COUNTY OF PALM BEACH

dry of January

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In a shirt

STATE OF FLORIDA.

KNOW ALL MEN BY THESE PRESENTS THAT FLO-REALTY, INC., A FLORIDA CORPORATION AND HAVERHILL PARTNERS LTD. OWNERS OF THE LAND SHOWN HEREON. BEING IN SECTION 13. TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HERE-ON AS FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN (P.U.D.) BEING MORE PARTI-CULARLY DESCRIBED AS FOLLOWS:

THREE PARCELS OF LAND HEREINAFTER REFERRED TO AS PARCEL NO. 1, PARCEL NO. 2 AND PARCEL NO. 3, EACH LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND EACH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 01°29'14" EAST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 2,686.40 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 88°13'42" EAST ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 13, A DISTANCE OF 50 FEET TO THE EAST RIGHT OF WAY LINE OF HAVERHILL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST-WEST QUARTER LINE ON A BEARING OF SOUTH 88°13'42" EAST, A DISTANCE OF 453 FEET TO THE SOUTH WEST CORNER OF THE PLAT OF FOXWOOD ESTATES PLAT NO. 1, AS SAID PLAT IS RECORDED IN PLAT BOOK 34 PAGES 78 THROUGH 80, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE TRAVERSING ALONG A PORTION OF THE WEST LINE OF SAID PLAT NO. 1, THROUGH THE FOLLOWING FIVE COURSES AND DISTANCES:

- 1. NORTH 01°38'43" EAST, A DISTANCE OF 171.88 FEET.
- 2. SOUTH 88°21'17" EAST, A DISTANCE OF 30 FEET.
- 3. NORTH 26°19'00" EAST, A DISTANCE OF 107.19 FEET.
- 4. NORTH 63°41'00" WEST, A DISTANCE OF 30.50 FEET.
- 5. NORTH 26°19'00" EAST, A DISTANCE OF 244.00 FEET TO THE SOUTH LINE OF A DRAINAGE EASEMENT AS SAID EASEMENT IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2802 PAGE 960 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING FROM SAID WEST LINE, NORTH 63°41'00" WEST ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 246.83 FEET; THENCE NORTH 09°12'24" WEST, A DISTANCE OF 112.00 FEET TO THE NORTH LINE OF SAID DRAINAGE EASEMENT; THENCE NORTH 09°59'12" EAST ALONG THE WEST LINE OF LOT 23 OF SAID PLAT NO. 1 OF FOXWOOD ESTATES, A DISTANCE OF 112.28 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF MARBELLA ROAD (WHICH IS A CURVE CONCAVE TO THE SOUTHWEST) AS SAID RIGHT OF WAY IS SHOWN ON SAID PLAT NO. 1 OF FOXWOOD ESTATES (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 09°59'12" EAST); THENCE TRAVERSING ALONG A PORTION OF THE RIGHT OF WAY OF SAID MARBELLA ROAD THROUGH THE FOLLOWING SIX COURSES AND DISTANCES:
- 1. WESTERLY, ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 08°20'29" A DISTANCE OF 40.04 FEET TO A TANGENT LINE.
- 2. NORTH 88°21'17" WEST, ALONG SAID TANGENT LINE, A DISTANCE OF 103.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 90
- 3. WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.08 FEET TO A TANGENT LINE.
- 4. NORTH 01°88'43" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 129.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH EAST, HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 90
- 5. NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.08 FEET TO A TANGENT LINE.
- 6. SOUTH 88°21'17" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 94.77 FEET TO THE SOUTHWEST CORNER OF LOT 41 OF SAID PLAT NO. 1 OF FOXWOOD ESTATES; THENCE NORTH 01°38'43" EAST, ALONG THE WEST LINE OF SAID LOT 41, A DISTANCE OF 114.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKESIDE GREEN BOULEVARD AS SAID BOULEVARD IS SHOWN ON SAID PLAT NO. 1 OF FOXWOOD ESTATES; THENCE NORTH 88°21' 17" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 294.77 FEET; THENCE SOUTH 46°38'43" WEST, A DISTANCE OF 41.01 FEET TO THE EAST RIGHT OF WAY LINE OF SAID HAVERHILL ROAD; THENCE SOUTH 01°38'43" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE 1,244.08 FEET TO THE POINT OF BEGINNING.

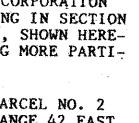
LESS AND EXCEPTING THEREFROM ALL THAT PORTION OF THE 85 FOOT DRAINAGE RIGHT OF WAY DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORD BOOK 1138, PAGES 394 AND 396 OF THE PUBLIC RECORDS OF SAID COUNTY, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDS:

COMMENCING AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 13; THENCE NORTH 01°38'43" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 13, A DISTANCE OF 625.67 FEET TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 13; THENCE SOUTH 88°16'13" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF HAVERHILL ROAD AND THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID SOUTH LINE. A DISTANCE OF 373.87 FEET: THENCE NORTH 09°12'24" WEST. A DISTANCE OF 86.57 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE NORTH THREE-QUARTERS (N 3/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 13; THENCE NORTH 88°16'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 357.57 FEET TO THE EAST RIGHT OF WAY LINE OF SAID HAVERHILL ROAD; THENCE SOUTH 01°38'43" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 85.00 FEET TO THE POINT OF

PARCEL NO. 2

BEGINNING AT THE SOUTHWEST CORNER OF LOT 24 OF THE PLAT OF FOXWOOD ESTATES PLAT NO. 1, AS SAID LOT IS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK 34 PAGE 78 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 18°37'54" EAST, ALONG THÉ WEST LINE OF SAID LOT 24, A DISTANCE OF 103.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE ALONG THE SOUTH LINE OF LOT 39 AND LOT 40 OF SAID PLAT OF FOXWOOD ESTATES PLAT NO. 1, THROUGH THE FOLLOWING COURSES AND DISTANCES:

- 1. NORTH 63°41'00" WEST, A DISTANCE OF 5.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF 22°55'10";
- 2. THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 120 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 06°32'35" EAST, ALONG THE WEST LINE OF SAID LOT 40, A DISTANCE OF 114.20 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF MARBELLA ROAD, WHICH IS A CURVE CONCAVE TO THE SOUTH (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 06°32'35" EAST); THENCE TRAVERSING ALONG A PORTION OF THE RIGHT OF WAY LINE OF SAID MARBELLA ROAD THROUGH THE FOLLOWING COURSES AND DISTANCES:
- 1. WESTERLY, ALONG THE ARC OF SAID CURVE AND THROUGH AN ANGLE OF 04°53'52", A DISTANCE OF 23.51 FEET TO A TANGENT LINE.
- 2. NORTH 88°21'17" WEST, ALONG SAID TANGENT LINE, A DISTANCE OF 94.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE



FOXWOOD ESTATES PLAT NO. 2

OF LAKESIDE GREEN (P.U.D.)

LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA.

- 3. WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THROUGH AN ANGLE OF 90 DECREES, A DISTANCE OF 78.54 FEET TO A TANGENT LINE
- 4. SOUTH 01°38'43" WEST, ALONG SAID TANGENT LINE, A DISTANCE OF 129.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
- 5. SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND THROUGH AN ANGLE OF 90 DEGREES, A DISTANCE OF 78.54 FEET TO
- 6. SOUTH 88°21'17" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 103.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
- 7. EASTERLY ALONG THE ARC OF SAID CURVE AND THROUGH AN ANGLE OF 16°59'11", A DISTANCE OF 96.35 FEET TO THE POINT OF

PARCEL NO. 3:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 01°38'43" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 13, A DISTANCE OF 639.96 FEET; THENCE SOUTH 88.21'17" EAST, A DISTANCE OF 50 FEET TO THE EAST RIGHT OF WAY LINE OF HAVERHILL ROAD, AND THE POINT OF BEGINNING; THENCE SOUTH 01°38'43" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 620.73 FEET; THENCE SOUTH 43°21'17" EAST, A DISTANCE OF 41.01 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKESIDE GREEN BOULEVARD AS SAID BOULEVARD IS SHOWN ON SAID PLAT OF FOXWOOD ESTATES PLAT NO. 1 (P.U.D.); THENCE TRAVERSING ALONG SAID NORTH RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES:

- 1. SOUTH 88°21'17" EAST, A DISTANCE OF 300.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 340 FEET AND A CENTRAL ANGLE OF 24°40'17".
- 2. EASTERLY, ALONG THE ARC OF SAID CURVE. A DISTANCE OF 146.40 FEET TO A TANGENT LINE.
- 3. SOUTH 63°41'00" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 410.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 24040'17'.
- 4. EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.96 FEET TO A TANGENT LINE.
- 5. SOUTH 88°21'17" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 204.97 FEET; THENCE DEPARTING FROM SAID NORTH RIGHT OF WAY LINE, NORTH 01°38'43" EAST, A DISTANCE OF 255.29 FEET; TRENCE NORTH 88°21'17" WEST, A DISTANCE OF 5 FEET TO A POINT IN A CURVE (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 88°21'17" WEST) CONCAVE TO THE WEST, HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 59°20'09"; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.56 FEET TO A NON-TANGENT LINE; THENCE NORTH 01°38'43" EAST. ALONG SAID NON-TANGENT LINE, A DISTANCE OF 141.08 FEET; THENCE NORTH 26°19'00" EAST, A DISTANCE OF 24.89 FEET: THENCE NORTH 01°38'43" EAST, A DISTANCE OF 77.84 FEET: THENCE NORTH 63°41'00" WEST, A DISTANCE OF 726.73 FEET; THENCE NORTH 88°21' 17" WEST, A DISTANCE 225 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 26°01'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.42 FEET TO A NON-TANGENT LINE; THENCE NORTH 88°23'48" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 185.13 FEET TO THE POINT OF BEGINNING.

CONTAINING IN TOTAL, 28.4043 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

STREETS:

THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS:

LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

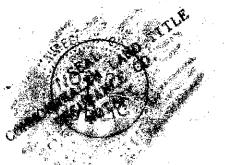
(25' BUFFER ZONE) IS TO BE CONVEYED AND DEDICATED TO FOXWOOD PROPERTY OWNERS ASSOCIATION, INC., FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS ASSOCIATION.

TRACT "B"

AS SHOWN IS HEREBY DEDICATED TO FOXWOOD PROPERTY OWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING PARKING SPACES, GREEN AREAS, DRAINAGE AND UTILITY EASEMENTS AND INGRESS AND EGRESS RIGHTS OVER AND ACROSS SAID TRACT. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE AREAS AS SHOWN HEREON AS TRACTS S-1 AND S-2 ARE HEREBY DEDICATED TO THE FOXWOOD HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSES OF PROVIDING GREEN AREAS, DRAINAGE AND UTILITY EASEMENTS, OVER AND ACROSS SAID TRACTS. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "S-3" AS SHOWN HEREON IS HEREBY HELD AND RESERVED BY FLO-REALTY, INC., OWNER OF THE LAND SHOWN HEREON FOR THE SOLE PURPOSE OF PROVIDING FOR THE FUTURE EXTENSION OF BALMORAL BOULEVARD OF THE PLAT OF FOXWOOD ESTATES PLAT NO. 1 (PLAT BOOK 34, PAGES 78 THROUGH 80, INCLUSIVE) AND IS THE MAINTENANCE OBLIGATION OF SAID FLO-REALTY, INC.



HOMEOWNERS ASSOCIATION FOR WATER RETENTION AND RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WATER MANAGEMENT TRACTS

IN WITNESS WHEREOF, THE ABOVE NAMED FLO-REALTY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT

AS SHOWN HEREON AS LAKES B AND C, ARE HEREBY DEDICATED TO THE FOXWOOD

SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF Que. 1979

OF THE STATE OF FLORIDA.

FLO-REALTY, INC., A CORPORATION

ATTEST

A.D., 1978.

BY: Robert E Jackson ROBERT E. JACKSON ASSISTANT SECRETARY

IN WITNESS WHEREOF, I, ISADOR MICHAEL, GENERAL PARTNER, HAVERHILL PARTNERS LTD., DO HEREUNTO SET MY HAND AND SEAL THIS 5 DAY OF ___A.D., 1979.

WITNESS:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, COMMONWEALTH LAND TITLE INSURANCE CO., 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 I FIND THE TITLE TO THE PROPERTY IS VESTED IN FLO-REALTY, A FLORIDA CORPORATION AND HAVERHILL PARTNERS, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF JANUARY
1978, AT THE CITY OF WEST PALM BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA.

MY COMMISSION EXPIRES: 3/7/81

APPROVALS:

W. 1/4 COR.

CANAL EA

PARCEL Nº 1

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

LOCATION AND KEY MAP (N.T.S.)

OF SECTION 13 TWP. 43 S., RGE. 42 E.

ROEBUCK ROAD

NOT PLATTED

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF JAN A.D., 1979.

SHEET Nº 3

COUNTY ENGINEER PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS A.D., 1979.

ATTEST:

JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I HEREBY 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 KNOW-LEDGE 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 GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

FLORIDA CERTIFICATE NO. 2345

THIS INSTRUMENT WAS PREPARED BY JORGE PERDOMO IN THE OFFICES OF FLORIDA SURVEYING & MAPPING, INC., 941 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, 33406.

SEE SURVEYOR'S NOTES ON SHEET NO. 2

SHEET I OF 4

FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA 33401 10-11-1978