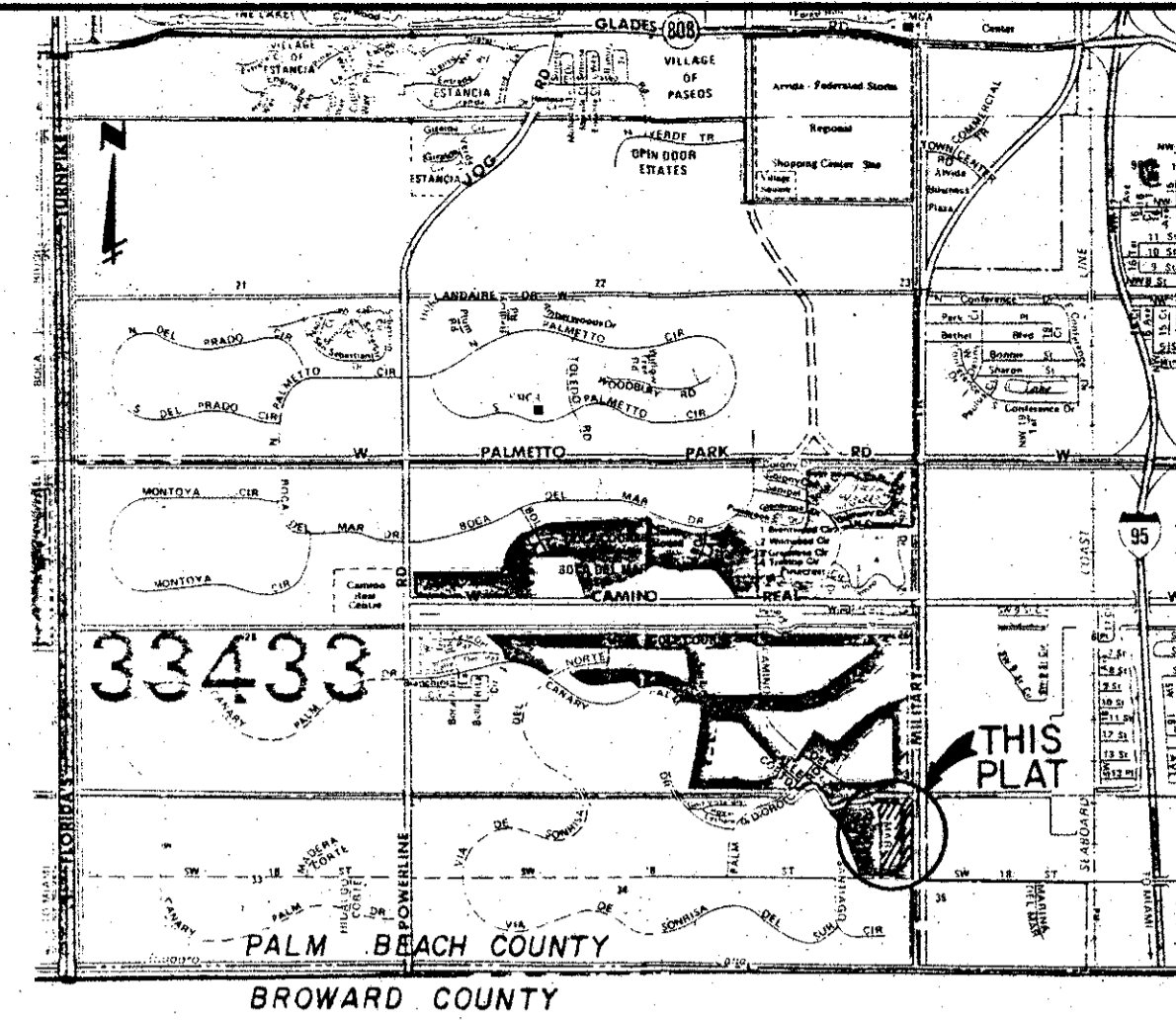


POST GARDENS OF BOCA DEL MAR NO. 7 P.U.D.

BEING A REPLAT OF A PORTION OF TRACT NO. 67, BOCA DEL MAR NO. 7 P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 210 THRU 217 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN PART OF SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1987



174

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:00 AM, this 12th day of JUNE, 1988, and duly recorded in Plat Book No. 59 on Pages 174 thru 175.
JOHN B. DUNKLE
Clerk Circuit Court
By Barbara P. Ross D.C.

LOCATION MAP
N.T.S.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that POST BOCA, LTD., a Georgia Limited Partnership, authorized to do business in the State of Florida, as owner of the land shown hereon as POST GARDENS, being in part of Section 35, Township 47 South, Range 42 East, Palm Beach County, Florida and more particularly described to the left under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Ingress/Egress Easement as shown is for ingress, egress, utilities and drainage and is hereby reserved to POST BOCA, LTD., a Georgia Limited Partnership and is the perpetual maintenance obligation of said Partnership its successors and assigns without recourse to Palm Beach County, Florida

The Drainage Easements as shown hereon are for the construction and maintenance of drainage facilities and are hereby dedicated to POST BOCA, LTD., a Georgia Limited Partnership its successors and assigns without recourse to Palm Beach County, Florida; Palm Beach County has the right but not the obligation to maintain those portions of the system which drains a public right-of-way. La Residence, as recorded in Plat Book 40, Page 36 of the Public Records of Palm Beach County, Florida has the right but not the obligation to maintain those portions of legal positive outfall which drains said La Residence.

The Utility Easements as shown hereon are dedicated for the construction and maintenance of utilities and cable television systems.

The Tract 'F' for private road purposes as shown is hereby reserved to POST BOCA, LTD., for private roadways, utilities, drainage, water and sewer and is the perpetual maintenance obligation of POST BOCA, LTD., a Georgia Limited Partnership, and its successors and assigns, without recourse to Palm Beach County, Florida.

Parcel 'A' is hereby reserved to POST BOCA, LTD., a Georgia Limited Partnership, its successors and assigns for residential purposes without recourse to Palm Beach County, Florida.

Parcels B, C, D and E --- are for water management and drainage easement purposes and are hereby reserved to POST BOCA LTD., a Georgia Limited Partnership and are the perpetual maintenance obligation of said Partnership its successors and assigns without recourse to Palm Beach County, Florida. Said La Residence has the right but not the obligation to maintain Parcel 'E' for its legal positive outfall.

The Limited Access Easement is for the control and jurisdiction over access rights and is hereby dedicated to PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF, the above named Partnership has caused these presents to be signed this 17th day of February, 1988.

POST BOCA, LTD., a Georgia Limited Partnership, authorized to do business in the State of Florida

Witness: Sherry W. Cohen

By: John T. Glover, General Partner

Witness: Gretchen R. Hoeling

John T. Glover, General Partner

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared John Glover, a General Partner of POST BOCA, LTD., a Georgia Limited Partnership licensed to do business in the State of Florida, to me well known and known to me to be the individual described in and who executed the forgoing instrument as such President and that said instrument is the free act and deed of said Partnership.

Witness my hand and official seal this day 17th of February, 1988.

My commission expires: February 18, 1991

Notary Public State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on February 17, 1988, that we completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments (P.R.M.'s) have been set as required by law and that permanent control points (P.C.P.'s) will be set under the guarantees posted with the Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and the Florida Administrative Code and Ordinances of Palm Beach County, Florida.

GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED BY PETER J. MOSCHETTO
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

Peter J. Moschetto, Professional Land Surveyor
Florida Registration No. 4110. Date: 2-22-88

DESCRIPTION

Being a Replat of a portion of Tract No. 67, Boca Del Mar No. 7 P.U.D. according to the plat thereof as recorded in Plat Book 30, Pages 210 thru 217 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

Beginning at the Southeast corner of said Tract 67; thence South 75°50'00" West along the South line of said Tract 67, a distance of 178.98 feet; thence North 14°10'00" West, a distance of 189.77 feet; thence South 89°32'51" West, a distance of 42.81 feet; thence North 45°27'09" West, a distance of 130.00 feet; thence North 00°27'09" West, a distance of 155.00 feet; thence South 89°32'51" West, a distance of 226.96 feet (last five described courses being the Northerly and Easterly boundaries of La Residence according to the plat thereof as recorded in Plat Book 40, Page 36 of said Public Records of Palm Beach County, Florida) to a POINT OF INTERSECTION with the arc of a curve concave to the Southwest, (a radial at said point bears South 84°20'45" West) having a radius of 694.81 feet and a central angle of 30°14'57"; thence Northwesterly along the arc of said curve, a distance of 366.82 feet; thence North 89°32'51" East along the South line of Golf Course Maintenance area as shown on said Plat of Boca Del Mar No. 7, a distance of 177.91 feet; thence North 00°27'09" West along the East line of said Golf Course Maintenance area as shown on said plat of Boca Del Mar No. 7, a distance of 200.00 feet to a POINT OF INTERSECTION with the South line of Lake Worth Drainage District Lateral Canal No. 50; thence North 89°32'51" East along said South line, a distance of 423.00 feet to the Northeast corner of said Tract 67; thence South 06°56'20" East along the East line of said Tract 67, a distance of 934.83 feet to the POINT OF BEGINNING.

Containing 8.84 Acres more or less.

SUBJECT to existing Easements, Rights-of-Way, Restrictions and Reservations of Record.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Jon C. Yergler, Esquire, of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to hereon described property; that I find the title to the property is vested to POST BOCA, LTD., a Georgia Limited Partnership; that the current taxes have been paid; and that I find that all mortgages are shown and are true correct.

LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.

By: Jon C. Yergler
Jon C. Yergler, Esquire, for the firm
Date: April 15, 1988

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 7th day of JUNE, 1988.

By: Carol A. Roberts, Chair

Attest: JOHN B. DUNKLE, Clerk

By: Deputy Clerk

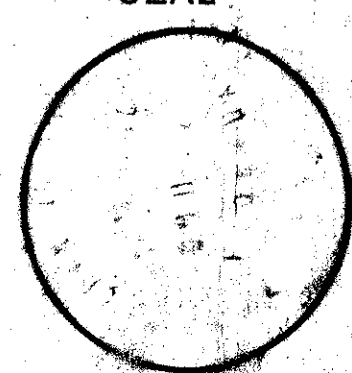
COUNTY ENGINEER

This plat is hereby approved for record this 7th day of JUNE, 1988.

By: H.F. Kahlerf, P.E., County Engineer

BOARD OF COUNTY COMMISSIONERS SEAL

COUNTY ENGINEERS SEAL



CLERK SEAL



NOTARY SEAL



SURVEYOR'S SEAL

3574442
 SUBDIVISION - Post Gardens of Boca Del Mar #1
 BOOK 59
 FLOOD MAP 345B
 ZONING AR
 ZIP CODE 33433
 ROAD NAME Boca Del Mar

COMPUTED PAC
DRAWN PAC
CHECKED J.H.D.
APPROVED P.J.M.
REVISION

0205-044
59/174
Post GARDENS OF BOCA DEL MAR #1