

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Brighton Lakes, a Florida joint venture partnership, owners of the land shown hereon, being in Section 25, Township 45 South, Range 42 East, Palm Beach County, Florida, said land being shown hereon as BRIGHTON LAKES, being more particularly described as follows:

Commencing at the southwest corner of Section 25, Township 45 South, Range 42 East, Palm Beach County, Florida; run thence North 89°26'14" East along the south line of Section 25, a distance of 50 feet to a point in the east right-of-way line of Military Trail (SR 809); thence North 00°01'45" East along said right-of-way line, a distance of 35 feet to the southwest corner and the POINT OF BEGINNING of this description; thence North 89°26'14" East along a line parallel with the south line of said Section 25, a distance of 1305.46 feet to the southwest corner of Lot 181 of the unrecorded plat of Pine Tree Golf Club; thence North 00°41'38" East along the westerly boundary of said unrecorded plat of Pine Tree Golf Club, a distance of 880.97 feet; thence South 89°26'14" West, a distance of 1315.68 feet to a point in the said easterly right-of-way line of Military Trail (State Road 809); thence departing from the boundary of said unrecorded plat of Pine Tree Golf Club, run South 00°01'4" West along said easterly right-of-way line of Military Trail (State Road 809), a distance of 880.86 feet to the POINT OF BEGINNING; containing 26.5 acres, more or less; less those portions lying within 60.00 feet east of the west line of said Section 25 as described in Official Record Book 683, Page 14 and Official Record Book 3778, Page 998 for Military Trail road right-of-way and less a 30 foot parcel as described in Official Record Book 3374, Page 1876, for lift station purposes.

A PLANNED UNIT DEVELOPMENT
BRIGHTON LAKES
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

Guardian Savings and Loan Association hereby certifies that it is the holder of a mortgage upon the property described herein 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 5295, Page 844, 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 Assistant Vice President and attested to by its Executive Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28th day of July, 1987, A.D.

ATTEST: Guardian Savings & Loan Association
By: Adrians Underwood, Assistant Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared Adrians Underwood, Assistant Vice President and Executive Vice President of Guardian Savings and Loan Association, and severally acknowledged to and before me that they executed such instrument as such officers 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 28th day of July, 1987, A.D.
My commission expires: April 28th 1991

MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

The undersigned hereby certifies that he 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 his mortgage which is recorded in Official Record Book 5121, at page 96 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, J. C. Stanley Weaver, Trustee, do hereunto set my hand and seal this 28th day of July, 1987, A.D.

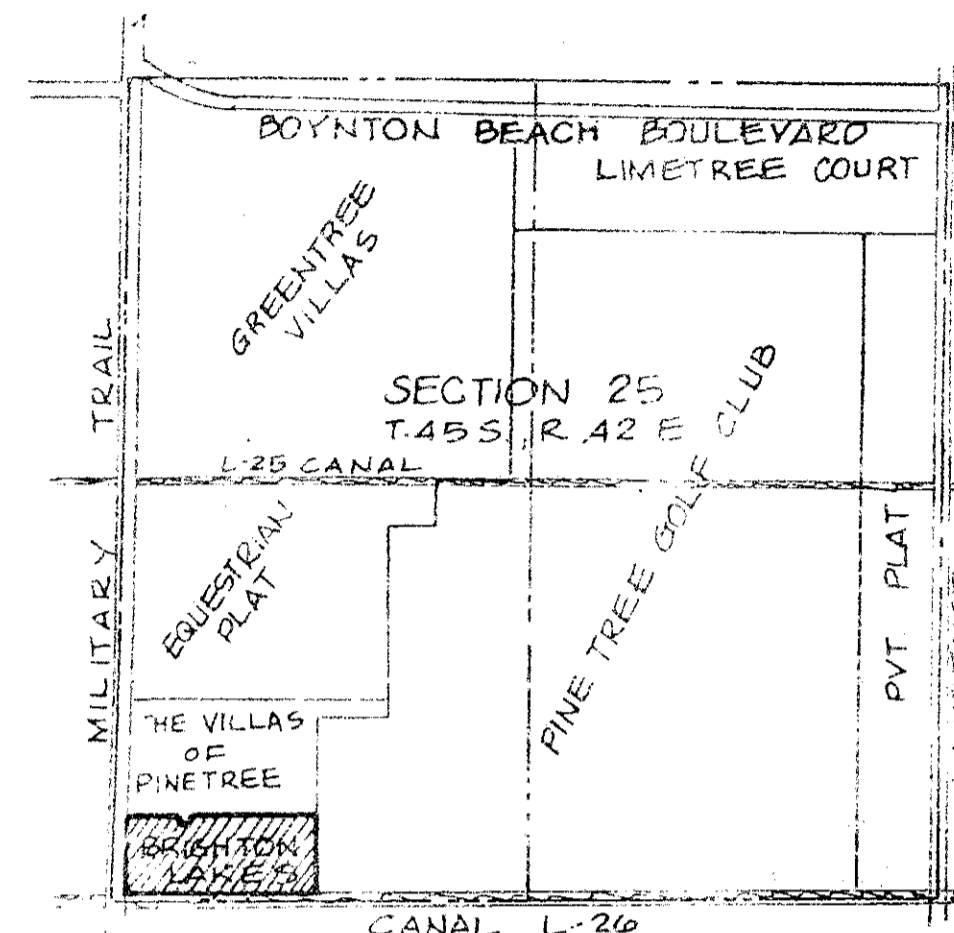
Attest: J. C. Stanley Weaver, Trustee

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared J. Stanley Weaver, Trustee, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 28 day of July, 1987, A.D.
My commission expires: Sept 30, 1988



LOCATION MAP N.T.S.

GENERAL PLAT NOTES:

There shall be no buildings or any kind of construction placed on utility, or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all of Building and Zoning Codes and/or Ordinances of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.

Where a drainage easement and any other type of easement cross, any utility easement for drainage purposes shall take precedence.

Landscape and other utility easements shall allowed only after consent of all utility companies occupying same.

Headings refer to an assumed datum per deed; the west line of Section 25, being North 00°01'45" East.

This plat is based upon a boundary survey prepared by Adair & Brady, Inc., which complied with the Minimum Technical Standards as set forth by Rule 11B00, Florida Administrative Code.

- - Indicate Permanent Reference Monuments (P.R.M.'s)
○ - Indicate Permanent Control Points (P.C.P.'s)

TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

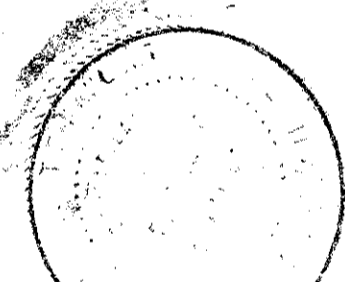
We, Levy, Kneen, Byrns, Winer, Goldstein & Kernfeld, P.A., a duly licensed Professional Association in the State of Florida, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested in Brighton Lakes, a Florida joint venture partnership; that the current taxes have been paid and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

LEVY, KNEEN, BYRNS, WINER, GOLDSTEIN & KERNFELD, P.A.

Date: June 30, 1987
By: Jeffrey Adams, Attorney at Law

Table with 2 columns: Category and Acres. Includes items like TOWNHOUSE LOTS (19.06 acres), RECREATION TRACT (0.56 acres), LAKE TRACTS (Lake Tract 1: 1.34 acres, Lake Tract 2: 2.03 acres), SIGN TRACTS (Sign Tract 1: 0.03 acres, Sign Tract 2: 0.03 acres), ROAD RIGHT-OF-WAY (Brighton Lakes Boulevard: 1.55 acres, Military Trail Right-of-Way: 0.22 acres), ACCESS TRACTS (Access Tract No. 1: 0.44 acres, Access Tract No. 2: 0.56 acres, Access Tract No. 3: 0.88 acres), LIFT STATION OUTPARCEL (6.02 acres), TOTAL BOUNDARY OF THIS PLAT (26.50 acres), OPEN SPACE (Lake Tracts: 3.37 acres, Residential Open Space: 12.75 acres), DENSITY (Total Number of Units: 124 units, Area of Brighton Lakes: 26.5 acres, Density of Brighton Lakes: 4.7 units/acre).

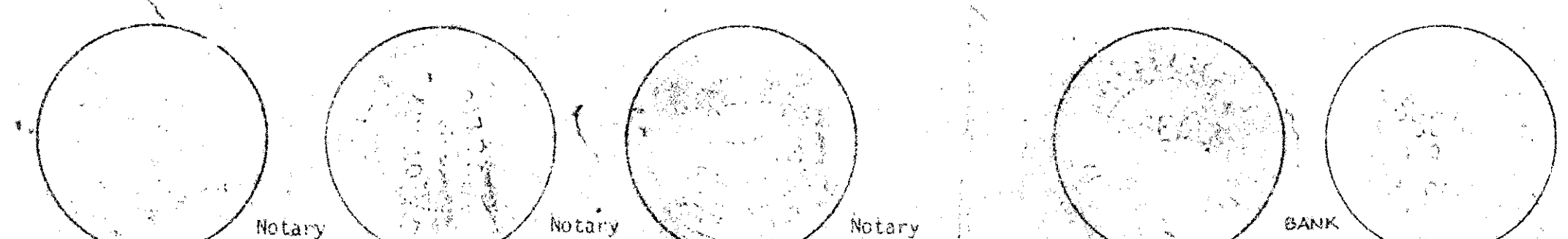
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STATE OF FLORIDA
COUNTY OF PALM BEACH : SS
This Plat was filed for record at 11:08 AM, this 28 day of August, 1987, A.D., and duly recorded in Plat Book No. 57 on Pages 148, 149, and 150.
JOHN B. DUNKLE, Clerk
By: [Signature] Plat D. C.



SUBDIVISION Brighton Lakes
BOOK 57 PAGE 148
FLOOD ZONE B
QUAD # 35
SE PUD
PUD NAME
TAZ 489
20745774

BRIGHTON LAKES, a Florida Joint Venture Partnership
By: Florida Residential Communities, Inc., Partner
Attest: Lynn H. Wilkins, Assistant Secretary

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robert A. Freedman, Vice President of Florida Residential Communities, Inc., partner of Brighton Lakes, a Florida Joint Venture Partnership to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 17 day of July, 1987, A.D.
My Commission expires: Sept. 30, 1988



COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This Plat is hereby approved for record this 25th day of August, 1987, A.D.
By: [Signature] KEN ADAMS, VICE
ATTEST: JOHN B. DUNKLE, Clerk
By: [Signature] Paul H. Compton, Deputy Clerk

COUNTY ENGINEER
AUGUST 1987 is hereby approved for record this 25th day of 1987, A.D.
By: [Signature] Herbert F. Kehler, P.E., County Engineer

LAND SURVEYOR'S CERTIFICATE
This is to certify that the plat shown hereon is a true and correct representation of a survey made under our responsible direction and supervision and that said survey is accurate to the best of our knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.'s) 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.
ADAIR & BRADY, INC. 0417-001
By: Dennis Painter, Registered Land Surveyor, Florida Certificate No. 7342
Date: July 14, 1987

SHEET INDEX
SHEET 1 - TITLE SHEET
SHEET 2 - TRACT, LOTS, AND ACCESS SHEET
SHEET 3 - EASEMENT SHEET

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Table with 2 columns: Field and Value. Includes Adair & Brady, Inc. Consulting Engineers & Land Surveyors, West Palm Beach, Dr. F.B. Scale, Date JULY, 1987, Job No. 85-193C, SHEET 1 OF 3.