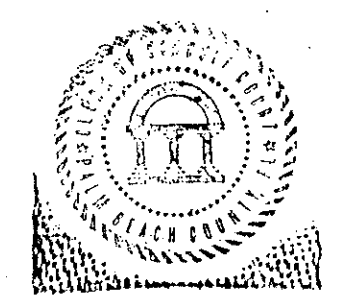


A PART OF LAKES AT BOCA RATON PHASE IV PLANNED UNIT DEVELOPMENT
LAKES AT BOCA RATON - PARCEL "E"

BEING A REPLAT OF ALL OF PARCEL "E" ACCORDING TO THE PLAT OF LAKES AT BOCA RATON-PHASE IV - P.U.D. AS RECORDED IN PLAT BOOK 62, PAGES 181 THROUGH 183, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SHEET 1 OF 3 AUGUST, 1993

COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 This Plat was filed for record at 3:11 P.M.
 this 12th day of MARCH 1994
 and duly recorded in Plat Book No. 62
 on page 56 to 58
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by *[Signature]* D.C.



LOCATION MAP
N.T.S.

KEY MAP
N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOCA RATON CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKES AT BOCA RATON PARCEL "E", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF ALL OF PARCEL "E" ACCORDING TO THE PLAT OF LAKES AT BOCA RATON - PHASE IV - P.U.D. AS RECORDED IN PLAT BOOK 62, PAGES 181 THROUGH 183 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17.314 ACRES MORE OR LESS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" - AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B" - AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "C" AND "D" - AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "E" AND "F" - AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "G" - AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE EASEMENT - AS SHOWN HEREON IS HEREBY RESERVED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PERMITTED LANDSCAPE AREA BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A LANDSCAPE EASEMENT THAT OVERLAPS A UTILITY EASEMENT WITHOUT AUTHORIZATION FROM THE OCCUPYING UTILITY COMPANIES.
- OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY RESERVED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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 ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 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 WALL EASEMENT AS SHOWN HEREON IS HEREBY RESERVED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WALL MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, G.L. HOMES OF BOCA RATON CORPORATION, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF JANUARY, 1994.

G.L. HOMES OF BOCA RATON CORPORATION, A FLORIDA CORPORATION
 ATTEST: *[Signature]* ALAN FANT BY: *[Signature]* ITZHAK EZRATTI
 ITS: VICE PRESIDENT ITS: PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF BROWARD
 BEFORE ME PERSONALLY APPEARED ITZHAK EZRATTI AND ALAN FANT, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF G.L. HOMES OF BOCA RATON CORPORATION, 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 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 13 DAY OF JANUARY, 1994.
 10-21-97
[Signature]
 MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14 DAY OF JANUARY, 1994.
 LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.
 BY: *[Signature]* Robert A. Geikie
 President
 WITNESS: *[Signature]* Kelly Lat
 12/27/93
 WITNESS: *[Signature]* Joseph Lauer
 Joseph LAURIO

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED Robert A. Geikie, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 14 DAY OF JANUARY, 1994.
 10-21-97
[Signature]
 MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF OHIO
 COUNTY OF CUYAHOGA
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 7786 AT PAGE 1807 AND IN OFFICIAL RECORD BOOK 7786 AT PAGE 1846 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 Assoc. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF JANUARY, 1994.

OHIO SAVINGS BANK
 LICENSED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA
 ATTEST: *[Signature]* Mary J. Davis BY: *[Signature]* J. G. Dolyn
 ITS: Ass. Vice Pres ITS: Sr. Vice Pres

ACKNOWLEDGEMENT:

STATE OF OHIO
 COUNTY OF CUYAHOGA
 BEFORE ME, PERSONALLY APPEARED Frank J. Bolchini and Mary F. DeVries, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ~~S.R.V.P.~~ AND ~~ASSOC. V.P.~~ RESPECTIVELY OF OHIO SAVINGS BANK, LICENSED TO TRANSACT BUSINESS IN FLORIDA, 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 4th DAY OF January, 1993-1994.
 July 15, 1996
 MY COMMISSION EXPIRES: *[Signature]* Judith M. Probert
 NOTARY PUBLIC - STATE OF OHIO

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 WE, THE CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO G.L. HOMES OF BOCA RATON CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY, EXCEPT AS SHOWN HEREON, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
 1-14-94
 DATE: *[Signature]* Herbert Swan
 CHICAGO TITLE INSURANCE COMPANY
 HERBERT SWAN

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 1-17-94
 DATE: *[Signature]* Perry C. White
 PERRY C. WHITE
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4213
 STATE OF FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF March, 1994.
 BY: *[Signature]* Mark McCarty
 CHAIR OF COUNTY COMMISSION
 ATTEST: DOROTHY H. WILKEN, CLERK
 BY: *[Signature]* June M. Miller
 DEPUTY CLERK
 COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF March, A.D., 1994
 BY: *[Signature]* George T. Webb, P.E.
 COUNTY ENGINEER

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°44'50" EAST, ALONG THE SOUTH BOUNDARY LINE OF PARCEL "E" ACCORDING TO THE PLAT OF LAKES AT BOCA RATON - PHASE IV, PLAT BOOK 62, PAGES 181 THROUGH 183, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR 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.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
 (NR) = NON-RADIAL
 (RF) = RADIAL TO FRONT LOT LINE
 (RR) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

SITE PLAN DATA

ZONING PETITION NO. _____ 83-121 B
 TOTAL AREA _____ 17.3 ACRES
 DENSITY _____ 5.66 LOTS/ACRE
 NUMBER OF LOTS _____ 98
 OPEN SPACE TRACTS _____ 0.074 ACRES

THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA
 LAWSON, NOBLE AND ASSOCIATES, INC.
 ENGINEERS PLANNERS AND SURVEYORS
 WEST PALM BEACH, FLORIDA

SUBDIVISION * PARCEL E *
 BOOK 72 PAGE 56
 FLOOD ZONE B FLOOD MAP # 1008
 ZONING RT
 QUAD * 68
 SE 83-121
 ZIP CODE 33498
 PUD NAME LAKES AT BOCA RATON

TAZ 881

PET. 83-121B
 Alloc. # 0001

0388-013 72/56

