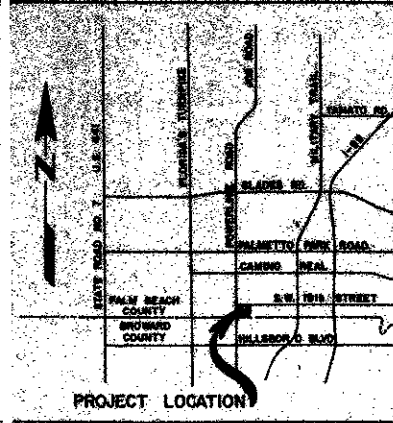


44/128



VICINITY MAP
N.T.S.

AREA TABLE	
TOTAL AREA THIS PLAT	29,789 AC.
AREA OF ROAD R/W (TRACT B-1)	2,913 AC.
AREA OF ACCESS TRACT (TRACT B-2)	0,661 AC.
AREA OF OPEN SPACE (TRACT A)	4,010 AC.
AREA OF BUILDING TRACTS (TRACT C)	14,825 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS L-1, L-2, L-3, L-4 & L-5)	7,380 AC.
No. UNITS PROPOSED THIS PLAT	360
DENSITY PROPOSED THIS PLAT (2,085 UNITS/AC.)	
LAND USE	APARTMENTS

PART OF A P.U.D.
EDGEWATER POINTE ESTATES
 A PLAT OF A PORTION OF SECT. 34, TWP. 47S, RGE. 42 E.
 AND ALSO BEING A REPLAT OF TRACT F-2, BOCA POINTE NO. 4, AS RECORDED
 IN PLAT BOOK 43, PAGES 194-196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

JANUARY 1982
SHEET 1 OF 3

128

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This instrument was recorded on August 10, 1982
 at 10:30 AM
 in Book 44 of Public Records
 at Page 128-129-130
 JOHN A. DUNKLE, Clerk
 John A. Dunkle, Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania Corporation not for profit, owner of the lands shown hereon, being in Section 34, Township 47 South, Range 42 East, Palm Beach County, Florida, said lands being a portion of Tract F-2 of the plat of Boca Pointe No. 4, as recorded in Plat Book 43, Pages 194-196 of the public records of Palm Beach County, Florida, shown hereon as EDGEWATER POINTE ESTATES, being more particularly described as follows:

Beginning at the Northeast corner of the aforementioned Tract F-2; thence with a bearing of S. 00° 29' 08" E. along the East line of Tract F-2, a distance of 1244.45 feet to a point, lying on the North right-of-way line of the Hillisboro Canal and the South line of Tract F-2; thence with a bearing of S. 89° 54' 29" W. along said North right-of-way line of the Hillisboro Canal and the South line of Tract F-2, a distance of 1052.21 feet to a point, lying on the East right-of-way line of Powerline Road and the West line of Tract F-2; thence with a bearing of N. 00° 27' 48" W. along said East right-of-way of Powerline Road and the West line of Tract F-2, a distance of 1189.07 feet to the Northwest corner of Tract F-2; thence with a bearing of N. 82° 22' 21" E. along the Southern right-of-way line of S.W. 18th Street and the Northern line of Tract F-2, a distance of 409.04 feet to a point; thence with a bearing of N. 89° 28' 58" E., along said South right-of-way line of S.W. 18th Street and the North line of Tract F-2, a distance of 688.99 feet, more or less, to the Point of Beginning.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Streets: Tract B-1, for private road, utility, and drainage purposes, and Tract B-2, for access tract, utility, and drainage purposes, are hereby dedicated to EDGEWATER POINTE MAINTENANCE ASSOCIATION, INC. and are the perpetual maintenance obligations of said Association, its successors, or assigns.
- Easements:
 - Unity and Drainage Easement—The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Drainage easements shall be maintained by the EDGEWATER POINTE MAINTENANCE ASSOCIATION, INC., its successors, or assigns.
 - Limited Access Easements—The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 - Landscape Easement—The areas indicated as landscape easements are dedicated to the BOCA POINTE COMMUNITY ASSOCIATION, INC., and are the perpetual maintenance obligations of said Association, its successors, or assigns.
- Water Management Tracts: Tracts L-1, L-2, L-3, L-4 and L-5, for water management purposes, are hereby dedicated to EDGEWATER POINTE MAINTENANCE ASSOCIATION, INC., and are the perpetual maintenance obligations of said Association, its successors or assigns. Said Tracts shall be deemed Drainage Easements.
- Open Space: Tract A, except that part hereinabove dedicated as "Landscape Easement" is dedicated for open space purposes to EDGEWATER POINTE MAINTENANCE ASSOCIATION, INC., its successors or assigns. Tract C is not dedicated by this plat, but is reserved by Adult Communities Total Services, Inc. That portion of Tract C upon which buildings or improvements are not hereafter constructed will be dedicated to EDGEWATER POINTE MAINTENANCE ASSOCIATION, INC. for open space purposes, as phases are completed, but in any event prior to January 1, 1988.

IN WITNESS WHEREOF, the above-named corporation, ADULT COMMUNITIES TOTAL SERVICES, INC., has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of June, 1982.

ADULT COMMUNITIES TOTAL SERVICES, INC.
 a Pennsylvania corporation not for profit

Attest: Daniel J. Bartkow
 DANIEL J. BARTKOW, Secretary

By: Richard S. Coons
 RICHARD S. COONS, President

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA Before me personally appeared RICHARD S. COONS and DANIEL J. BARTKOW, COUNTY OF MONTGOMERY, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania corporation not for profit authorized to do business in Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, 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 2nd day of June, A.D., 1982.

My Commission expires: August 27, 1983

Mae McClure
 Notary Public, Commonwealth of Pennsylvania

This instrument was prepared by:
 John A. Grant, Jr., John A. Grant, Jr., Inc.
 3925 North Federal Highway, Boca Raton, Florida 33431



MORTGAGE CERTIFICATE

STATE OF FLORIDA The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon, COUNTY OF PALM BEACH, 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 Record Book 3600 at Page 1772 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed by its Vice President, and attested by its Project Engineer, and its seal to be affixed hereon by and with the authority of its Board of Directors this 24th day of June, 1982.

MARKBOROUGH PROPERTIES LIMITED
 an Ontario Company

Attest: William C. Powell
 WILLIAM C. POWELL, Project Engineer

By: C. D. Brooks
 C. D. BROOKS, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA Before me personally appeared C. D. BROOKS and WILLIAM C. POWELL, to me well known, and COUNTY OF PALM BEACH, known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Project Engineer of the above named MARKBOROUGH PROPERTIES LIMITED, an Ontario Company, authorized to do business in Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said Company, that the seal affixed to the foregoing instrument is the seal of said Company, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Company.

WITNESS my hand and official seal this 24th day of June, 1982.

My Commission expires: March 26, 1983

John A. Grant, Jr.
 Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA I, ALAN J. GIKLIN, of the firm of Boose, Giklin, and Martens, a duly licensed attorney in the State of COUNTY OF PALM BEACH, 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 ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania Corporation not for profit; that the current taxes have been paid; that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

6-3-1982
Date

Alan J. Giklin
 ALAN J. GIKLIN
 Boose, Giklin, and Martens
 Attorney-at-law licensed in Florida

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with Palm Beach County 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.

6/30/82
Date

John A. Grant, Jr.
 JOHN A. GRANT, JR.
 Registered Surveyor No. 1141
 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 27 day of July, A.D. 1982.

BY: Norman R. Gregory
 NORMAN R. GREGORY, Chairman

COUNTY ENGINEER

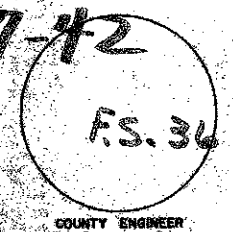
This plat is hereby approved for record this 27 day of July, A.D. 1982.

0211-309 34-47-42
 BY: M.F. Kahlert
 M.F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

BY: Elizabeth Richards
 DEPUTY CLERK

EDGEWATER POINTE ESTATES



F.S. 36