

TROPICAL LAKES P. U. D. PHASE II

A PLAT OF A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOTS 173A, 173B, 176, 177, 178, 179, 182, 183, 184, 185, 186, 187 AND 188 OF PLAT NO. 3 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A COUNTY OF PALM BEACH } 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 8373 AT PAGE 539 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SHEET 2 OF 6
OCTOBER 1994

TITLE CERTIFICATE

STATE OF FLORIDA } SS WE, PATCH REEF TITLE COMPANY, INC., A TITLE INSURANCE COMPANY, COUNTY OF PALM BEACH } 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 ANCO HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: April 6, 1995

Douglas R. New
DOUGLAS R. NEW
Vice President
PATCH REEF TITLE COMPANY, INC.
DULY LICENSED IN FLORIDA

IN WITNESS WHEREOF, THE SAID MORTGAGOR HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNERS AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS PARTNERS THIS 5th DAY OF APRIL, A.D., 1995.

CIALONE BROTHERS,
A FLORIDA GENERAL PARTNERSHIP

WITNESS: *Philip R. Cialone* WITNESS: *Joseph Cialone* BY: *Philip R. Cialone*
PHILIP R. CIALONE
WITNESS: *Joseph Cialone* WITNESS: *Joseph Cialone* BY: *Joseph Cialone*
JOSEPH CIALONE

THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, JR.,
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (407) 395-3333

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 4/15/95

John A. Grant, Jr.
JOHN A. GRANT, JR.
REGISTERED SURVEYOR NO. 1141
STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED PHILIP R. CIALONE AND JOSEPH CIALONE COUNTY OF PALM BEACH } WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNERS, RESPECTIVELY, OF THE ABOVE NAMED CIALONE BROTHERS, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PERSONS OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF April, A.D., 1995.

MY COMMISSION EXPIRES: June 7, 1998
MY COMMISSION NUMBER: CC 380403
Mary J. Coome
NOTARY PUBLIC, STATE OF FLORIDA

MARY L. COSME
COMMISSION # CC 380403
EXPIRES JUN 7, 1998
BONDED THRU
ATLANTIC BONDING CO., INC.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } SS THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., HEREBY COUNTY OF PALM BEACH } ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF April, 1995.

THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: *Richard J. Horton* RICHARD J. HORTON, SECRETARY
Sandra Anden SANDRA ANDEN, PRES.

ACKNOWLEDGEMENT

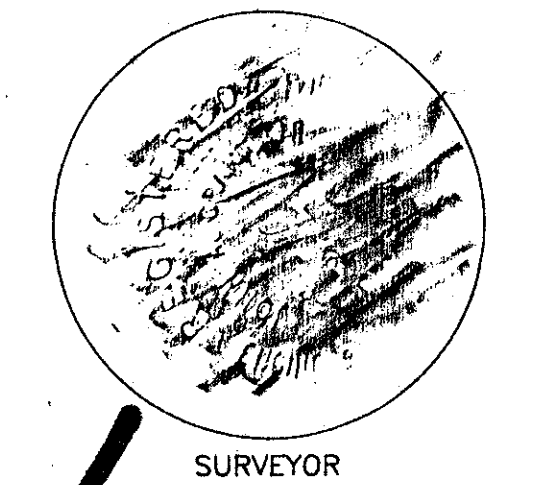
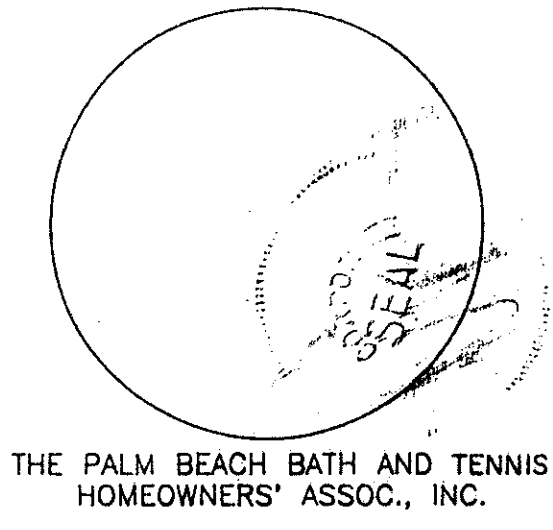
STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED SANDRA ANDEN AND COUNTY OF PALM BEACH } RICHARD J. HORTON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 5th DAY OF April, A.D., 1995.

MY COMMISSION EXPIRES: Feb. 8, 1998
MY COMMISSION NUMBER: CC 347067
Jennifer M. Larson
NOTARY PUBLIC, STATE OF FLORIDA

JENNIFER M. LARSON
COMMISSION # CC 347067
EXPIRES FEB 8, 1998
ATLANTIC BONDING CO., INC.
800-732-2245

METES AND BOUNDS DESCRIPTION OF PROPERTY AS DESCRIBED ON SHEET 1 OF 6 BEGINNING AT THE NORTHWEST CORNER OF LOT 173-B OF PLAT NO. 3 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
THENCE WITH A BEARING OF N. 89° 28' 34" E., ALONG THE NORTH LINE OF LOTS 173-B AND 173-A, A DISTANCE OF 122.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 173A;
THENCE WITH A BEARING OF S. 00° 22' 06" E., ALONG THE EAST LINE OF SAID LOT 173-A, A DISTANCE OF 143.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 173-A;
THENCE WITH A BEARING OF N. 89° 24' 11" E., ALONG THE SOUTH LINE OF LOTS 174 AND 175, A DISTANCE OF 147.02 FEET TO THE SOUTHWEST CORNER OF LOT 176;
THENCE WITH A BEARING OF N. 00° 22' 06" W., ALONG THE WEST LINE OF SAID LOT 176, A DISTANCE OF 143.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 176;
THENCE WITH A BEARING OF N. 89° 28' 34" E., ALONG THE NORTH LINE OF LOTS 176, 177, 178, AND 179, A DISTANCE OF 294.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 179;
THENCE WITH A BEARING OF S. 00° 22' 06" E., ALONG THE EAST LINE OF SAID LOT 179, A DISTANCE OF 143.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 179;
THENCE WITH A BEARING OF N. 89° 24' 11" E., ALONG THE SOUTH LINE OF LOTS 180 AND 181, A DISTANCE OF 147.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 182;
THENCE WITH A BEARING OF N. 00° 22' 06" W., ALONG THE WEST LINE OF SAID LOT 182, A DISTANCE OF 143.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 182;
THENCE WITH A BEARING OF N. 89° 28' 34" E., ALONG THE NORTH LINE OF LOTS 182, 183, 184, 185, 186, 187 AND 188, A DISTANCE OF 521.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 188;
THENCE WITH A BEARING OF S. 00° 22' 06" E., ALONG THE EAST LINE OF SAID LOT 188, A DISTANCE OF 142.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 188;
THENCE WITH A BEARING OF N. 89° 24' 11" E., ALONG THE SOUTH LINE OF PLAT NO. 1 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 359.05 FEET TO A POINT;
THENCE WITH A BEARING OF S. 00° 22' 13" E., ALONG THE WEST LINE OF BEECHWOOD ESTATES AS RECORDED IN PLAT BOOK 35, PAGE 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 672.02 FEET TO A POINT;
THENCE WITH A BEARING OF S. 89° 20' 58" W., ALONG THE NORTH LINE OF CASA DEL REY (P.U.D.) PLAT NO. 2 AS RECORDED IN PLAT BOOK 52, PAGES 188, 189 AND 190 AND ALONG THE NORTH LINE OF CASA DEL REY (P.U.D.) PLAT NO. 1 AS RECORDED IN PLAT BOOK 51, PAGES 198 AND 199, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1500.40 FEET TO A POINT;
THENCE WITH A BEARING OF N. 00° 21' 36" W., ALONG A LINE LYING 170.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 11, A DISTANCE OF 336.71 FEET TO A POINT;
THENCE WITH A BEARING OF S. 89° 22' 34" W., A DISTANCE OF 130.00 FEET TO A POINT;
THENCE WITH A BEARING OF N. 00° 21' 36" W., ALONG A LINE LYING 40.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 11, A DISTANCE OF 336.77 FEET TO A POINT;
THENCE WITH A BEARING OF N. 89° 24' 11" E., A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 173-B;
THENCE WITH A BEARING OF N. 00° 21' 36" W., ALONG A LINE LYING 80.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 11, AND ALSO ALONG THE WEST LINE OF SAID LOT 173-B, A DISTANCE OF 147.02 FEET TO THE POINT OF BEGINNING.



75/26
0635.002

TAZ 462

SUBDIVISION * Tropical Lakes Ph. II
BOOK 75 PAGE 26
FLOOD MAP # 205B
ZONING PUD
QUAD # 36
SE 72-26A
PUD NAME SOURCE
11/16/94

John A. Grant, Jr.
April 16, 1995

TROPICAL LAKES PHASE II