LOCATION MAP

KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED

PARTNERSHIP, WHOSE GENERAL PARTNER IS THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED

LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "OAKS AT BOCA RATON PLAT FIVE", A PLANNED UNIT

DEVELOPMENT BEING A REPLAT OF TRACTS D. R-2. AND L-3 THROUGH L-6, OAKS AT BOCA RATON PLAT ONE AS RECORDED IN PLAT BOOK 95, PAGES 1/6 THROUGH 22, AND A PORTION OF TRACTS 101, 102, 123, 124, AND 125,

BLOCK 70. "PALM BEACH FARMS COMPANY PLAT NO. 3". AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,

ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH,

BEGINNING AT THE SOUTHWEST CORNER OF TRACT D, OAKS AT BOCA RATON PLAT ONE, AS RECORDED IN PLAT

L-13, AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE, A DISTANCE OF 580.00 FEET; THENCE S89'34'01"W, A

DISTANCE OF 15.00 FEET; THENCE NOO 25'59"W, A DISTANCE OF 771.78 FEET TO A POINT OF INTERSECTION WITH THE

SOUTHERLY LINE OF TRACT R. OAKS AT BOCA RATON PLAT TWO, AS RECORDED IN PLAT BOOK 98, PAGES 196

THROUGH 198 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE

NORTHWEST. OF WHICH THE RADIUS POINT LIES N21"53"04"W. A RADIAL DISTANCE OF 525.00 FEET (THE PREVIOUS 3

SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 00'49'03", A DISTANCE OF 7.49 FEET; THENCE N67"17'54"E

ALONG SAID SOUTHERLY LINE, A DISTANCE OF 202.01 FEET; THENCE N22'42'06"W ALONG THE EAST LINE OF SAID

THROUGH A CENTRAL ANGLE OF 109'26'02", A DISTANCE OF 133.70 FEET; THENCE N38'34'55"E ALONG SAID

TRACT R, A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY CORNER OF TRACT L-7, AS SHOWN ON SAID OAKS

AT BOCA RATON PLAT ONE: THENCE N6717'54"E ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 67.28 FEET

TO THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES

N8843'23"E, A RADIAL DISTANCE OF 70.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY LINE,

SOUTHERLY LINE, A DISTANCE OF 34.09 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT R-1,

AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE,; THENCE ON A RADIAL BEARING OF S51"25"05"E ALONG SAID

SOUTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE

NORTHWEST, HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY LINE,

ON SAID OAKS AT BOCA RATON PLAT ONE,; THENCE S51'37'18"E ALONG SAID SOUTH LINE, A DISTANCE OF 20.01 FEET: THENCE N89'36'44"E ALONG SAID SOUTH LINE, A DISTANCE OF 168.67 FEET TO THE SOUTHEAST CORNER OF

NORTHEAST CORNER OF SAID BLOCK B-3: THENCE S89'34'01"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF

THEREOF, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF TRACT L-11, AS SHOWN ON SAID OAKS AT

PLAT BOOK 87, PAGES 4 THROUGH 12 OF SAID PUBLIC RECORDS: THENCE NO0°25'59"W ALONG THE EAST LINE

ARC A DISTANCE OF 200.68 FEET; THENCE S49'38'20"E, A DISTANCE OF 101.46 FEET; THENCE N85'21'40"E, A

DISTANCE OF 24.64 FEET; THENCE S44"28'21"E, A DISTANCE OF 138.00 FEET; THENCE S49"38'20"E, A DISTANCE OF

48'45'44": THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 365.96 FEET; THENCE SOO'52'35"E, A DISTANCE

OF 149.58 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF

11°01'37"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 19.25 FEET TO A POINT OF REVERSE CURVE TO THE

LEFT HAVING A RADIUS OF 199.53 FEET AND A CENTRAL ANGLE OF 100'35'00"; THENCE SOUTHEASTERLY ALONG THE

ARC. A DISTANCE OF 350.28 FEET: THENCE SOO'25'59"E, A DISTANCE OF 80.21 FEET TO A POINT OF INTERSECTION

3": THENCE S89"34"01"W ALONG SAID SOUTH LINE, A DISTANCE OF 1,040.98 FEET TO THE SOUTHEAST CORNER OF

TRACT L-2. AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE: THENCE NO0'25'59"W ALONG THE EAST LINE

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED. AS SHOWN HEREON, AND DO HEREBY DEDICATE AS

ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT

TRACTS R. R1 AND R2. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS

INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

THE SOUTH 30.00 FEET OF TRACT R IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 15429

TRACTS L THROUGH L6. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS'

PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

SOUTH 30.00 FEET OF TRACT L2 AND L4 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK

ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND ARE THE

TRACT A AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED

MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE

MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF

THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON

DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE

RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS

SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE

ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND

PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL

4. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE NORTH LINE THEREOF, A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.712.056 SQUARE FEET OR 39.303 ACRES, MORE OR LESS,

SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

15429, PAGE 1083 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

PAGE 10 83 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

FOLLOWS:

PRIVATE STREETS

2. OPEN SPACE TRACTS

TO PALM BEACH COUNTY.

WITH THE SOUTH LINE OF TRACTS 123 THROUGH 125 OF SAID BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO.

THEREOF. A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT L-2; THENCE S89'34'01"W ALONG

210.79 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF

1,104.14 FEET TO THE SOUTHEAST CORNER OF TRACT "BT-1". FOX HILL ESTATES OF BOCA RATON. AS RECORDED IN

BOCA RATON PLAT ONE: THENCE N89'34'01"E ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,154.14 FEET TO THE

SOUTHEAST CORNER OF SAID TRACT L-11: THENCE SOO'25'59"E ALONG THE EAST LINE OF SAID OAKS AT BOCA RATON

PLAT ONE, A DISTANCE OF 1,321.48 FEET; THENCE S37'47'07"E, A DISTANCE OF 36.44 FEET TO A POINT OF CURVE TO

THE LEFT HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 11°51'13"; THENCE SOUTHEASTERLY ALONG THE

SAID BLOCK B-3: THENCE NOO'25'59"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 919.73 FEET TO THE

THROUGH A CENTRAL ANGLE OF 00'36'31", A DISTANCE OF 2.39 FEET TO THE SOUTH LINE OF BLOCK B-3, AS SHOWN

COURSES AND DISTANCES BEING ALONG THE EAST LINE OF SAID TRACT L-13); THENCE EASTERLY ALONG THE ARC OF

BOOK 95. PAGES 16 THROUGH 22 OF SAID PUBLIC RECORDS); THENCE NOO"25'59"W ALONG THE EAST LINE OF TRACT

RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEDICATIONS AND RESERVATIONS:

# OAKS AT BOCA RATON PLAT FIVE

A PLANNED UNIT DEVELOPMENT BEING A PART OF RAINBOW PUD

BEING A REPLAT OF TRACTS D, R-2, AND L-3 THROUGH L-6, "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22, AND A PORTION OF TRACTS 101, 102, 123, 124, AND 125, BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54

ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31. TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

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

JANUARY - 2003

## DEDICATION AND RESERVATIONS CONTINUED:

#### 5. WATER MANAGEMENT TRACT

TRACT W. AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREFMENT. AS RECORDED IN OFFICIAL RECORDS BOOK 15220, PAGE 950 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### 6. OVERHANG/MAINTENANCE EASEMENTS

THE OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ABUTTING LOT OWNERS. THEIR SUCCESSORS AND ASSIGNS. FOR MAINTENANCE OF ROOF OVERHANGS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 7. UTILITY EASEMENTS

THE UTILITY EASEMENTS 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCESSORS AND ASSIGNS.

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION. MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS. STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS

#### 8. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 9. 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

#### 10. ROADWAY CONSTRUCTION EASEMENT

THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROAD.

IN WITNESS WHEREOF. THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THE OAKS AT BOCA RATON DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_

> THE OAKS AT BOCA RATON VENTURE, L.P. A FLORIDA LIMITED PARTNERSHIP

BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY,

ITS GENERAL PARTMER Kich ARD /Finkalstein, AS WITNESS: M. Clane Pront

#### ACKNOWLEDGMENT:

PRINT M. ElAINE BROWNing

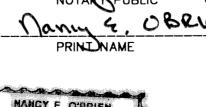
STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RICHARD FINKELSTEIM WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, THE GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT

IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS

9-23-06 COMMISSION NUMBER: DD IMMSSI

MY COMMISSION EXPIRES:



TABULAR DATA TOTAL AREA THIS PLAT AREA OF PRIVATE ROAD TRACTS R, R1, R2

AREA OF TRACTS L THROUGH L6 AREA OF TRACT W 7.227 ACRES 0.258 ACRES AREA OF TRACT A AREA OF RESIDENTIAL 13.889 ACRES JSE SINGLE FAMILY NUMBER OF UNITS - 68 (1.73 D.U./AC.)

ACCEPTANCE OF RESERVATIONS:

PETITION NO. 97-104C

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE OAKS AT BOCA RATON PROPERTY OWNERS' 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 26th DAY OF TUNE, 2003.

> THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORIATION NOT FOR PROFIT

39.303 ACRES

8.623 ACRES

PRINT NAME M. ElAINE BROWNing

WITNESS: Debra Shilardi

PRINT NAME Debra J. Chilardi

#### **ACKNOWLEDGMENT:**

STATE OF FLORIDA) COUNTY OF PALM Beach

BEFORE ME PERSONALLY APPEARED DEAN J. BOTT WHO IS PERSONALLY KNOWN TO ME OR HAS \_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICEPRESIDENT OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HD/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 26th DAY OF JUNE MY COMMISSION EXPIRES: 9-23-06 COMMISSION NUMBER: 122 HHI GQ

#### MORTGAGEES CONSENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH

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 1335.7 AT PAGE 1945 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 15th DAY OF

CITY NATIONAL BANK OF FLORIDA,

Jr VICE PRESIDENT

A BANKING CORPORATION AUTHORIZED

TO DO BUSINESS IN FAORIDA

ACKNOWLEDGMENT:

### STATE OF FLORIDA)

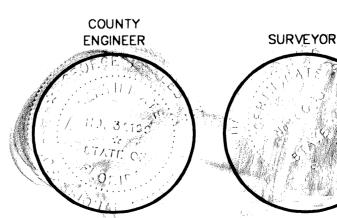
COUNTY OF PALM Beach

COMMISSION NUMBER:

DD 144521

BEFORE ME PERSONALLY APPEARED J. SCOTT McCleneghand
PRODUCED 110 - 52 \_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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  $15^{\circ}$ MY COMMISSION EXPIRES: 9-23-06



THE OAKS AT BOCA RATON PROPERTY

THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., NOTARY

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:29 A M. THIS 544 DAY OF November A.D. 2003 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ON\_ PAGES TLE AND K3 DOROTHY H. WILKEN CLERK CIRCUIT COURT hunt Mr Soloica

HULLODOCOM

SHEET

# COORDINATES, BEARINGS AND DISTANCES

KEY MAP NOT TO SCALE

SHEET 8

SHEET

SHEET 6

SHEET 2 SHEET 3

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00002099GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

#### TITLE CERTIFICATION:

STATE OF FLORIDA) \_Gary S. Dunay COUNTY OF PALM BEACHY

I. CARL E. SIECEL. 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 IN THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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. ATTORNEY AT LAW LICENSED IN FLORIDA

#### **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 DAY OF \_\_\_\_\_\_\_, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

#### 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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.

DATED: 10/15/03 ino DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

