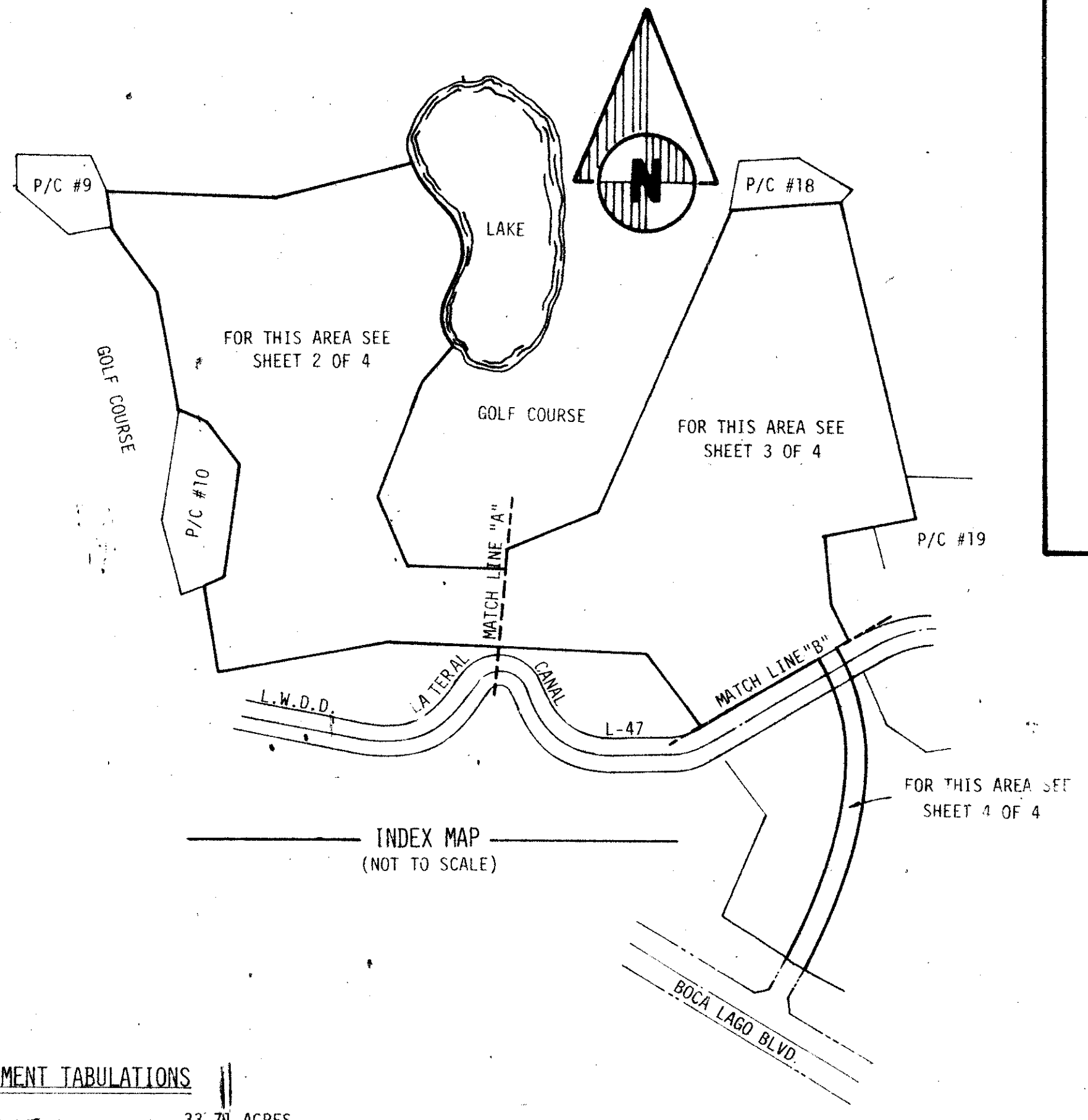
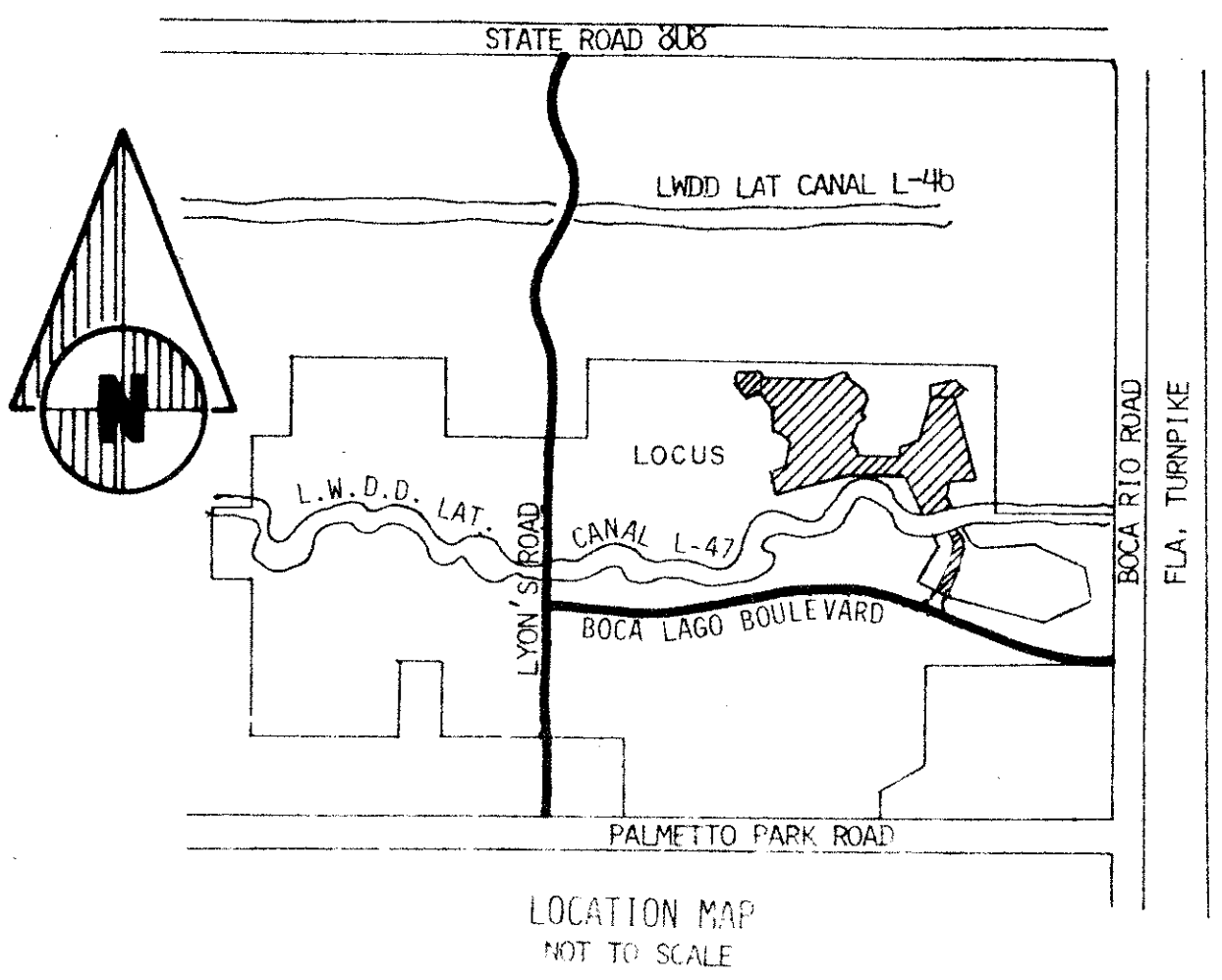


DEDICATION:

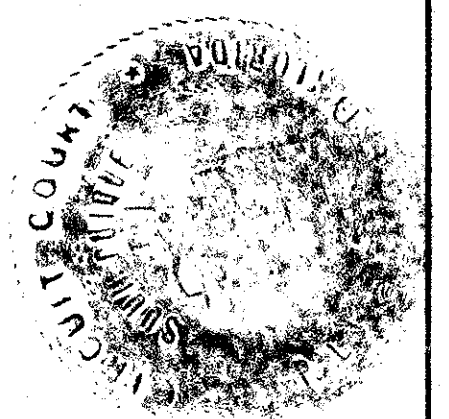
KNOW ALL MEN BY THESE PRESENTS THAT BOCA LAGO ASSOCIATES, LTD. (A FLORIDA LIMITED PARTNERSHIP) OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE REPLAT OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE FAIRWAYS OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PLANNED UNIT DEVELOPMENT THE FAIRWAYS OF BOCA LAGO

BEING A REPLAT OF A PART OF THE "REPLAT OF BOCA LAGO (P.U.D.)" AS RECORDED IN PLAT BOOK 31, PAGES 62-71 (INCLUSIVE), PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 20, TWP 47 SO., RGE 42 EAST. MARCH 1977



36 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:12 A.M. THIS 16 TH DAY OF June AD. 1977 AND DULY RECORDED IN PLAT BOOK 33 ON PAGES 33, 37 AND 38 & 39 JOHN B. DUNKLE, CLERK CIRCUIT COURT BY: [Signature] DC



THENCE, NORTH 33°52'09" EAST, A DISTANCE OF 59.28 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 450.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 60°00'00" WEST. THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°18'49", A DISTANCE OF 450.14 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.77 FEET.

PLANNED UNIT DEVELOPMENT TABULATIONS: TOTAL AREA THIS PLAT 33.71 ACRES, LESS ROAD RIGHTS OF WAY 5.52 ACRES, EQUALS EFFECTIVE BASE RESIDENTIAL AREA 28.19 ACRES. AREA TABULATIONS: AREA IN TRACT "A" 19.83 ACRES, AREA IN TRACT "B" 2.63 ACRES, AREA IN TRACT "C" 2.51 ACRES, AREA IN TRACT "D" 2.11 ACRES, AREA OF INTERIOR ROAD R/W'S 5.52 ACRES.

APPROVAL: PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 TH DAY OF June AD 1977. COUNTY ENGINEER: [Signature] LAKE LYAL, CHAIRMAN. THIS PLAT IS HEREBY APPROVED FOR RECORD THIS TH DAY OF AD 1977. ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: [Signature] HERBERT F. KAHLERT, PE, COUNTY ENGINEER.

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH WE, STATE TITLE & ABSTRACT COMPANY, INC., A TITLE INSURANCE COMPANY 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 BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OF RECORD. DATE May 6, 1977 BY: [Signature] DORIS M. CUL, D.P.

- 1. RECREATION TRACTS I AND II AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FAIRWAYS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. 2. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE FAIRWAYS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PERPETUAL USE FOR PROPER ROAD PURPOSES BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE FAIRWAYS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC. SHALL FROM TIME TO TIME PERMIT TO USE THE SAME. 3. THE UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

SURVEYOR'S CERTIFICATE: STATE OF FLORIDA COUNTY OF PALM BEACH 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE RECORD AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF THE FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, AS GENERAL PARTNER OF FRANKEL ASSOCIATES THIS 6 TH DAY OF May AD 1977. WITNESS FRANKEL, GENERAL PARTNER OF FRANKEL ASSOCIATES. ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED BENJAMIN FRANKEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BENJAMIN FRANKEL, GENERAL PARTNER OF THE ABOVE NAMED FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP. WITNESS MY HAND AND OFFICIAL SEAL THIS 6 TH DAY OF May 1977. NOTARY PUBLIC: MY COMMISSION EXPIRES: [Signature]

Boon plat 57. SURVEYOR'S NOTES: 1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 2. "B" AREA DIMIT'S PRESERVATION / CONSERVATION AREA. 3. ALL PERMANENT REFERENCE MONUMENTS, PRM'S, ARE DESIGNATED THUS: 4. ALL PERMANENT CONTROL POINTS, PCP'S, ARE DESIGNATED THUS: 5. THERE SHALL BE NO CONSTRUCTION OF SHRUBS OR TREES OR SHRUBS PLACED ON EASEMENTS. 6. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF "BOCA LAGO" PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 244 THROUGH 253 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. 7. TRACTS "A" THROUGH "D" RESERVED FOR THE PURPOSES OF DWELLING UNIT CONSTRUCTION AND ALL OTHER PERMISSIBLE PURPOSES.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC. PALM BEACH COUNTY, FLORIDA. THE FAIRWAYS OF BOCA LAGO. DESIGNED: [Signature] E.L.O. DRAWN: [Signature] CHECKED: [Signature] JOB NO: 3005. DATE: MAR '77. SCALE: APPROVED: [Signature] FILE NO: SHEET OF 4.

THE FAIRWAYS OF BOCA LAGO

