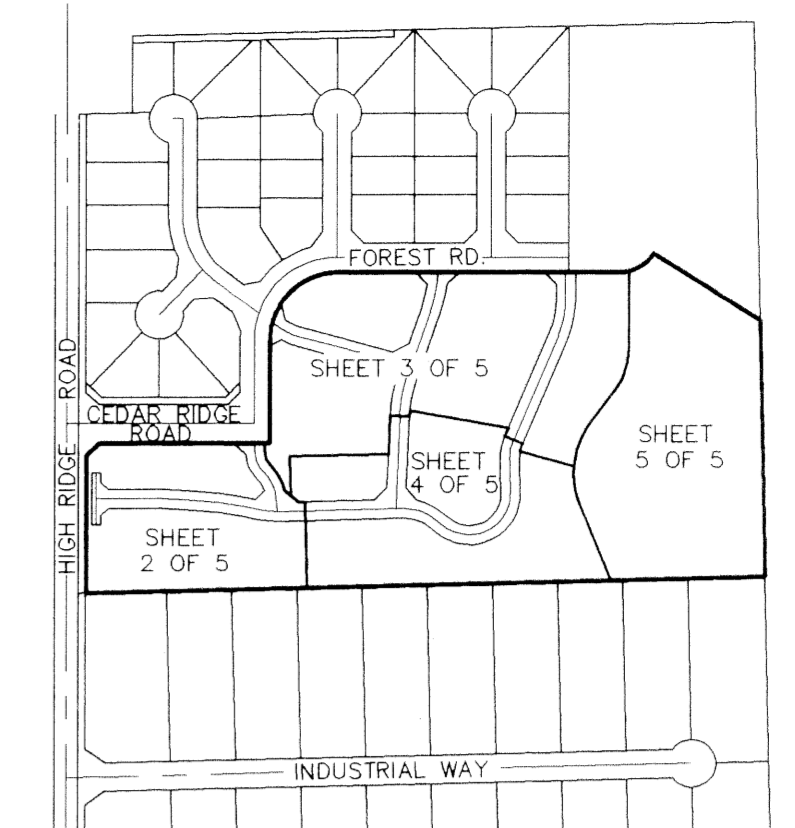


CEDAR RIDGE ESTATES, A P.U.D.
A REPLAT OF PARCEL "C" AND PARCEL "D" AND A PART OF TRACT "S-4" OF CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D. AS RECORDED IN PLAT BOOK 46, PAGES 58 THRU 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 4:04 THIS 17th DAY OF JULY, 1997 AND DULY RECORDED IN PLAT BOOK 80 PAGES 28 THROUGH 32.
DOROTHY H. WILKEN CLERK CIRCUIT COURT BY: [Signature]

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION AND CEDAR RIDGE DEVELOPMENT CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF PARCELS "C" AND "D" AND A PART OF TRACT S-4 OF CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D., AS RECORDED IN PLAT BOOK 46, PAGES 58 THRU 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

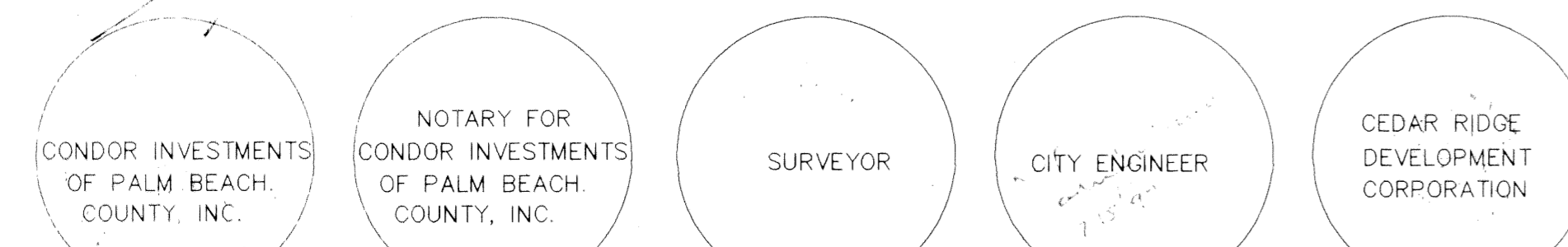
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 88°41'51" EAST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 25.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT; THENCE NORTH 00°00'00" EAST ALONG THE WESTERLY LINE OF SAID PLAT, A DISTANCE OF 822.71 FEET; THENCE NORTH 88°41'51" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF PARCEL "D" OF SAID PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST ALONG THE MOST WESTERLY LINE OF SAID PARCEL "D", A DISTANCE OF 288.41 FEET; THENCE NORTH 46°22'09" EAST, A DISTANCE OF 36.19 FEET TO A POINT ON THE SOUTH LINE OF CEDAR RIDGE ROAD (A PART OF TRACT S-4, 80 FOOT WIDTH) AS SHOWN ON SAID PLAT; THENCE SOUTH 90°00'00" EAST ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION OF SAID SOUTH LINE IN AND THRU FOREST ROAD AS SHOWN ON SAID PLAT, A DISTANCE OF 353.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID FOREST ROAD (A PART OF TRACT S-4, 60 FOOT WIDTH) AND A WESTERLY LINE OF SAID PARCEL "D"; THENCE NORTH 00°00'00" EAST ALONG SAID EASTERLY LINE OF FOREST ROAD, A DISTANCE OF 214.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 140.33 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 220.43 FEET; THENCE SOUTH 90°00'00" EAST ALONG THE SOUTHERLY LINE OF SAID FOREST ROAD AND NORTHERLY LINE OF SAID PARCEL "D", A DISTANCE OF 585.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 57°43'16"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTHERLY LINE OF PARCEL "D" AND THE NORTHWESTERLY LINE OF PARCEL "C" OF SAID PLAT, A DISTANCE OF 85.63 FEET TO A RADIAL INTERSECTION WITH SAID CURVE THENCE SOUTH 57°43'16" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 261.34 FEET TO A POINT ON THE EASTERLY LINE OF SAID PLAT; THENCE SOUTH 01°12'26" EAST ALONG SAID EASTERLY LINE OF SAID PLAT AND EASTERLY LINE OF PARCEL "C", A DISTANCE OF 536.49 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "C"; THENCE SOUTH 88°41'51" WEST WEST ALONG THE SOUTH LINE OF SAID PARCELS "C" AND "D" OF SAID PLAT OF CEDAR RIDGE ESTATES, A P.U.D. AND THE NORTH LINE OF HIGH RIDGE COMMERCE PARK, A P.I.D., A DISTANCE OF 1409.81 FEET TO THE POINT OF BEGINNING. CONTAINING IN AREA 17.677 ACRES MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY. A UTILITY EASEMENT FOR POTABLE WATER AND SANITARY SEWER ONLY IS HEREBY GRANTED OVER TRACT "A" FOR MAINTENANCE OF SAID UTILITIES BY THE CITY OF BOYNTON BEACH.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR POOL RECREATIONAL PURPOSES AND MEETING HALL PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
3. TRACT "C" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR TREE PRESERVATION AREA PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IN ACCORDANCE WITH THE "GENERAL MAINTENANCE GUIDELINES" WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
4. TRACT "D" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CHILDRENS PLAYGROUND PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IN ACCORDANCE WITH THE "GENERAL MAINTENANCE GUIDELINES" WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
5. TRACT "E" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR TREE PRESERVATION AND RECREATIONAL PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IN ACCORDANCE WITH THE "GENERAL MAINTENANCE GUIDELINES" WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
6. TRACT "F" AND TRACT "H" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IN ACCORDANCE WITH THE "GENERAL MAINTENANCE GUIDELINES" WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
7. TRACT "G" THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT, DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, IN ACCORDANCE WITH THE "LAKE AREA MANAGEMENT PLAN" WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
8. 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.
9. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY, THE CITY OF BOYNTON BEACH RETAINS THE RIGHT BUT NOT THE RESPONSIBILITY TO MAINTAIN THE DRAINAGE FACILITIES.

IN WITNESS WHEREOF, CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE CORPORATION THIS 7th DAY OF July 1997.

WITNESS: [Signature] BY: [Signature]
WITNESS: [Signature] ITS: VICE-PRESIDENT



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jim Vander Woude who is personally known to me and who executed the foregoing instrument as the Vice President of CONDOR INVESTMENTS OF PALM BEACH COUNTY, 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 7th DAY OF July, 1997

[Signature] NOTARY PUBLIC - STATE OF FLORIDA

IN WITNESS WHEREOF, CEDAR RIDGE DEVELOPMENT 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 THE CORPORATION THIS 3rd DAY OF July 1997.

BY: CEDAR RIDGE DEVELOPMENT CORPORATION
WITNESS: [Signature] BY: [Signature]
WITNESS: [Signature] ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH F. BASILE, JR., PRESIDENT, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR CEDAR RIDGE DEVELOPMENT CORPORATION, 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 3rd DAY OF July, 1997

[Signature] NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE CEDAR RIDGE COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, THIS 3rd DAY OF July, 1997.

WITNESS: [Signature] BY: [Signature]
WITNESS: [Signature] ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH F. BASILE, JR. WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CEDAR RIDGE COMMUNITY 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 3rd DAY OF July, 1997

[Signature] NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FLAGLER TITLE 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 CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC. AND CEDAR RIDGE DEVELOPMENT CORPORATION. THAT THE CURRENT TAXES HAVE BEEN PAID AS REQUIRED BY SECTION 197.051, FLORIDA STATUTES, AS AMENDED; 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.

DATED: 6/24/97

FLAGLER TITLE COMPANY, [Signature] EDWARD T. BIERCE EXECUTIVE VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CHAPTER 5 OF THE CITY OF BOYNTON BEACH LAND DEVELOPMENT REGULATIONS AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY FOR THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS.

BY: Carl G. Miller DATE: 7/10/97
CARL G. MILLER REGISTERED LAND SURVEYOR NO 3581 STATE OF FLORIDA

APPROVALS - CITY OF BOYNTON BEACH CITY COMMISSION

CITY OF BOYNTON BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF July, A.D. 1997

BY: [Signature] GERALD TAYLOR MAYOR

ATTEST: [Signature] SUZANNE M. KRUSE CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ___ DAY OF ___ A.D., 1997

BY: [Signature] JOHN S. YEEND, P.E. CITY ENGINEER

SURVEYOR'S NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, LEAVING A BEARING OF NORTH 88°41'51" EAST AS SHOWN ON PLAT BOOK 46, PAGES 58 THROUGH 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. 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 WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
4. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
5. BUILDING AND SITE REGULATIONS FOR THE RESIDENTIAL LOTS COMMON GROUND AND RECREATION AREAS ARE SPECIFIED ON THE CURRENT MASTER PLAN FOR THE PROJECT.
6. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
7. NO TREES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS WITHOUT PRIOR APPROVAL FROM THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT.

THIS INSTRUMENT PREPARED BY FRANK HILL UNDER THE DIRECTION OF CARL G. MILLER IN THE OFFICES OF:

PARAMOUNT ENGINEERING GROUP ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS
141 N.W. 20th. ST., Ste. F-7, BOCA RATON, FL. 33431
TELEPHONE: (561) 395-7805 - FAX: (561) 394-0354
L.B. - 0003353 SHEET 1 OF 5

CEDAR RIDGE ESTATES P.U.D.
SUBDIVISION # CEDAR RIDGE ESTATES P.U.D.
BOOK 80 PAGE 28
FLOOD MAP #
ZONING
ROAD #
ZIP CODE
PUD NAME City of Boynton Beach
C.D.UGS-13, C.C.D.V. 7-2-97