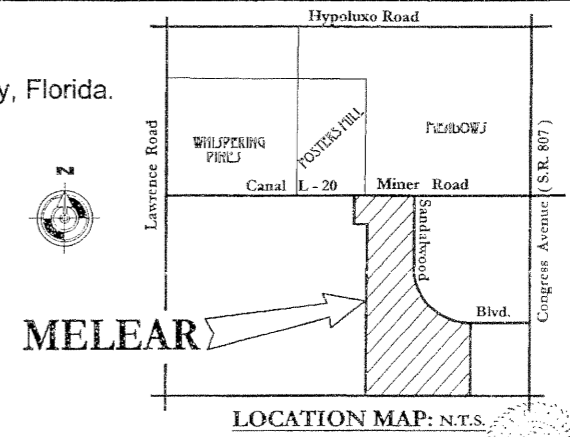


The Instrument Prepared by
Thomas R. Palibicki of
HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 5772
3550 N.W. Boca Raton Blvd., Boca Raton, Florida 33431
Phone: (561) 366-3600 Fax: (561) 366-2237 E-Mail: twpalib@hwa.com

A Planned Unit Development
MELEAR
A Plat of a Portion of Section 18, Township 45 South, Range 43 East, Palm Beach County, Florida.
City of Boynton Beach, Palm Beach County, Florida



145
State of Florida } S.S.
County of Palm Beach }
This Plat was Filed for Record
at 1:44pm this 9 day
of December, 1999
and Duly Recorded in Plat Book
86 on Pages 145
and 150
Dorothy H. Wilken, Clerk
By: *Jessal L. Wilken, DC*

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 a portion of Section 18, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as MELEAR, being more particularly described as follows:

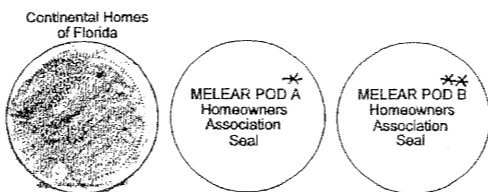
COMMENCING at the Northeast Corner of said Section 18; thence South 88°05'55" West, along the North Line of said Section 18, a distance of 1922.23 feet; thence South 01°54'05" East, a distance of 158.00 feet to a point on the Southerly Right-of-Way Line of Miner Road (108.00 feet in width) and the POINT OF BEGINNING of the parcel to be herein described; thence continuing along the Westerly and Southerly Right-of-Way Lines of Sandalwood Drive as shown on the Plats of CHALET IV PLAT 1, 3 and 4 (Plat 1 - P.B. 52, PG. 42-44, Plat 3 - P.B. 53, PG. 176, Plat 4 - P.B. 53, PG. 160) along the following described courses; thence South 48°54'05" East, a distance of 35.36 feet; thence South 01°54'05" East, a distance of 1165.94 feet to a point of curvature of a curve concave to the Northeast, having a central angle of 90°00'00" and a radius of 540.00 feet; thence Southerly along the arc of said curve, a distance of 848.23 feet to a point of compound curvature; said curve being concave to the Northwest, having a central angle of 22°21'33" and a radius of 790.00 feet; thence Easterly along the arc of said curve, a distance of 508.23 feet; thence South 01°19'11" West, a distance of 783.62 feet; thence South 87°53'18" West, parallel with and 15 feet North of, as measured at right angles to the South Line of the Northeast One Quarter (N.E. 1/4) of said Section 18, a distance of 1558.81 feet; thence North 01°19'11" East, along the West Line of Northeast One Quarter (N.E. 1/4) of said Section 18, a distance of 1969.39 feet; thence South 68°03'14" West, a distance of 464.73 feet; thence North 01°30'17" East, along the East Line of a Utility Tract (O.R.B. 4171, PG.S 164-167), a distance of 503.68 feet; thence North 88°05'55" East, along the Southerly Right-of-Way Line of Miner Road (108.00 feet in width), a distance of 1050.01 feet to the aforementioned POINT OF BEGINNING.

Containing 59.6404 acres, more or less.
Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A" (Access Tract): The Access Tract as shown hereon, is hereby reserved for the MELEAR POD A 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.
- TRACT "B" (Access Tract): The Access Tract as shown hereon, is hereby reserved for the MELEAR POD B 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.
- TRACT "C" (Landscape Buffer): The Landscape Buffer as shown hereon, are hereby reserved for the MELEAR POD A 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 "D" (Landscape Buffer): The Landscape Buffer as shown hereon, are hereby reserved for the MELEAR POD B 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 "E" (Recreation Tract): The Recreation Tract as shown hereon is hereby reserved to the MELEAR POD A 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.
- TRACT "F,R and U" (Recreation Tracts): The Recreation Tracts as shown hereon is hereby reserved to the MELEAR POD B 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.
- TRACTS "G, H,I,J,K,M,N,O and W" (Open Space Tracts): The Open Space Tracts as shown hereon, are hereby reserved for the MELEAR POD A 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.
- TRACTS "P,O, and Q" (Open Space Tracts): The Open Space Tracts as shown hereon, are hereby reserved for the MELEAR POD B 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.
- TRACTS "L-1, L-2, and L-3" (Water Management Tracts): The Water Management Tracts as shown hereon, are hereby reserved for the MELEAR POD A 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.
- LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon, are hereby reserved for the MELEAR POD A 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 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 MELEAR POD A 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.
- 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.
- LAKE ACCESS EASEMENTS (Lake Access Easements): The Lake Access Easements as shown hereon, are hereby reserved to the MELEAR POD A 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.
- 2' RW DEDICATION (along Miner Road), as shown hereon is hereby dedicated to the Board of County Commissioners of PALM BEACH COUNTY, FLORIDA, for the perpetual use of the public for public street purposes.
- The Limited Access Easements, as shown hereon are hereby dedicated to the CITY OF BOYNTON BEACH for the purpose of control and jurisdiction over access rights.

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 4 day of November, 1999.

CONTINENTAL HOMES OF FLORIDA, INC.
A Florida Corporation
By: *Paul J. Romanowski*
Paul J. Romanowski, President
Attest: *Maribel Gonzalez*
Maribel Gonzalez, Vice President



ACKNOWLEDGEMENT

State of Florida } S.S.
County of Dade }
BEFORE ME personally appeared Paul J. Romanowski 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 4th day of November, 1999.
Nancy B. Lodiak
Notary Public - State of Florida
My Commission Expires:

ACCEPTANCE OF RESERVATIONS

State of Florida } S.S.
County of Dade }
The MELEAR POD A 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 4th day of November, 1999.

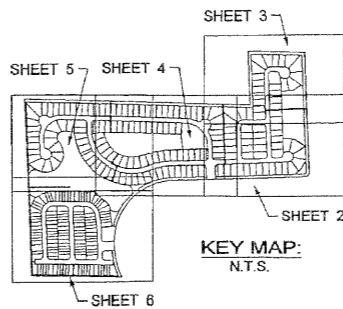
Witness: *RJR* MELEAR POD A HOMEOWNERS ASSOCIATION, INC.
(Print Name) RAFAEL ROCA A Florida Corporation, Not-for-Profit
Witness: *Berenauer* By: *Michael Humphries*
(Print Name) Johanna Berenguer (Print Name) Michael Humphries

ACKNOWLEDGEMENT

State of Florida } S.S.
County of Dade }
BEFORE ME personally appeared Michael Humphries who is personally known to me and who executed the foregoing instrument as President of MELEAR POD A 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 4th day of November, 1999.
Nancy B. Lodiak
Notary Public - State of Florida
My Commission Expires:

* ALSO KNOWN AS "BORGATA"
** ALSO KNOWN AS "SAN SAVINO"



ACCEPTANCE OF RESERVATIONS

State of Florida } S.S.
County of Dade }
The MELEAR POD B 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 4th day of November, 1999.

Witness: *RJR* MELEAR POD B HOMEOWNERS ASSOCIATION, INC.
(Print Name) RAFAEL ROCA A Florida Corporation, Not-for-Profit
Witness: *Berenauer* By: *Michael Humphries*
(Print Name) Johanna Berenguer (Print Name) Michael Humphries

ACKNOWLEDGEMENT

State of Florida } S.S.
County of Dade }
BEFORE ME personally appeared Michael Humphries who is personally known to me and who executed the foregoing instrument as President of MELEAR POD B 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 4th day of November, 1999.
Nancy B. Lodiak
Notary Public - State of Florida
My Commission Expires:

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 November 4, 1999
Juan E. Rodriguez, Esquire Date
Attorney at Law, Licensed in Florida

CITY APPROVALS

CITY COMMISSION
This Plat is hereby approved for Record, this 7 day of DECEMBER, 1999.

By: *Gerald F. Broyning*
Gerald F. Broyning, Mayor

CITY ENGINEER

This Plat is hereby approved for Record, this 8th day of DECEMBER, 1999.

By: *Jack H. Casler*
Jack H. Casler, P.E., P.L.S., Acting City Engineer

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

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; and that the Plat Map mathematically closes within (.01) of a foot.

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

