

A PART OF A P.U.D. PORT CAYMAN A PLAT OF A PORTION OF SECTION I, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF PARCEL L OF LAKES AT BOCA RATON - PHASE III AS RECORDED IN PLAT BOOK 55, PAGES 1, 2 & 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as PORT CAYMAN, being more particularly described as Parcel "L" of LAKES AT BOCA RATON - PHASE III, as recorded in Plat Book 55, Pages 1, 2 & 3 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- 1. Street: The street, shown hereon as Tract 44, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
2. Easements: a. Utility and Drainage Easements - The utility easements and drainage easements as shown are dedicated in perpetuity for the construction and maintenance of utilities and drainage.
b. Lake Maintenance Easements - The lake maintenance easements as shown hereon are hereby dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
c. Limited Access Easements - The 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.
3. Water Management Tract: The Water Management Tract, shown hereon as Tract 45, is dedicated to the Lakes at Boca Raton Homeowners' Association, Inc. for water management purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
4. Open Space: The areas shown hereon as Tracts 46, 47, 48, 49, 50, 51 and 52 are hereby dedicated for open space purposes to the Lakes at Boca Raton Homeowners' Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this 6th day of January, 1987.

HOUSTON ENTERPRISES a Florida General Partnership By: GEORGE E. BARBAR Managing General Partner Witness: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA )ss BEFORE ME personally appeared GEORGE E. BARBAR, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Managing General Partner of Houston Enterprises, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such Managing General Partner of said Partnership, and that the seal affixed to the foregoing instrument is the seal of said Partnership and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 6th day of January, 1987. My Commission expires: [Signature] Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA )ss WE, OCEAN TITLE, INC., a title insurance company duly licensed in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: December 9, 1986 W. RODGERS MOORE, Vice President OCEAN TITLE, INC.

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 guarantees 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, and complies with the Minimum Technical Standards of Chapter 21-HH-6, Rules of the Department of Professional Regulation, Board of Land Surveyors.

Date: JAN. 8th, 1987 JOHN A. GRANT, JR. Registered Surveyor No. 1141 State of Florida

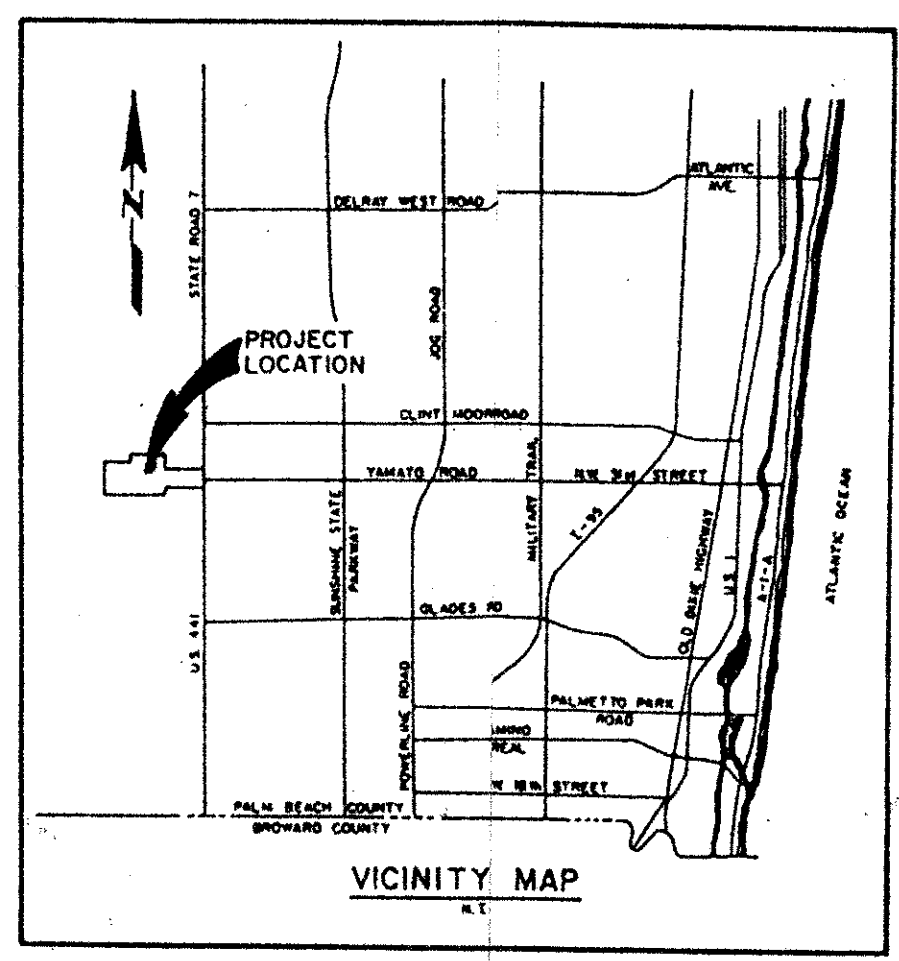
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 24 day of Feb, A.D., 1987.

ATTEST: JOHN B. DUNKLE, Clerk By: CAROL A. ROBERTS, Chairman DEPUTY CLERK

By: KATHRYN S. MILLER DEPUTY CLERK COUNTY ENGINEER This plat is hereby approved for record this 24 day of Feb, A.D., 1987. H. F. KANLERT, P.E. County Engineer

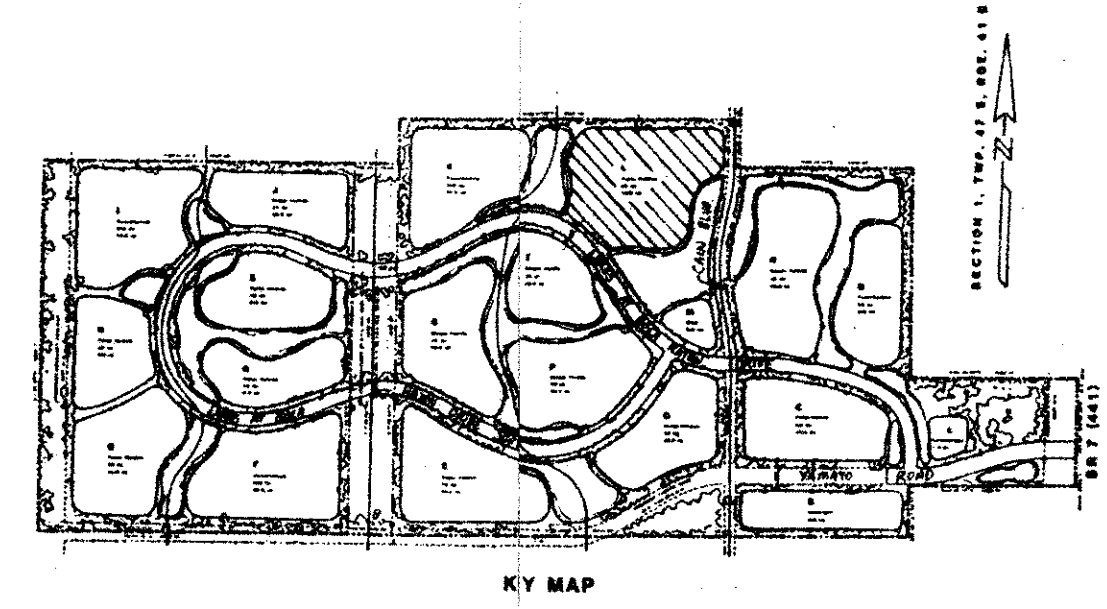
DECEMBER 1984 SHEET 1 OF 3



INDEX OF SHEETS

- SHEET No. 1 - TITLE SHET AND CERTIFICATES
SHEET No. 2 - DETAIL SHET
SHEET No. 3 - CURVE TALE SHEET

This instrument was prepared by John A. Grant, Jr., John A. Grant, Jr., Inc. 3333 North Federal Highway, Boca Raton, Florida 33431.



STATISTICAL DATA

Table with 2 columns: Description and Area/Units. Rows include: TOTAL AREA THIS PLAT (19.758 AC), AREA OF LOTS (13.006 AC), AREA OF PUBLIC ROAD R/W (TRACT 44) (4.647 AC), AREA OF WATER MANAGEMENT TRACT (TRACT 45) (1.759 AC), AREA OF OPEN SPACES (TRACTS 46, 47, 48, 49, 50, 51 & 52) (0.346 AC), TOTAL NO. UNITS PROPOSED - THIS PLAT (90 UNITS), DENSITY PROPOSED - THIS PLAT (4.555 UNITS/AC), LAND USE (PATIO HOMES)

MORTGAGE CERTIFICATE

STATE OF FLORIDA )ss The undersigned hereby certifies that it is the holder of a mortgage upon the COUNTY OF PALM BEACH 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 Record Book 4236, at Page 474 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice President, ARTHUR G. MARTELL, and its seal to be affixed hereon by and with the authority of its Board of Directors this 8th day of January, 1987.

CARTERET SAVINGS & LOAN ASSOCIATION FA

Witness: Marie D. Rotermund, Rose L. Denver. By: ARTHUR G. MARTELL, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA )ss BEFORE ME personally appeared ARTHUR G. MARTELL, to me well known and known to me to be COUNTY OF PALM BEACH the individual described in and who executed the foregoing instrument as Vice President of CARTERET SAVINGS & LOAN ASSOCIATION FA, and acknowledged to and before me that he executed such instrument as such officer of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

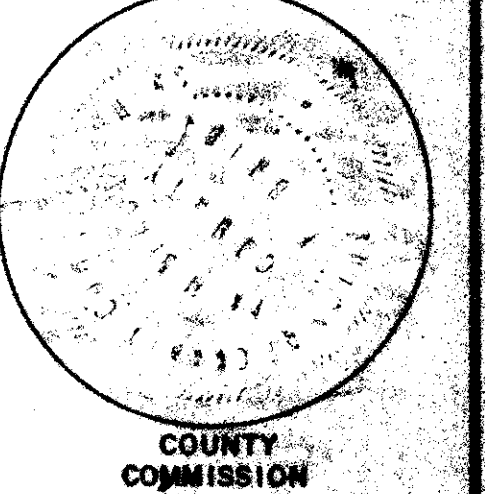
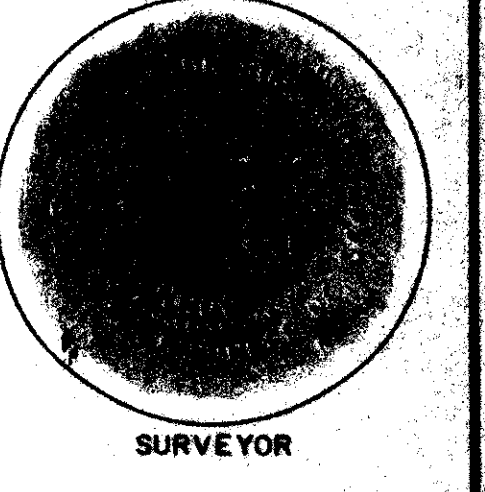
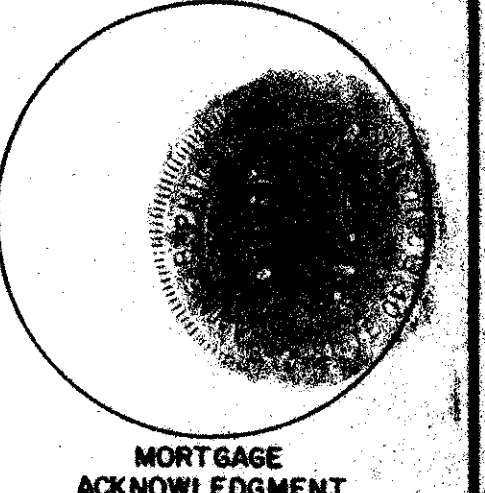
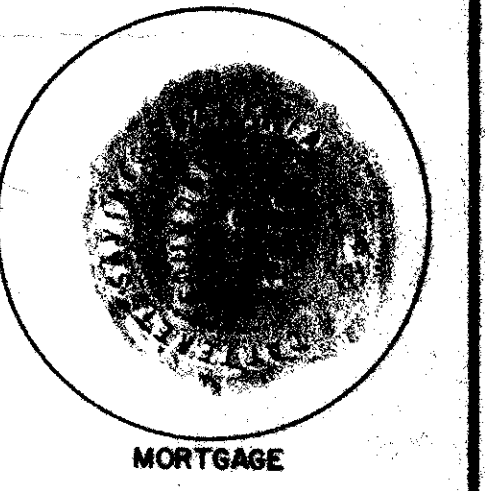
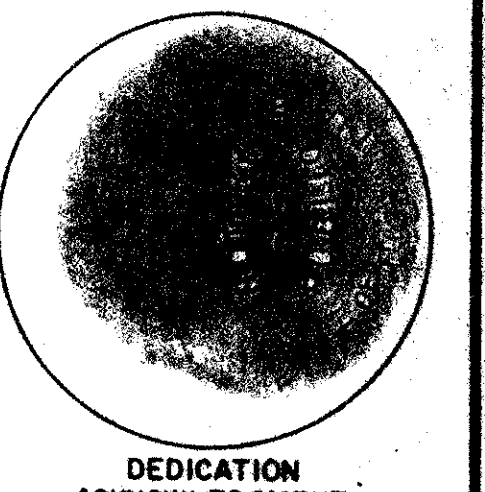
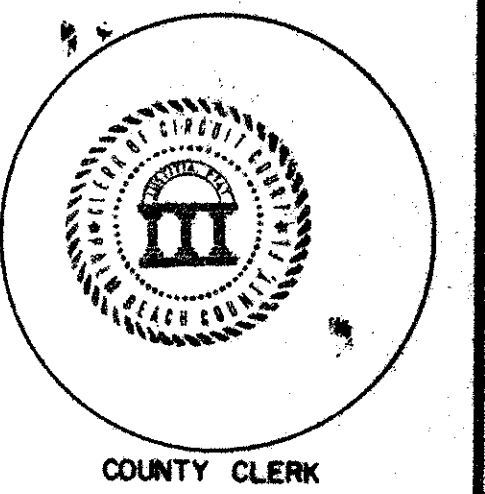
WITNESS my hand and official seal this 8th day of January, 1987.

My commission expires: 2/9/89. [Signature] Notary Public, State of Florida

Stamp: Port Cayman, 1/47/41, PAGE 13, FLOOD MAP #1013, ZIP CODE 33434

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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 10:42 AM this 26 day of February 1987, and duly recorded in Plat Book No. 56 on page 134-15 JOHN B. DUNKLE, Clerk Circuit Court [Signature]



56/13 DRAWING NUMBER

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DRAWING NUMBER

0388-002

PORT CAYMAN 56/13

Pet-85-121 Note