

A PORTION OF
THE SHORES AT BOCA RATON PHASES II, III AND IV PUD
 A REPLAT OF LOTS 83 thru 101 AND TRACT T OF THE SHORES AT BOCA RATON PHASE II
 PUD AS RECORDED IN PLAT BOOK 73, PAGES 119 thru 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 FLORIDA AND A REPLAT OF LOTS 33 thru 71, LOTS 116 thru 143, TRACTS C-1 AND D-1 AND
 A PORTION OF TRACTS B-1 AND X OF THE SHORES AT BOCA RATON PHASES III AND IV PUD AS RECORDED
 IN PLAT BOOK 74, PAGES 40 thru 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

OCTOBER 1995

SHEET 2 OF 6

DEDICATION (CONTINUE)

4. UTILITY EASEMENTS:

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.

5. ROOF OVERHANG EASEMENTS:

THE ROOF OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY, INDIVIDUALLY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANG AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. LANDSCAPE PERIMETER EASEMENT (BUFFER):

THE LANDSCAPE PERIMETER EASEMENT (BUFFER) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

AS TO LOTS 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142 AND 143 AND TRACT X.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN, KENNETH M. ENDELSON, AND ATTESTED BY ITS PRESIDENT, RICHARD FINKELSTEIN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF March, 1996.

KENCO COMMUNITIES AT LAKES OF BOCA, INC.,
A FLORIDA CORPORATION

ATTEST: Richard Finkelstein
RICHARD FINKELSTEIN, PRESIDENT

BY: Kenneth M. Endelson
KENNETH M. ENDELSON, CHAIRMAN

AS TO TRACTS B-1, C-1, D-1 AND T.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, RICHARD FINKELSTEIN, AND ATTESTED BY ITS SECRETARY/TREASURER, JUDY MATHEWS GRAY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF March, 1996.

THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT-FOR-PROFIT

ATTEST: Judy Mathews Gray
JUDY MATHEWS GRAY
SECRETARY/TREAS.

BY: Richard Finkelstein
RICHARD FINKELSTEIN
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED KENCO COMMUNITIES AT LAKES OF BOCA, 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 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 28 DAY OF March, 1996.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

Cathy J. Stewart
NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED Judy Mathews Gray and Richard Finkelstein, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED THE SHORES AT BOCA RATON 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.

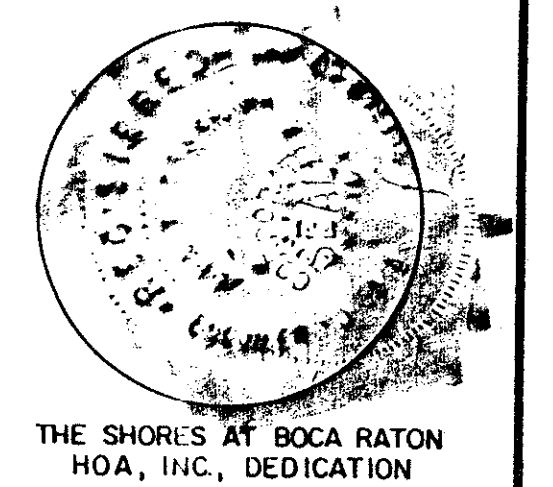
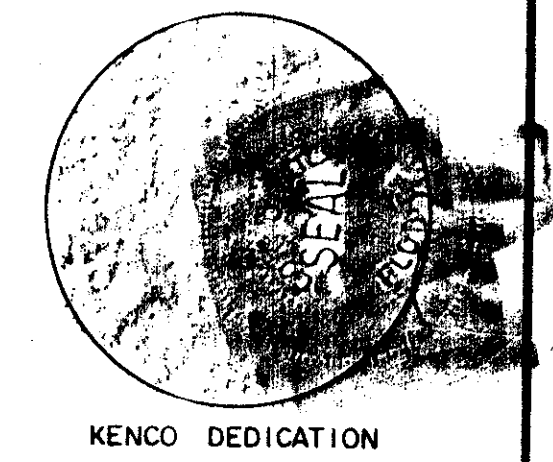
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF March, 1996.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

Cathy J. Stewart
NOTARY PUBLIC, STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
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.



DEDICATION (CONTINUE)

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. OPEN SPACE TRACTS:

TRACTS F-R, G-R, H-R AND X-R, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND LANDSCAPE PERIMETER EASEMENT (BUFFER) AS NOTED, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. DRAINAGE EASEMENT:

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. LIMITED ACCESS EASEMENTS:

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.

SUBDIVISION: The Shores at Boca Raton
BOOK: 77
PAGE: 184
FLOOD MAP: #104B
QUAD: # 68
ZONING: PUD
SE: 92-56
ZIP CODE: 33448
PUD NAME: THE SHORES AT BOCA RATON

TAX - 881

10/13/95 JAG