

DEDICATION and LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that The Engle Group, Inc., a Florida corporation, owner of the land shown hereon, being in Sections 31 and 32, Township 44 South, Range 42 East, Palm Beach County, Florida; and being in Tracts 35 through 39, and Tracts 57 through 64, and the thirty foot (30') reservations between said Tracts, Block 33, PALM BEACH FARMS CO., PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, also being in a portion of the Water Management Tract, LAKES OF SHERBROOKE PHASE 3, as recorded in Plat Book 41, Pages 46 through 48; and in portions of Lot 57, Block 5, and the Lake Tract, LAKES OF SHERBROOKE PHASE 8, as recorded in Plat Book 56, Pages 182 through 185, Public Records of Palm Beach County, Florida, said land being shown hereon as LAKES OF SHERBROOKE PHASE 9, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 57, Block 5, LAKES OF SHERBROOKE PHASE 8; thence South 29°12'55" West (bearing datum according to said plat) along the east line of Lot 57, a distance of 120.00 feet to the southeast corner of Lot 57; thence South 47°55'00" West, 220.00 feet; thence South 51°50'48" West, 128.85 feet to the south line of LAKES OF SHERBROOKE PHASE 8 plat; thence South 38°09'12" East along said south line, 163.86 feet; thence South 50°00'00" East along said line, 937.22 feet; thence South 70°00'00" East along said line, 524.93 feet; thence EAST along said line, 308.39 feet to the west line of LAKES OF SHERBROOKE PHASE 3 plat; thence South 27°26'00" East, 563.16 feet to the south line of LAKES OF SHERBROOKE PHASE 3 plat; thence EAST along said south line, 336.53 feet to the west line of LAKES OF LANTANA PHASE 1-B plat, as recorded in Plat Book 38, Pages 122 through 124; thence South 01°36'13" West along said west line, 243.59 feet to the northeast corner of LAKES OF SHERBROOKE PHASE 6 plat; thence North 88°23'47" West along the north line of said Phase 6, a distance of 635.00 feet; thence North 69°12'26" West along said north line, 1016.19 feet; thence WEST along said north line, 590.00 feet to the west line of said Phase 6; thence SOUTH along said west line, 426.95 feet to a point on a non-tangent curve; thence southeasterly along the westerly line of Phase 6, being an arc of a curve concave to the southwest, having a radius of 380.00 feet, a central angle of 41°02'51", a chord distance of 266.45 feet bearing South 51°36'55" East, an arc distance of 272.24 feet; thence South 58°54'30" West along the westerly line of Phase 6, said line being radial to the previous and subsequent curve, 80.00 feet to the northwest corner of Rosemount Drive as shown on said Phase 6 plat; thence northwesterly along the arc of a curve concave to the southwest being concentric to the previous curve, and having a radius of 300.00 feet, a central angle of 41°02'51", an arc distance of 214.92 feet to a point of reverse curvature, thence northwesterly along an arc of a curve concave to the northeast, having a radius of 468.57 feet, a central angle of 59°32'13", an arc distance of 486.90 feet to a tangent point of cusp of a 25 foot radius curve lying to the west; thence South 28°36'50" West along the chord of said 25 foot radius curve, 32.95 feet to the point of tangency of said curve; thence South 69°49'49" West, 33.71 feet to a point of curvature; thence westerly along the arc of a curve concave to the north having a radius of 186.00 feet, a central angle of 19°32'06", an arc distance of 63.42 feet to a point of tangency; thence South 89°21'55" West perpendicular to the west line of said Block 33, a distance of 25.00 feet to a point on a line that is 95.00 feet east of and parallel with the west line of said Block 33; thence North 43°08'05" West, 25.36 feet to a point on a line that is 70.00 feet east of and parallel with the west line of Block 33, said parallel line also being the easterly right-of-way line of LYONS ROAD; thence North 00°38'05" West along said parallel line and said right-of-way line, 1438.90 feet to the southwest corner of the School Board parcel as described in Official Record Book 4628, Page 1886; thence North 89°21'55" East along the south line of said parcel, 146.95 feet to a non-tangent curve; thence northeasterly along the easterly line of said parcel being an arc of a curve concave to the southeast having a radius of 515.00 feet, a central angle of 37°27'45", a chord distance of 330.76 feet bearing North 38°23'02" East, an arc distance of 336.73 feet to a point of tangency; thence North 57°06'55" East along the easterly line of said parcel, 167.82 feet to a point of curvature; thence northeasterly along the easterly line of said parcel being an arc of a curve concave to the northwest having a radius of 435.00 feet, a central angle of 19°16'03", an arc distance of 146.28 feet to the southwesterly corner of Aquarius Boulevard as shown on said LAKES OF SHERBROOKE PHASE 8 plat; thence South 52°00'08" East along the southerly line of said Phase 8 plat, said line being radial to the previous curve, 80.00 feet; thence North 75°22'48" East along the south line of Egret Isle Trail as shown on said plat, 39.47 feet; thence South 60°47'05" East along said south line, 114.32 feet, to the POINT OF BEGINNING.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

1. STREETS

The Street delineated hereon as ANIARIUS BOULEVARD is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

The Streets delineated hereon as GRASSY ISLE TRAIL and WHITE SANDS COVE are hereby dedicated to Egret Isle Maintenance Association, Inc., for private road purposes, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. Said Streets are also hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The Engle Group, Inc. hereby reserves unto itself, its successors, and assigns, mortgages, licensees and franchisees, the right to grant non-exclusive easements to others for ingress and egress, the installation and maintenance of drainage easements, public and/or private utilities including, but not limited to, water, sewer, gas, electric, telephone, cable T.V., and any other purposes which do not permanently inhibit the use of said Streets for their intended purpose.

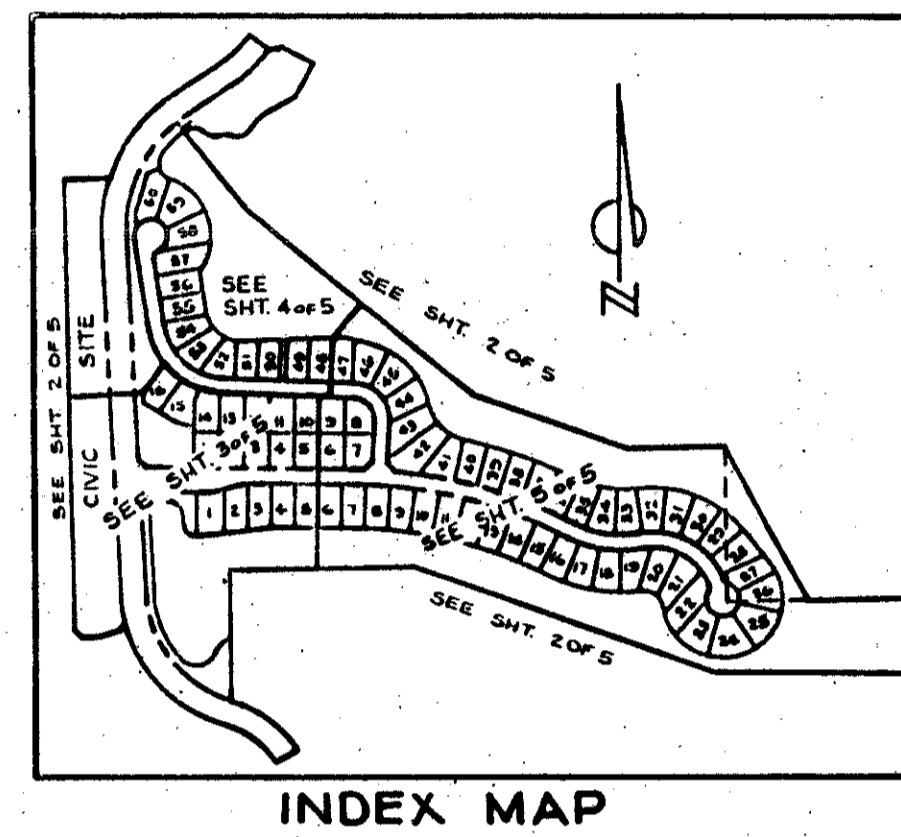
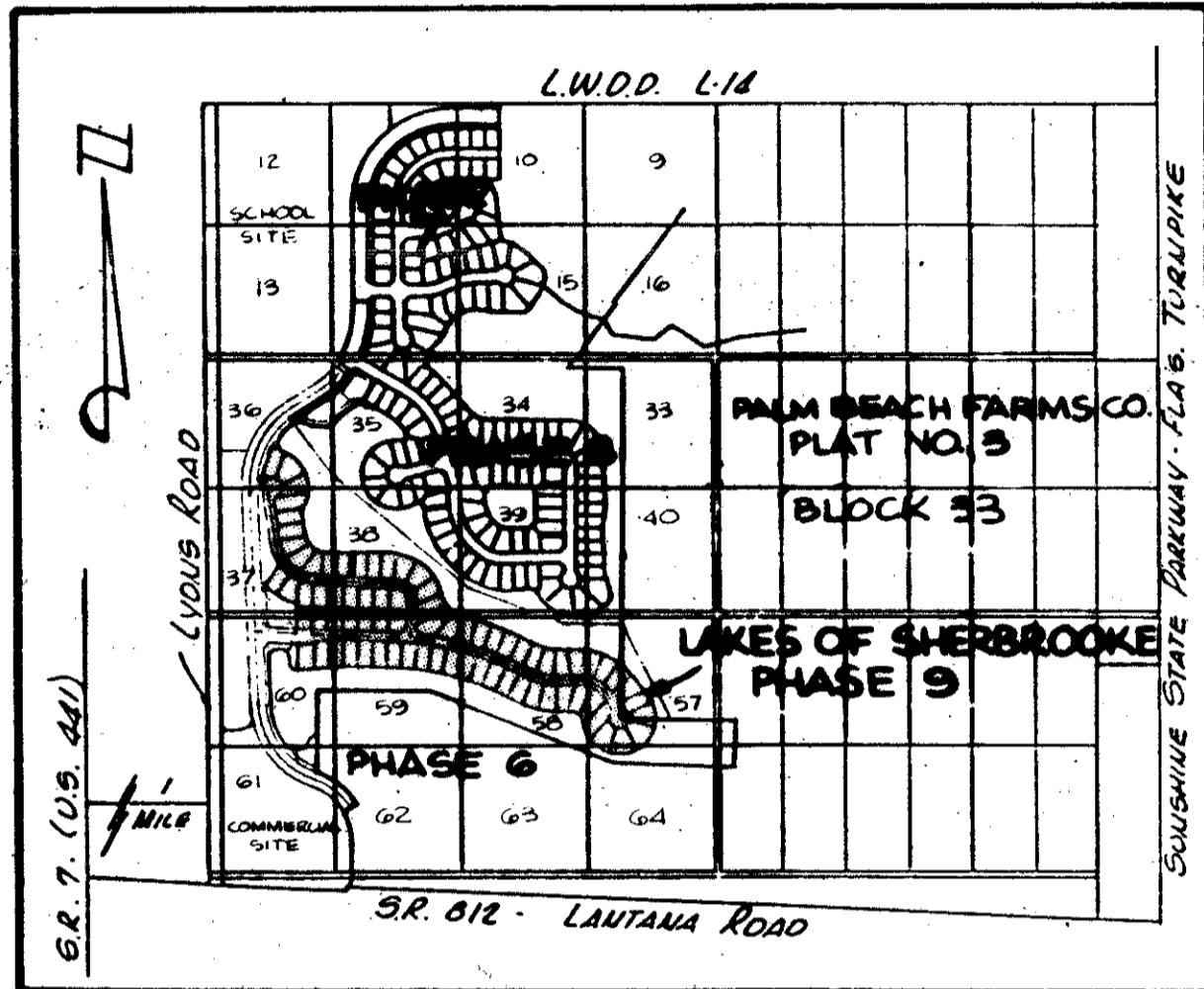
2. EASEMENTS

- a.) The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and cable television.
b.) The Drainage, Maintenance, and Maintenance Access Easements as shown hereon are hereby dedicated in perpetuity for drainage purposes and for the construction and maintenance of drainage to Egret Isle Maintenance Association, Inc., and are the perpetual maintenance obligations of said Association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation to maintain that part of the drainage associated with County roads.
c.) The Overhang Easements as shown hereon are hereby dedicated in perpetuity for the purpose of installation and maintenance of service facilities, and further non-exclusive right to said easement are hereby granted individually to lots abutting respective easements for the purpose of building overhang, access and maintenance of improvements within and adjacent to said easement, without recourse to Palm Beach County.
d.) The Buffer Easements as shown hereon are hereby dedicated for buffer purposes to the Lakes of Lantana Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
e.) The Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights:

A PART OF LAKES OF LANTANA, A PLANNED UNIT DEVELOPMENT

LAKES OF SHERBROOKE PHASE 9

IN SECTIONS 31 & 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING A REPLAT OF A PORTION OF BLOCK 33, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54; AND BEING A REPLAT OF A PORTION OF LAKES OF SHERBROOKE PHASE 3, AS RECORDED IN PLAT BOOK 41, PAGES 46, 47, & 48; AND BEING A REPLAT OF A PORTION OF LAKES OF SHERBROOKE PHASE 8, AS RECORDED IN PLAT BOOK 56, PAGES 182 THROUGH 185; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



- 3. LAKES: The Lake Tracts as shown hereon are hereby dedicated to Lakes of Lantana Homeowners' Association, Inc., for water management and drainage purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. OPEN SPACE: Open Space "A" as shown hereon is hereby dedicated as open space to Lakes of Lantana Homeowners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Open Space "B" as shown hereon is hereby dedicated as open space to Egret Isle Maintenance Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Said space shall also be for overhang easement purposes as defined herein.
5. RECREATION TRACT: The Recreation Tract as shown hereon is hereby dedicated for recreational purposes to and for the use and enjoyment of Egret Isle Maintenance Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. CIVIC SITE: The Civic Site as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for proper purposes.
IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors this 15th day of DECEMBER, 1989, A.D.
ATTEST: Patricia Jones, Assistant Secretary; Alec Engelstein, President
ACKNOWLEDGMENT: STATE OF FLORIDA; COUNTY OF PALM BEACH; SS. BEFORE ME personally appeared Alec Engelstein and Patricia Jones to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of The Engle Group, 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 this 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 15th day of DECEMBER, 1989, A.D. My commission expires: Nov. 30, 1992. Dawn M. Coffey, Notary Public, State of Florida at Large

MORTGAGEE'S CONSENT

STATE OF NEW YORK; COUNTY OF NEW YORK; SS. The Chase Manhattan Bank, N.A., 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 owner thereof and agrees that its mortgages which are recorded in Official Record Book 4504, Page 150, and Official Record Book 4631, Page 1397 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 2nd Vice Pres 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 27th day of DEC, 1989, A.D. ATTEST: The Chase Manhattan Bank, N.A.

Signature of Edward J. Sica, 2nd Vice President; Signature of Edward J. Sica, VICE.

ACKNOWLEDGMENT

STATE OF NEW YORK; COUNTY OF NEW YORK; SS. BEFORE ME personally appeared Edward J. Sica and John J. Teta, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRES and 2ND VICE PRES of The Chase Manhattan Bank, N.A., 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 8th day of DEC, 1989, A.D. My commission expires: 2/28/90. Notary Public, State of New York, Marilyn White.

LAND 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 said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set under the guarantees posted to Palm Beach County for the required improvements and further that the survey complies with all requirements of Chapter 177 Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Adair and Brady, Inc. Date: Nov. 20, 1989. Dennis Painter, Registered Land Surveyor, Florida Certificate No. 3542.

LAKES OF SHERBROOKE PHASE 9 0268-006 P.U.D. SITE DATA PETITION NO. 74-63

Table with 2 columns: AREAS and Acres. Includes rows for Block 5 (1 Lot), Block 6 (60 Lots), Block 7 (16 Lots), Total Lot Area, Road Right-of-Way, Interior Lake, Perimeter Lake, Total Lake Area, Recreation Tract, Civic Site, Open Space (3 parcels), Total Area of Phase 9, OPEN SPACE, Lakes, Open Space Parcels, Residential Open Space (65% of Lot Area), Total Open Space (61% of Phase 9), DENSITY, Total Number of Lots, Area of Phase 9, Density of Phase 9.

COUNTY APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 8 day of May, 1990, A.D. Carol J. Elmquist, Chairman

ATTEST: JOHN B. DUNKLE, Clerk; Signature of John B. Dunkle, Deputy Clerk

COUNTY ENGINEER This plat is hereby approved for record this 5 day of May, 1990, A.D. Herbert F. Kahler, County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA; COUNTY OF PALM BEACH; SS.

We, Koepfel, Cooke & Cottlieb, licensed under the laws of the State of Florida, do hereby certify that we have examined the title to the herein described property that we find the title to the property is vested in The Engle Group, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that we find all mortgages are shown and are true and correct and there are no other encumbrances of record.

Date: 4-4-1990. Signature of Joel P. Koepfel, Attorney.

NOTE:

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction upon maintenance or 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.

There shall be no structures, trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.

Where a drainage easement and any other type of easement cross, any and all uses for drainage purposes shall take precedence.

Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.

Building setbacks will be in compliance with current Palm Beach County Zoning requirements.

Bearings refer to the State Road Department Right-of-Way Map of Lantana West Road, S. R. 812, Section No. 9353-151, dated January 1953, the center line thereof and the south line of said Section 32 bearing North 88°04'24" West.

All Palm Beach Farms Co. Plat No. 3 thirty foot reservations encompassed by the Lakes of Lantana Planned Unit Development have been abandoned by Resolution No. R-79-159 and recorded in Official Record Book 3012, Pages 285-287, Public Records of Palm Beach County, Florida.

All distances shown along curves are arc lengths, and lines that are drawn as radial lines are radial lines unless noted otherwise.

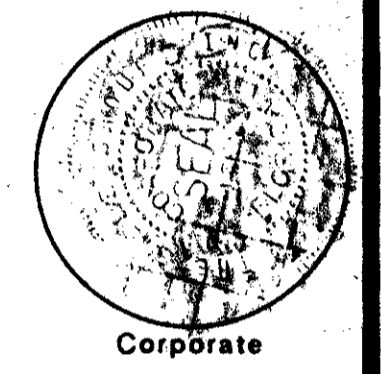
There may be additional restrictions not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida.

Indicates Permanent Reference Monument. Indicates Permanent Control Point. This instrument was prepared by: Dennis Painter, R.L.S., ADAIR & BRADY, INC., 1958 South Congress Avenue, West Palm Beach, Florida 33406

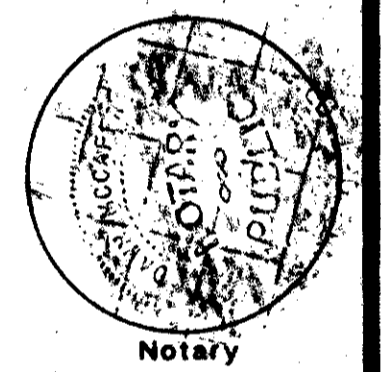
146 STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 2:42 P.M. this 11th day of May, 1990, A.D., and duly recorded in Plat Book No. 65 on Pages 146 through 150. JOHN B. DUNKLE, Clerk BY: Barbara A. Platt, D.C.



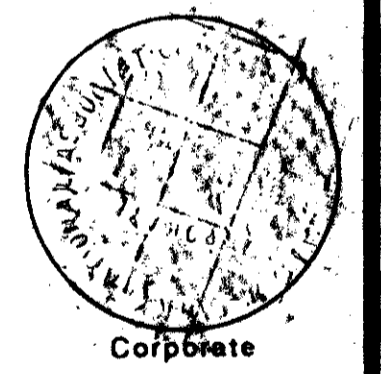
County Engineer



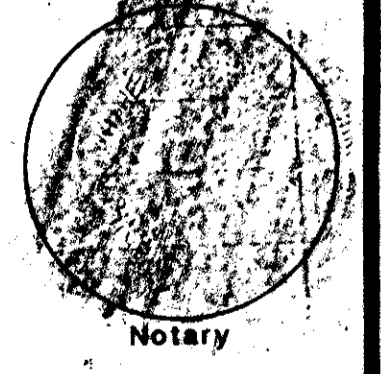
Corporate



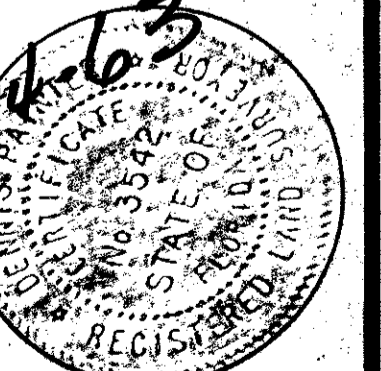
Notary



Corporate



Notary



Notary

TAZ 739

SUBDIVISION LAKES OF SHERBROOKE PHASE 9 PAGE 146 FLOOD MAP # 170A ZONING RS QUAD # 140 SE 74-63 ZIP CODE 33461

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS. LAKES OF SHERBROOKE Phase 9 Record Plat. SHEET 1 OF 5. WEST PALM BEACH. F.B. Beale. P.O. Date NOV 1989. Job No. 75-597 M.