

KNOW ALL MEN BY THESE PRESENTS THAT ANCO HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TROPICAL LAKES PUD PHASE I, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 119 AND 120, CASA DEL REY (P.U.D.), PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 15 FEET OF SAID LOT 119 THEREOF.

AND TOGETHER WITH:

THAT PART OF TRACT E, CASA DEL REY (P.U.D.), PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 119, CASA DEL REY (P.U.D.) PLAT NO. 2; THENCE N. 89°20'58" E., ALONG THE NORTH LINE OF SAID LOT 119, 84.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 119; THENCE N. 0°39'02" W., 25.00 FEET TO THE NORTH LINE OF SAID TRACT E; THENCE S. 89°20'58" W., ALONG SAID NORTH LINE, 84.09 FEET TO THE NORTHWEST CORNER OF SAID TRACT E; THENCE S. 0°39'02" E., ALONG THE WEST LINE OF SAID TRACT E, 25.30 FEET TO THE SAID POINT OF BEGINNING, LESS THE EAST 15 FEET THEREOF.

AND TOGETHER WITH:

THAT PART OF TRACT "C" (MAGELLAN WAY WEST), CASA DEL REY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 120 OF SAID PLAT OF CASA DEL REY PLAT NO. 2; THENCE N. 0°39'02" W., ALONG THE EAST LINE OF SAID LOT 120, 67.07 FEET TO THE SOUTH LINE OF LOT 119; THENCE N. 89°20'58" E., ALONG SAID SOUTH LINE, 8.59 FEET; THENCE S. 0°39'02" E., 37.51 FEET; THENCE S. 46°00'29" E., 41.31 FEET TO THE SOUTH LINE OF SAID TRACT "C" AND TO A POINT ON A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3520.68 FEET, A CENTRAL ANGLE OF 0°37'06" AND A LINE TO THE RADIUS POINT OF SAID CURVE BEARING S. 1°08'10" E.; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 37.99 FEET TO THE SAID POINT OF BEGINNING.

AND TOGETHER WITH:

THAT PART OF RECREATION AREA TRACT "D" AND TRACT "F", CASA DEL REY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGES 198 AND 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "D"; THENCE N. 0°39'02" W., ALONG THE EAST LINE OF SAID TRACT "D" AND TRACT "F", 157.34 FEET TO THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE S. 89°20'58" W., ALONG THE NORTH LINE OF SAID TRACT "F", 10.00 FEET; THENCE S. 0°39'02" E., 138.38 FEET; THENCE S. 43°11'01" W., 27.94 FEET TO THE SOUTH LINE OF SAID TRACT "D" AND TO A POINT ON A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3520.68 FEET, A CENTRAL ANGLE OF 0°28'41" AND A LINE TO THE RADIUS POINT OF SAID CURVE BEARING S. 3°13'03" E.; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 29.37 FEET TO THE SAID POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS 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.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACTS OS-1 AND OS-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS 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. LANDSCAPING IN SAID TRACTS OS-1 AND OS-2 SHALL BE IN ACCORDANCE WITH NOTE NO. 4 HEREON.

THE LANDSCAPE EASEMENTS ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5TH DAY OF APRIL, 1995.

ANCO HOMES, INC.
A FLORIDA CORPORATION
PRESIDENT
WITNESS RICHARD HORTON

WITNESS COLLEEN A. DOWNEY
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SANDRA ANDON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANCO HOMES, INC., A FLORIDA CORPORATION 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 5TH DAY OF APRIL, 1995.

MY COMMISSION EXPIRES: JENNIFER M. LARSON NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PALM BEACH BATH & TENNIS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAID ASSOCIATION, DATED THIS 5TH DAY OF APRIL, 1995.

WITNESS RICHARD HORTON
WITNESS COLLEEN A. DOWNEY
PRESIDENT

JENNIFER M. LARSON
COMMISSION # CC 347067
EXPIRES FEB 8, 1998
Atlantic Bonding Co., Inc.
800-732-2245

NOTES:
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LENGTH UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000350
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
S. 89°20'58" W. (PLAT BEARING)
S. 88°58'26" W. (GRID BEARING)
- 0°22'32" = BEARING ROTATION (PLAT TO GRID)

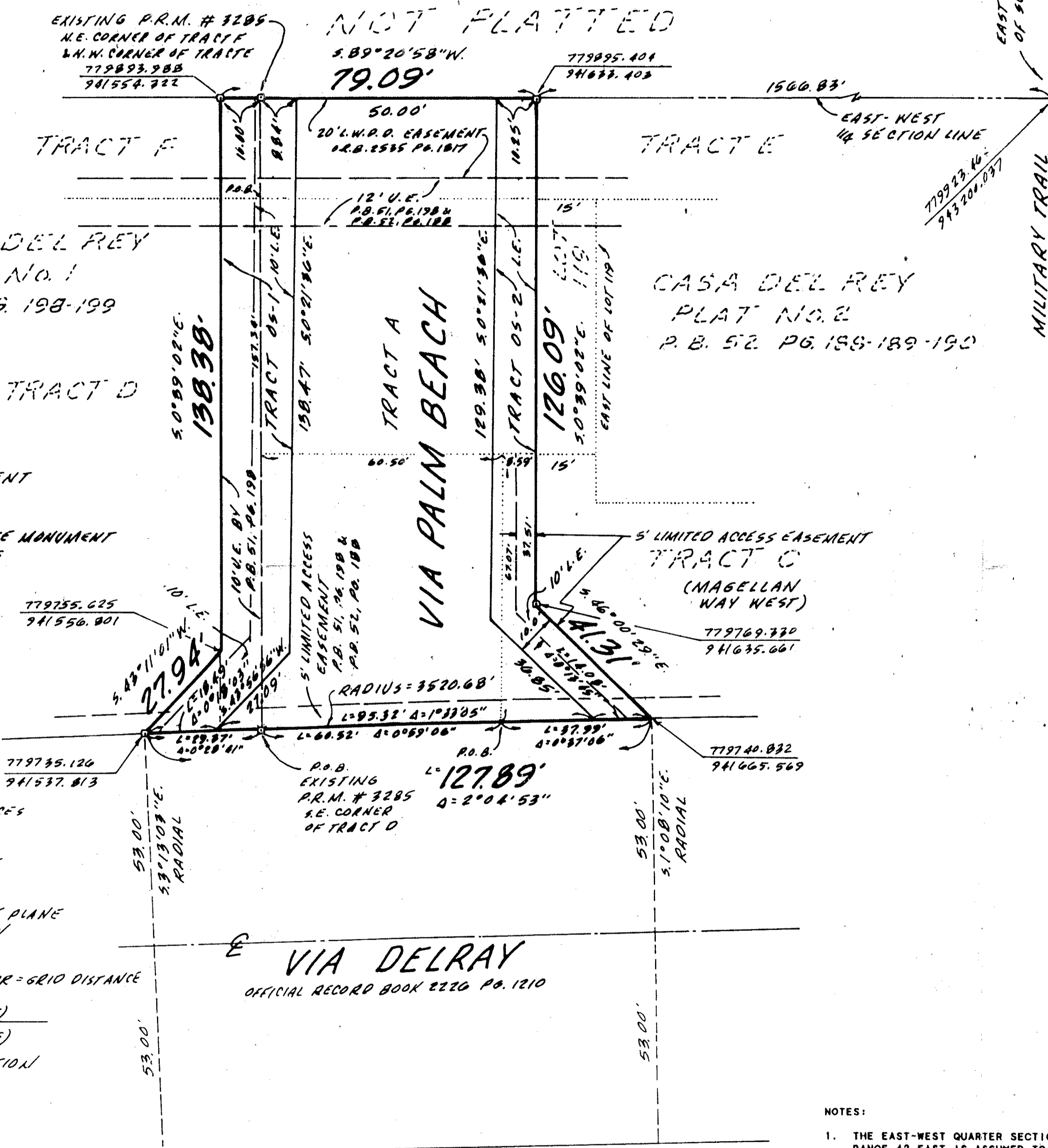
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED SANDRA ANDON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BEACH BATH & TENNIS HOMEOWNERS ASSOCIATION, INC., A CORPORATION AND SEVERALLY 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 5TH DAY OF APRIL, 1995.
MY COMMISSION EXPIRES: JENNIFER M. LARSON NOTARY PUBLIC

JENNIFER M. LARSON
COMMISSION # CC 347067
EXPIRES FEB 8, 1998
Atlantic Bonding Co., Inc.
800-732-2245

TROPICAL LAKES PUD PHASE I

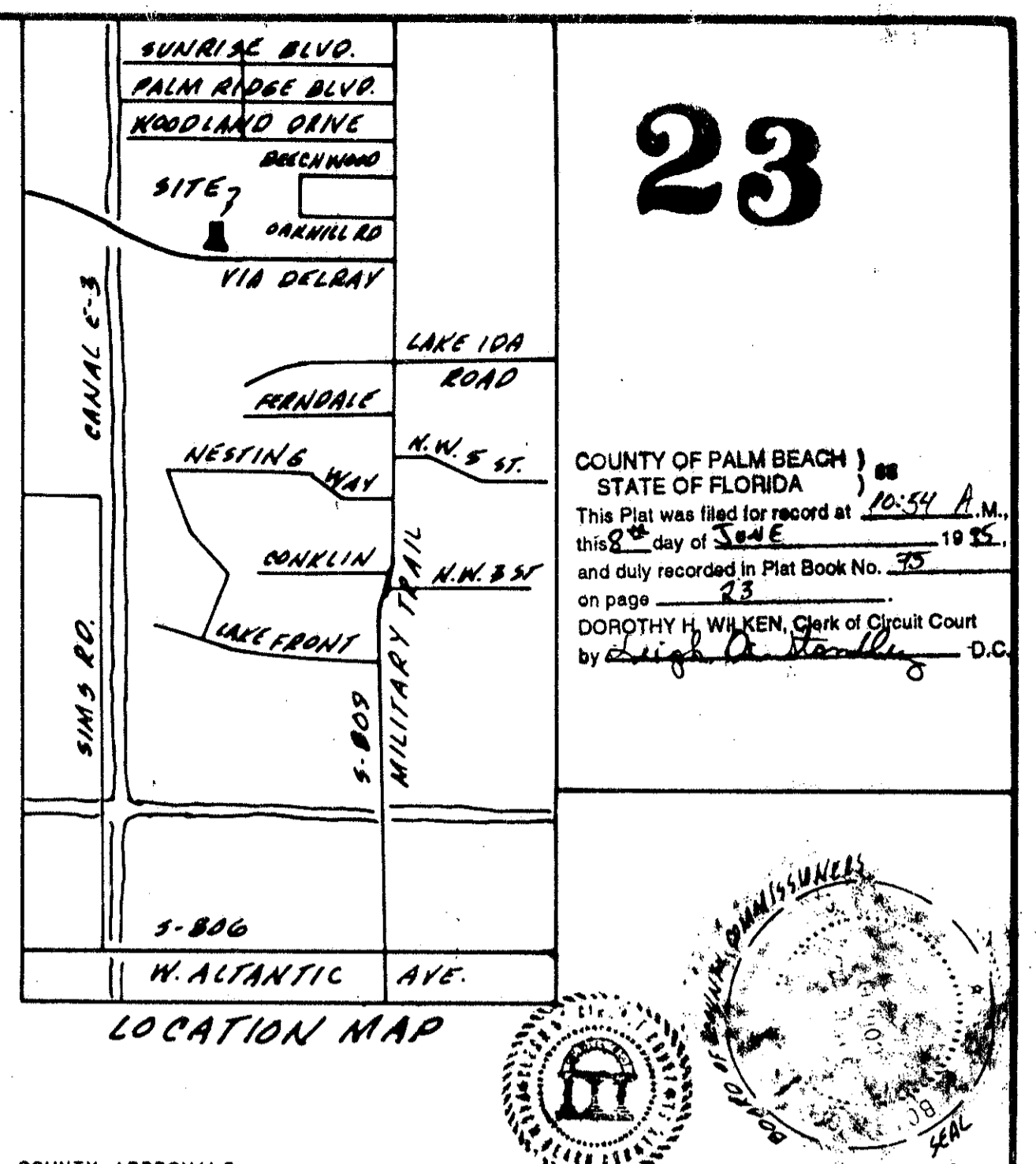
A REPLAT OF PART OF TRACTS D & F, CASA DEL REY PLAT NO. 1, PLAT BOOK 51, PAGES 198-199 AND
A REPLAT OF PART OF LOTS 119 & 120 AND TRACTS C & E CASA DEL REY PLAT NO. 2, PLAT BOOK 52, PAGES 188-190
SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA



LEGEND:
L.E. = LANDSCAPE EASEMENT
C.L. = CENTERLINE
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING

CASA DEL REY (PUD) PLAT NO. 2
P. B. 52 PG. 188-199-190

0635001



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COUNTY OF PALM BEACH }
STATE OF FLORIDA }
This Plat was filed for record at 10:54 A.M. }
this 5th day of April, 1995. }
and duly recorded in Plat Book No. 52 }
on page 23 }
DOROTHY H. WILKEN, Clerk of Circuit Court }
by [Signature] D.C.

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF APRIL, 1995.
BY: [Signature]
KEN L. FOSTER, CHAIRMAN
ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF APRIL, 1995.
BY: [Signature]
GEORGE J. WEBB, P.E.
COUNTY ENGINEER
PET. 92-26A

SURVEYORS 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 SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
[Signature]
JOHN K. WEIGAND
LAND SURVEYOR NO. 3922

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Douglas R. Neu, 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 ANCO HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
DATED: April 6, 1995
[Signature]

- NOTES:
1. THE EAST-WEST QUARTER SECTION LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR S. 89°20'58" W., AND ALL BEARINGS ARE RELATIVE THERETO.
 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 3. THIS INSTRUMENT WAS PREPARED BY JOHN K. WEIGAND IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33443.
 4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □

O'BRIEN, SUITER & O'BRIEN, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: APR 6 1995
BOOK: 52
PAGE: 22
SCALE: 1" = 20'
ORDER NO.: 93-82

SUBDIVISION: Tropical Lakes Ph. I
 BOOK: 75
 PAGE: 23
 FLOOD ZONE: B
 QUAD: # 36
 SECT: # 8B
 PUD NAME: SANC
 ZIP CODE: 33484

TAZ462

TROPICAL LAKES PHASE I 0635-001