

FOSTERS MILL, A P.U.D.

A Plat of a Portion of Section 7, Township 45 South, Range 43 East, Palm Beach County, Florida.
City of Boynton Beach, Palm Beach County, Florida

DEDICATION AND RESERVATIONS (Cont.)

11. TRACT "N" (PassivePark): The Passive Park as shown hereon is hereby reserved to the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Passive Park and related purposes and shall be the Perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and Attested by its Vice President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 21st day of Sept., 1998.

CONTINENTAL HOMES OF FLORIDA, INC.
A Florida Corporation

By: John Patrick Moroney
John Patrick Moroney, President

Attest: Gregory W. Jordan
Gregory W. Jordan, Vice President

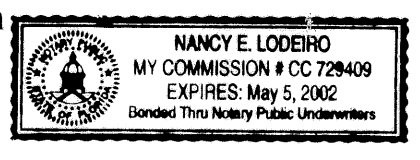
ACKNOWLEDGEMENT

State of Florida } S.S.
County of Dade }

BEFORE ME personally appeared John Patrick Moroney who is personally known to me and who executed the foregoing instrument as President of CONTINENTAL HOMES OF FLORIDA, 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 21st day of September, 1998.

Nancy E. Loder
Notary Public - State of Florida
My Commission Expires:



ACCEPTANCE OF RESERVATIONS

State of Florida } S.S.
County of Dade }

The FOSTERS MILL HOMEOWNERS 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 21st day of September, 1998.

ers Mill Homeowners Association, Inc.
A Florida Corporation, Not-for-Profit

Witness: [Signature]

Witness: [Signature] By: Candace Sharpsteen

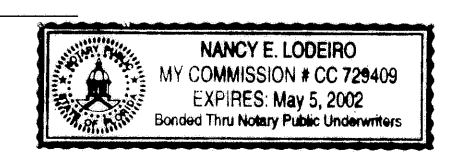
ACKNOWLEDGEMENT

State of Florida } S.S.
County of Dade }

BEFORE ME personally appeared Candace Sharpsteen who is personally known to me and who executed the foregoing instrument as President of FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit 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 21st day of September, 1998.

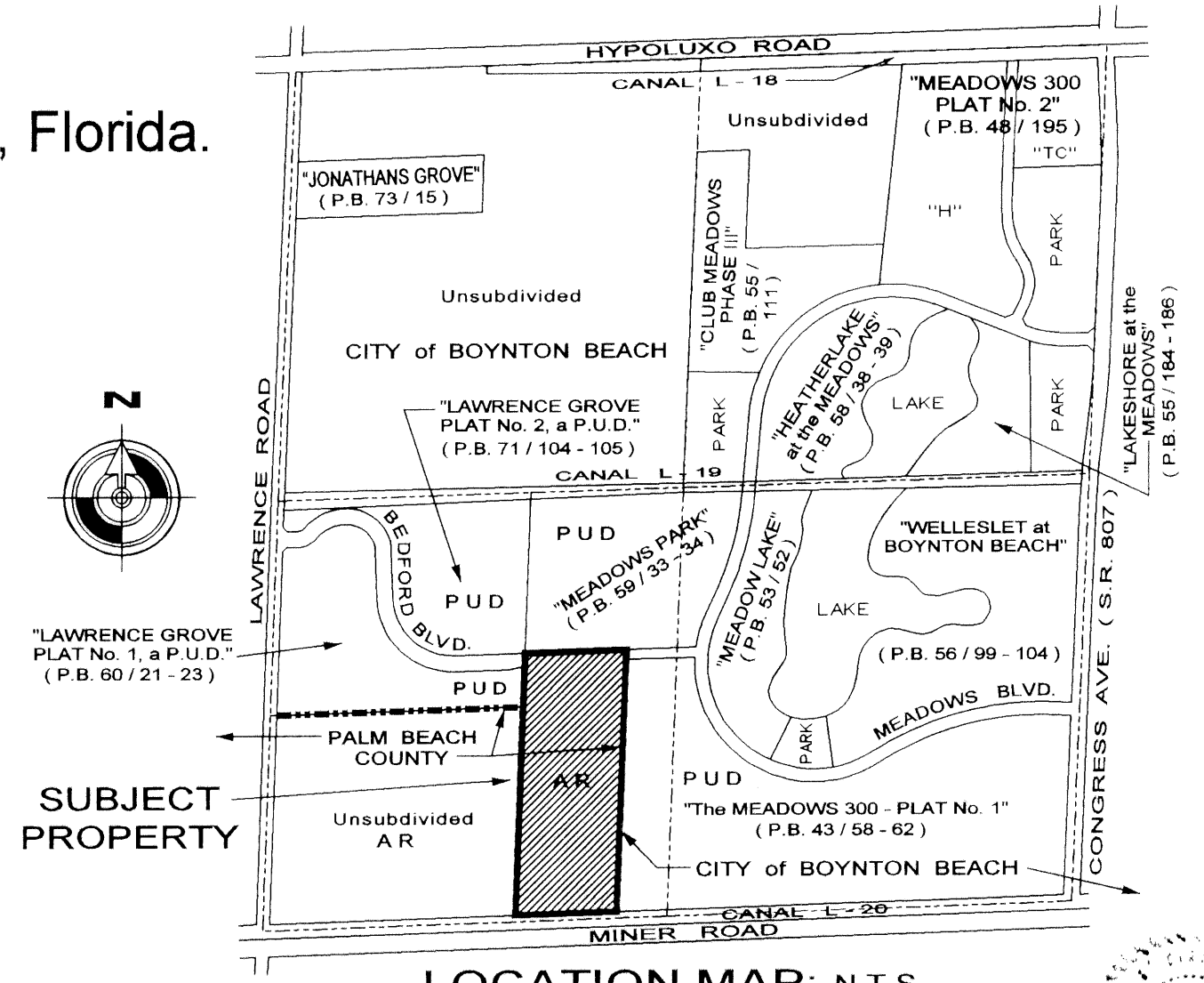
Nancy E. Loder
Notary Public - State of Florida
My Commission Expires:



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, further, that the Survey Data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of the CITY OF BOYNTON BEACH. The Plat Map mathematically closes within (.01) of a foot.

Thomas R. Palbick
Thomas R. Palbick,
Professional Land Surveyor,
Florida Registration No. 5061



This Instrument Prepared by
Thomas R. Palbick of
HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: HWAJLH@BELLSOUTH.NET

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that CONTINENTAL HOMES OF FLORIDA, INC., a Florida Corporation, owners of the lands shown hereon, being in Section 7, Township 45 South, Range 43 East, Palm Beach County, shown hereon as FOSTERS MILL, A P.U.D., being more particularly described as follows:

The West Two-Thirds (2/3) of the South One-Quarter (1/4) of the East Three-Quarters (3/4) of the Northeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) and the West Two-Thirds (2/3) of the East Three-Quarters (3/4) of the Southeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of Section 7, Township 45 South, Range 43 East: Palm Beach County, Florida, LESS the South 40.00 feet thereof.

ALSO DESCRIBED AS:

A Parcel of Land Lying in Section 7, Township 45 South, Range 43 East, Palm Beach County, Florida, and being described as:
Commencing at the Southwest Corner of said Section 7; Thence North 88°05'58" East; along the South Line of said Section 7, a distance of 1,568.84 feet; Thence North 02°08'27" East, a distance of 40.10 feet to the POINT OF BEGINNING; Thence North 88°05'58" East, along a Line 40.00 feet North of and parallel with (as measured at right angles to) the South Line of said Section 7, said Line also being the North Line of a 40.00 foot LAKE WORTH DRAINAGE DISTRICT Canal Right of Way, as recorded in Deed Book 77 at Page 307, Deed Book 118 at Page 518, Deed Book 466 at Page 73, all of the Public Records of Palm Beach County, Florida, a distance of 627.30 feet; Thence North 02°10'39" East, along the Westerly Line of the Plat of THE MEADOWS 300 - PLAT No. 1, as Recorded in Plat Book 43 at Pages 58 through 62, of said Public Records of Palm Beach County, Florida, a distance of 1,628.27 feet; Thence South 88°12'06" West, along the Southerly Line of the Plat of MEADOWS PARK, as Recorded in Plat Book 59 at Pages 33 and 34 of said Public Records of Palm Beach County, Florida, a distance of 628.27 feet; Thence South 02°08'27" West, along the Easterly Line of the Plat of LAWRENCE GROVE PLAT No. 2, A P.U.D. as Recorded in Plat Book 71 at Pages 104 and 105 and the Easterly Line (and it's Southerly extension) of the Plat of LAWRENCE GROVE PLAT No. 1, A P.U.D. as Recorded in Plat Book 60 at Pages 21 through 23, both of the Public Records of Palm Beach County, Florida, a distance of 1,629.33 feet to the POINT OF BEGINNING.
Containing 1,020,035 Square Feet or 23.42 Acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- UTILITY EASEMENTS:** The Utility Easements as shown hereon, are hereby Dedicated in Perpetuity to the CITY OF BOYNTON BEACH for the Construction and Maintenance of Utilities, including Cable Television. The Installation of CATV Systems shall not interfere with the Construction, Installation, Maintenance and Operation of other Utilities. Such Construction, Installation, Maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Public Service Commission.
- DRAINAGE EASEMENTS:** The Drainage Easements as shown hereon, are hereby Dedicated in Perpetuity for Drainage purposes. The Maintenance obligation of all Drainage Facilities located therein, shall be the Perpetual Maintenance obligation of the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency. The CITY OF BOYNTON BEACH shall have the right, but not the obligation to Maintain any portion of the Drainage System.
- TRACT "A" (Landscape Buffer):** The Landscape Buffer as shown hereon, is hereby reserved for the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Landscape purposes and shall be the Perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency.
- TRACT "B" (Access Tract):** The Access Tract as shown hereon, is hereby reserved for the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Ingress and Egress purposes and shall be the Perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency.
- TRACTS "C" and "D" (Water Management Tracts):** The Water Management Tracts as shown hereon, are hereby reserved for the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Water Management purposes and shall be the Perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency.
- TRACTS "E, F, G, & H" (Open Space Tracts):** The Open Space Tracts as shown hereon, are hereby reserved for the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns for Open Space, Landscaping and related purposes and shall be the Perpetual Maintenance obligation of said Association its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency.
- EMERGENCY ACCESS EASEMENT:** The Emergency Access Easement as shown hereon, is hereby Dedicated in perpetuity for Emergency Access purposes. The Maintenance obligation of the Emergency Access Easement shall be the perpetual Maintenance obligation of the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency. The CITY OF BOYNTON BEACH shall have the right, but not the obligation to Maintain any portion of the Emergency Access Easement.
- TRACTS "I, J & K" (Lake Access Tracts):** The Lake Access Tracts as shown hereon, are hereby reserved to the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Lake Access purposes and shall be the Perpetual Maintenance obligation of said Association its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency.
- LAKE MAINTENANCE EASEMENTS:** The Lake Maintenance Easements as shown hereon, are hereby reserved to the FOSTERS MILL HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Lake Maintenance and Access purposes and shall be the Perpetual maintenance obligation of said Association its Successors and Assigns, without recourse to the CITY OF BOYNTON BEACH or any other Public Agency.
- DRAINAGE AND MAINTENANCE EASEMENTS:** The Drainage and Maintenance Easements as shown hereon, are hereby dedicated to the lot owner, his and/or her successors and assigns, whose dwelling unit abuts said Easement for roof overhang Drainage and Maintenance purposes, without recourse to the City of Boynton Beach.

TITLE CERTIFICATION

State of Florida } S.S.
County of Dade }

I, Juan E. Rodriguez, Esquire, 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 CONTINENTAL HOMES OF FLORIDA, INC., a Florida Corporation; that all Taxes have been Paid on said lands as required by Section 197 - 192, Florida Statutes, as amended; that there are no Mortgages of Record; and that there are Encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Juan E. Rodriguez September 21, 1998
Juan E. Rodriguez, Esquire Date
Attorney at Law, Licensed in Florida

CITY APPROVALS

CITY COMMISSION

This Plat is hereby approved for Record, this 16 day of October, 1998.

By: Jerry Taylor
Jerry Taylor, Mayor

CITY ENGINEER

This Plat is hereby approved for Record, this 26 day of October, 1998.

By: Raymond F. Davidson
Raymond F. Davidson, P.E.
Acting City Engineer

Attest: Suzanne M. Kruse
(As to Both) Suzanne M. Kruse, City Clerk

SURVEYOR'S NOTES:

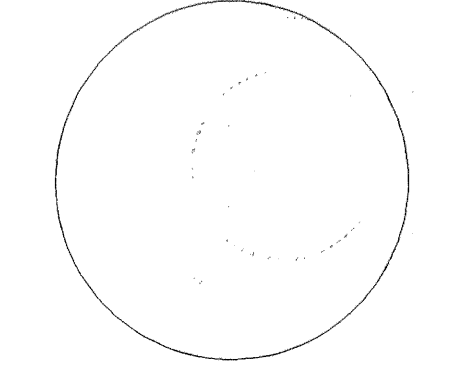
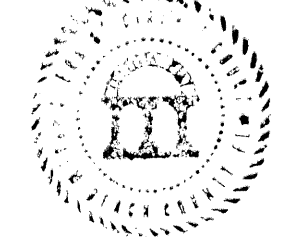
- NOTICE: This Plat as recorded in its graphic form, is the Official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
There may be additional Restrictions that are not Recorded on this Plat that may be found in the Public Records of Palm Beach County, Florida.
- Bearings shown hereon are based upon the STATE PLANE COORDINATE SYSTEM - TRANSVERSE MERCATOR - FLORIDA EAST ZONE, along the West Line of Section 7 - 45 - 43, as shown on the Plat of "LAWRENCE GROVE, PLAT No. 1, A P.U.D.", according to the Plat thereof, recorded in Plat Book 60, Pages 21 - 23 of the Public Records of Palm Beach County, Florida, having a bearing of North 02°02'59" East.
- Coordinates shown hereon are based upon the STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 projection, with the NAD 1990 adjustment. The Scale Factor used is 1.0000415
- Bearings shown are Grid Bearing, Distances shown are Ground distance.
- No Buildings or Structures shall be placed within Easements.
- In those cases where Easements of different types cross or overlap, 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 to these with their Priorities determined by the use of rights granted.
- The Building Setbacks and Site Regulations shall comply with the Approved Master Plan and The City of Boynton Beach Code of Ordinances.
- No Plantings over 30" shall be allowed on Corner Lots within the Safe Sight Distance Triangle based on the Crown of Road Elevation of the adjacent Roadway.

State of Florida } S.S.
County of Palm Beach }

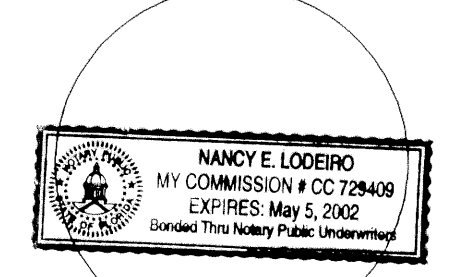
This Plat was Filed for Record at 2:38pm this 4 day of November, 1998, and Duly Recorded in Plat Book 83 on Pages 139 and 140.

Dorothy H. Wilken, Clerk
By: Dawn M. Mathoc

Sheet 1 of 2 Sheets

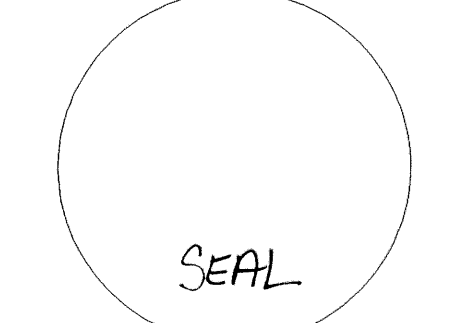


Continental Homes of Florida

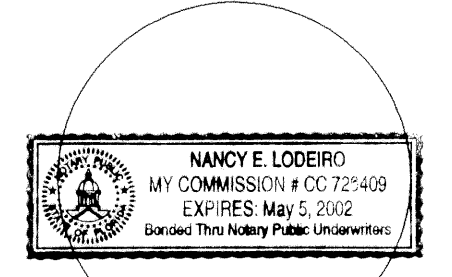


Continental Homes of Florida

Notary Public

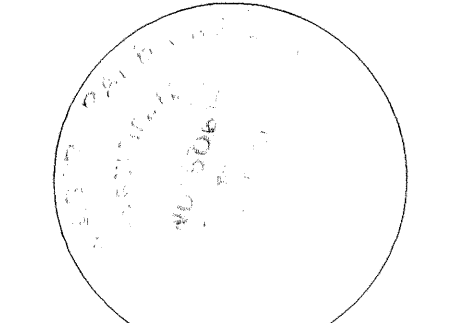


Homeowners Association

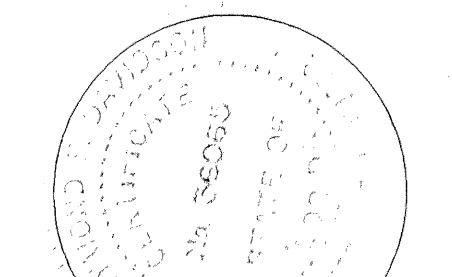


Homeowners Association

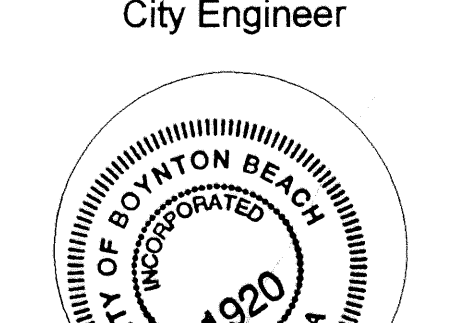
Notary Public



Surveyor



City Engineer



City Clerk