

FLORAL LAKES PLAT TWO

0615-006

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF TRACTS "F" AND "L-6", FLORAL
LAKES PLAT ONE, AS RECORDED IN PLAT BOOK 77, PAGES 78-81 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHEAST
ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Regency at Floral Lakes, a Florida Joint Venture, comprised of Regency at Floral Lakes, Inc., a Florida corporation and Floral Lakes of Delray Beach, Inc., a Florida corporation, the owners of the land shown hereon as FLORAL LAKES PLAT TWO,
A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF TRACT L-6, FLORAL LAKES PLAT ONE, AS RECORDED IN PLAT BOOK 77, PAGES 78-81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "F" AND "L-6", FLORAL LAKES PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 78 THROUGH 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID "FLORAL LAKES PLAT ONE"; THENCE S89°58'58"W ALONG THE NORTH LINE OF SAID "FLORAL LAKES PLAT ONE", A DISTANCE OF 635.32 FEET; THENCE N00°10'02"W ALONG THE NORTH LINE OF SAID "FLORAL LAKES PLAT ONE", A DISTANCE OF 5.50 FEET; THENCE S89°58'58"W ALONG THE NORTH LINE OF SAID "FLORAL LAKES PLAT ONE", A DISTANCE OF 971.40 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "L-6"; THENCE N05°00'46"E ALONG THE EAST LINE OF SAID TRACT "L-6", A DISTANCE OF 24.71 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT ALONG THE EAST LINE OF SAID TRACT "L-6", HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 03°32'16", AN ARC DISTANCE OF 12.66 FEET TO A POINT OF TANGENCY; THENCE N01°28'30"E ALONG THE EAST LINE OF SAID TRACT "L-6", A DISTANCE OF 157.65 FEET; THENCE S 89° 42' 17" W, A DISTANCE OF 65.03 FEET; THENCE N01°28'30"E, A DISTANCE OF 169.60 FEET; THENCE N44°16'16"W, A DISTANCE OF 35.81 FEET; THENCE S89°58'58"W, A DISTANCE OF 39.77 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 48°06'34", AN ARC DISTANCE OF 155.34 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S88°29'39"W, A DISTANCE OF 18.82 FEET (THE PREVIOUS SIX COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID "FLORAL LAKES PLAT ONE"); THENCE N01°30'21"W, A DISTANCE OF 32.50 FEET; THENCE N44°16'16"E, A DISTANCE OF 35.62 FEET; THENCE N89°56'53"E, A DISTANCE OF 100.83 FEET; THENCE N00°03'07"W, A DISTANCE OF 40.00 FEET; THENCE N89°56'53"E, A DISTANCE OF 101.29 FEET; THENCE N01°28'30"E, A DISTANCE OF 5.00 FEET; THENCE N89°56'53"E, A DISTANCE OF 540.08 FEET; THENCE N44°56'53"E, A DISTANCE OF 35.36 FEET; THENCE S84°38'42"E, A DISTANCE OF 49.96 FEET; THENCE S45°03'07"E, A DISTANCE OF 35.73 FEET; THENCE N89°56'53"E, A DISTANCE OF 78.00 FEET; THENCE S00°03'07"E, A DISTANCE OF 144.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 293.00 FEET, A CENTRAL ANGLE OF 00°23'05", AN ARC DISTANCE OF 0.97 FEET TO A POINT OF TANGENCY; THENCE N02°30'00"E, A DISTANCE OF 78.21 FEET; THENCE N43°46'33"W, A DISTANCE OF 35.83 FEET; THENCE N00°03'07"W, A DISTANCE OF 40.00 FEET; THENCE N89°56'53"E, A DISTANCE OF 89.87 FEET; THENCE S00°03'07"E, A DISTANCE OF 40.00 FEET; THENCE S46°13'27"W, A DISTANCE OF 34.56 FEET; THENCE S02°30'00"W, A DISTANCE OF 81.69 FEET; THENCE N89°56'53"E, A DISTANCE OF 326.75 FEET TO THE EAST LINE OF SAID SECTION 22; THENCE S01°26'44"E ALONG SAID EAST LINE, A DISTANCE OF 409.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.974 ACRES OF LAND, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Private Street:**
Tract "R", as shown hereon, is hereby reserved for the Floral Lakes Community 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.
- Residential Access Street:**
Tracts "R-1", "R-2", "R-3" and "R-4", as shown hereon, are hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, as residential access streets for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Water Management Tracts:**
Tracts "W", "W-1" and "W-2", as shown hereon, are hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. SUBJECT TO EXISTING LITTORAL RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OR 7/5/94, PAGE 1753 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
- Open Space/Landscape Buffer Tracts:**
Tracts "L" and "L-1" as shown hereon, are hereby reserved for the Floral Lakes Community 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.

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME personally appeared Charlene Bender, who is personally known to me, and who executed the foregoing instrument as Vice President of SunTrust Bank South Florida, a National Association, a national banking association and severally acknowledged to and before me that she 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 26 day of November, 1997.

My commission expires:



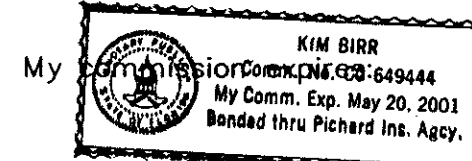
Esther Ostfeld
Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Arthur Rosacker, who is (personally known to me) or has produced _____ as identification, and who executed the foregoing instrument as President of Floral Lakes of Delray Beach, 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 26 day of November, 1997.



My Kim Birk
Notary Public

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 4 day of MAY, 1998.

By: George T. Webb
County Engineer

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Floral Lakes Community Association, Inc. hereby 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 26 day of November, 1997.

Floral Lakes Community Association, Inc., a Florida Corporation and Floral Lakes of Delray Beach, Inc., a Florida Corporation, has caused these presents to be signed by their Presidents and their corporate seals to be affixed hereto by and with the authority of their Board of Directors, this 26 day of November, 1997.

WITNESS: Jeffrey T. Martz
WITNESS: Charles Bender

By: Benny L. Martz
President

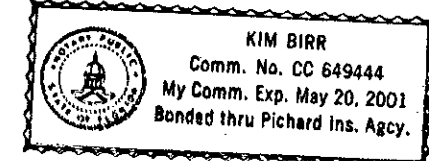
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

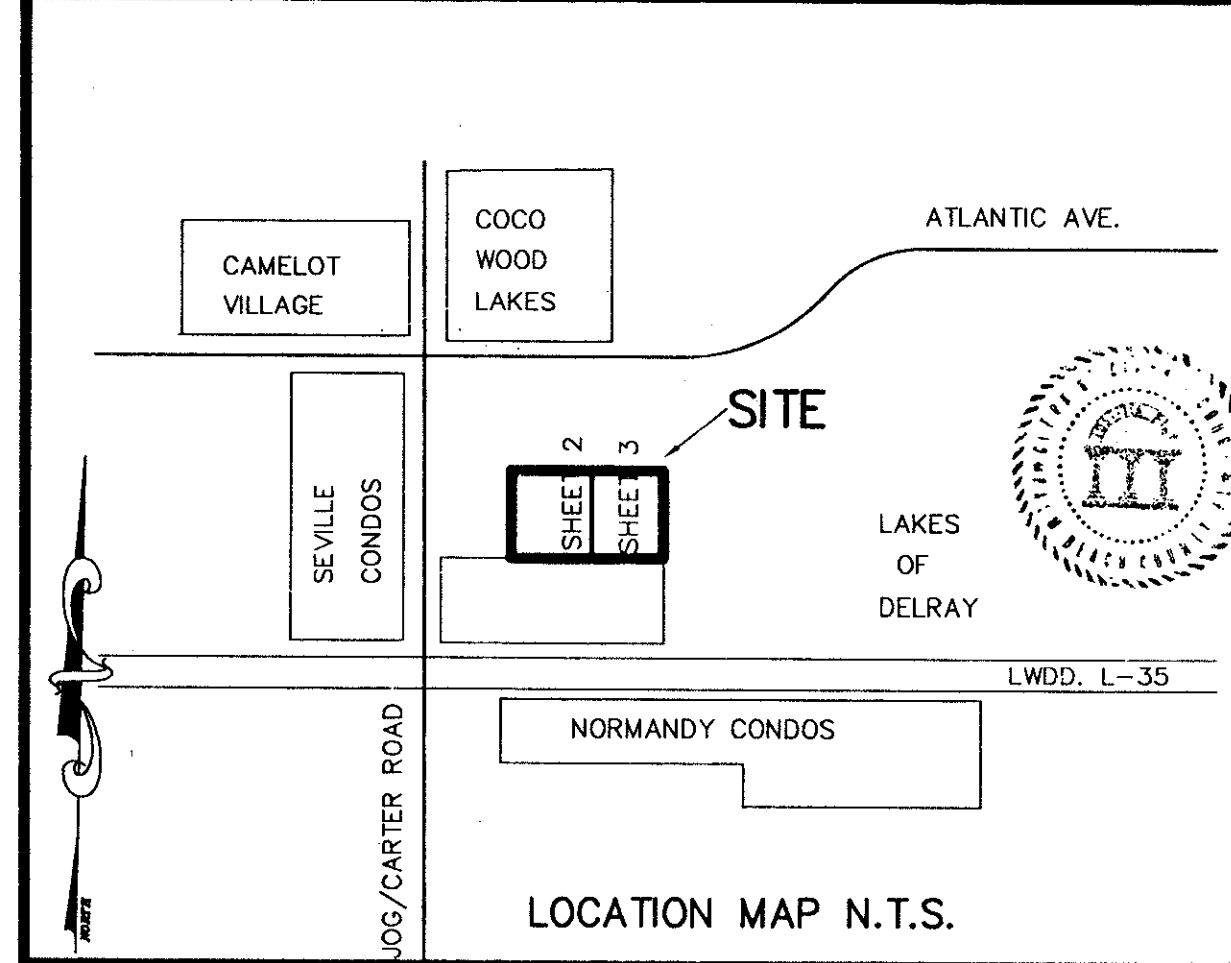
BEFORE ME personally appeared BENNY L. MARTZ, who is (personally known to me) or has produced _____ as identification, and who executed the foregoing instrument as President of Floral Lakes Community Association, Inc., a Florida not-for-profit Corporation, and severally acknowledged to and before me 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 26 day of November, 1997.

My commission expires:



Kim Birk
Notary Public



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:03 P.M.
THIS 25 DAY OF MAY
A.D. 1998 AND DULY RECORDED
IN PLAT BOOK 82 ON
PAGES 82 AND 83

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By: Joseph A. Standley
DEPUTY CLERK

SHEET 1 OF 3

PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991

JUNE - 1997

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

The undersigned hereby certifies that it is the holder of a 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 Records Book 9143 at Page 1808 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 Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 26 day of November, 1997.

WITNESS: Jeffrey T. Martz
WITNESS: Charles Bender

By: Charlene Bender
Vice President

*PET. 91-40
NO SCHOOL IMPACT FEE
ROADS \$598.95 PER ACRE
12/1/97-9/30/98
5/3/3/K*

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, R. Bowen Gillespie III, 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 Regency at Floral Lakes, a Florida Joint Venture comprised of Regency at Floral Lakes, Inc., a Florida Corporation and Floral Lakes of Delray Beach, 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 encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: Feb 8, 1998

R. Bowen Gillespie III
Attorney at Law
Licensed in Florida

SURVEYOR'S CERTIFICATE:

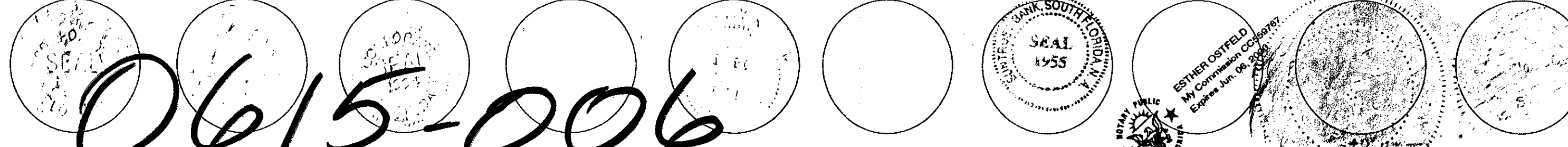
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and 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.

DATE: 12/16/97

David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

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REGENCY REGENCY FLORAL LAKES FLORAL LAKES FLORAL LAKES CA FLORAL LAKES CA MORTGAGEE MORTGAGEE COUNTY COUNTY SURVEYOR
NOTARY NOTARY NOTARY NOTARY NOTARY NOTARY NOTARY NOTARY



*Supervisor of Floral Lakes Plats
BOOK 83 PAGE 83
FLOOD MAP # 2154
ZONING RM/156
12-91-40
ZIP CODE 33484
PLAT NAME Floral Lakes*

TAB 971