet; Thence, South 25°40'34" East, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 55.25 feet; Thence, South 03°56'41" East, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, a distance of 44.35 feet; Thence, South 14°30'10" West, continuing along the Easterly boundary of said Brentwood Of Boca Phases 4 & 5, 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, North 89°30'24" East, along the Northerly right-of-way line of said Lake Worth Drainage District Lateral Canal L-44, a distance of 1026.35 feet to the intersection thereof with the Westerly right-of-way line of Florida's Turnpike (S.R. No. 91); Thence, North 00°43'49" West, along the Westerly right-of-way line of Florida's Turnpike, a distance of 671.95 feet to the Southeast corner of said Plat No. 2, Century Village West, Thence, North 90°00'00" West, along the Southerly boundary of said Plat No. 2, Century Village West, a distance of 961.18 feet to the point of beginning (P.O.B.)

Containing 15.89 acres, more or less
Has caused the same to be surveyed and platted, and does hereby make the following dedications:

1. 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.
2. 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.
3. Tract "L", the water management tract and drainage easement, as shown hereon, is hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, for water management and drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The 20' lake maintenance easement, as shown hereon, is hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. 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.
6. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, and maintenance of utility facilities, including Cable Television Systems.
7. 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.
8. The 3' maintenance easements, as shown hereon, are hereby dedicated for maintenance access, roof overhang, and other purposes, as appropriate.
9. 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.
10. The 5 foot limited access easement, as shown hereon, is hereby dedicated to the Board Of County Commissioners of Palm Beach County, for the purpose of control and jurisdiction over access rights.
11. Access Tract "I", as shown hereon, is hereby dedicated to the Brentwood Estates Homeowner's Association, Inc., a Florida Corporation, not-for-profit, for access and other proper purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
12. Tracts "G" as shown hereon, are hereby dedicated to the Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, for open space and other 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.



Location Map
(Not To Scale)

This instrument was prepared by Wm R. Van Campen, R.L.S., & Gene D. Bowling, Jr. in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 12, Riviera Beach, FL.

AREA TABULATIONS

TRACT "C"	2.15 ACRES
TRACT "D"	2.59 ACRES
TRACT "L"	2.01 ACRES
LOTS (67)	9.14 ACRES
TOTAL	15.89 ACRES
DENSITY	4.2 UNITS/ACRE

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 29 day of Sept., A.D., 1989.
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 guarantee 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 SEPT., A.D., 1989.
By: 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, Phases 4 & 5, according to the Plat thereof as recorded in P. B. 61, Pp. 48 through 52, 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.

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, or 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.
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. NOTICE: 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.

In Witness Whereof, Brentwood Maintenance Association, Inc., a Florida Corporation not-for-profit, hereby accepts the maintenance obligations listed above, this 31st day of October, A.D., 1989.

Brentwood Maintenance Association, Inc.
A Florida Corporation, not-for-profit
Attest: Lawrence R. Shawie, Secretary
John A. Kravnick, President

State of Florida)
County of Palm Beach)
I, **JOHN A. KRAVNIK** and **LAWRENCE SHAWIE**, 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 31st day of October, A.D., 1989.
My Commission Expires: 11-30-92
Dawn McCaffrey, Notary Public

Mortgagee'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 **VICE PRES** and attested to by its **SECRETARY** and its seal to be affixed hereto by and with the authority of its Board of Directors this day of 10 of October, A.D., 1989.
Attest: John A. Kravnick, Secretary
Edward Shelvin, Jr., Vice President

Acknowledgement:
State of New York)
County of New York)
I, **John A. Kravnick** and **Edward Shelvin, 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 **Secretary**, respectively, of said Association, on severally acknowledged to and before me that they executed said 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 18th day of Oct., A.D., 1989.
My commission expires: 10-31-89
Ralph Paul King, Notary Public

In 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 31st day of October, A.D., 1989.

The Engle Group, Inc.
A Florida Corporation
Attest: Patricia Jones, Secretary
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 31st day of October, A.D., 1989.
My Commission Expires: 11-30-92
Dawn McCaffrey, Notary Public

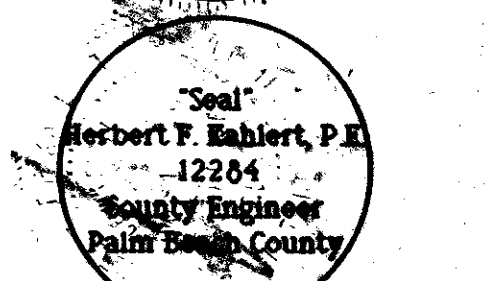
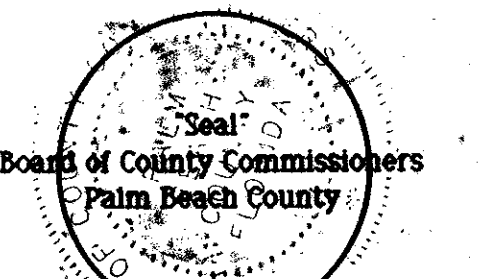
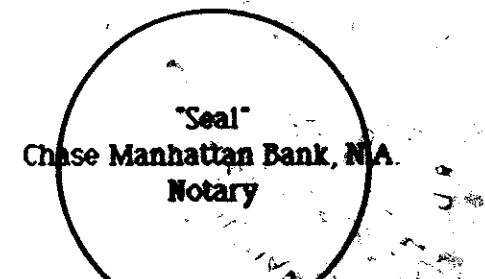
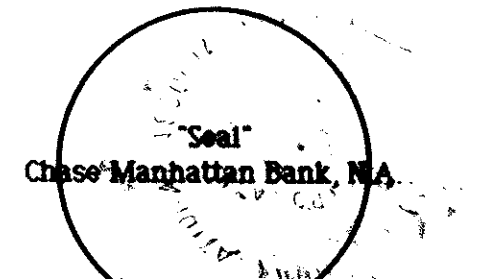
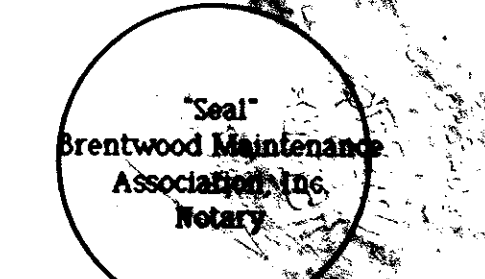
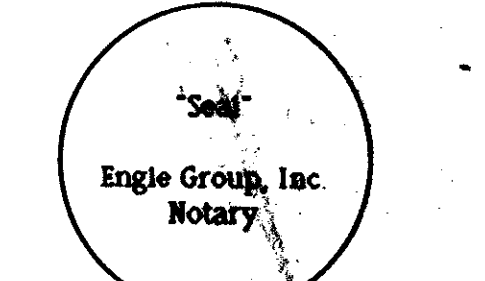
County Approvals:

State of Florida)
County of Palm Beach)
Board of County Commissioners:
This Plat is hereby approved for record this 28th day of December, A.D., 1989.
By: Carol Wainwright
CAROL J. ELMGUM, CHAIRMAN
Board of County Commissioners
Palm Beach County, Florida

Attest:
John B. Dunkle, Clerk
By: Willa Owsen, Deputy Clerk

County Engineer:
This Plat is hereby approved for record this 14th day of December, A.D., 1989.
By: Herbert F. Kahbert
Herbert F. Kahbert, P.E.
Certificate No. 12284
County Engineer, Palm Beach County, Florida

State of Florida)
County of Palm Beach)
This Plat was filed for record at 11:58A this 19 day of Dec, A.D., 1989, and duly recorded in Plat Book 64 on Page 134 and 135
John B. Dunkle, Clerk of the Circuit Court
By: Barbara A. Hunt, Deputy Clerk



BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

-Record Plat-
Brentwood Of Boca Phase 6

OWN	BOOK	DATE	W.D. NO.
SCALE	1/2" = 1'	PLAT	12284
			SHEET 1 OF 2

SUBDIVISION: Brentwood of Boca Phase 6
BOOK: 64 PAGE: 134
FLOOD ZONE: B FLOOD MAP: 9308
CEAD: 53 ZONING: RT/SE
CE: 80-9 ZIP CODE: 33434
FUD MAKE: 1/17/82

TAZ 771