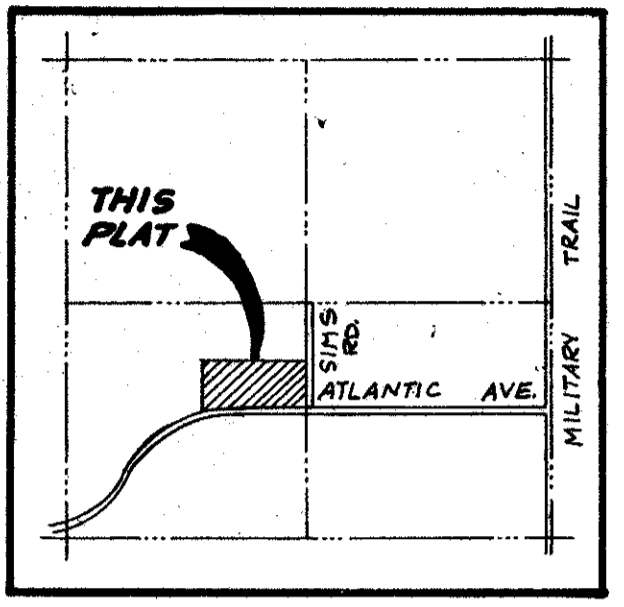


AMERICAN HERITAGE HOMES, PHASE I, P.U.D. PART OF THE S.W. 1/4, OF SECTION 14, TOWNSHIP 46S., RANGE 42E., PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HERITAGE HOMES OF DELRAY INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HERON AS AMERICAN HERITAGE HOMES, PHASE I, P.U.D.



LOCATION MAP SEC. 14, TWP. 46S., RGE. 42 E.

DESCRIPTION:

That part of the N.E. 1/4 of the S.W. 1/4 of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, lying North of the North right-of-way line of State Road 806, as shown in Road Plat Book 3, at Page 26, of the Public Records of Palm Beach County, Florida described as follows:

Commencing at the N.E. corner of the said N.E. 1/4 of the S.W. 1/4 of Section 14; thence S00°06'28"W, along the East line of the said N.E. 1/4 of the S.W. 1/4 of Section 14, 680.27 feet, to a line 680.00 feet South of and parallel with the North line of the said N.E. 1/4 of the S.W. 1/4 of Section 14; thence S88°28'12"W, 650.06' TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE S88°28'12"W ALONG THE SOUTH LINE OF HERITAGE PARK, AS RECORDED IN PLAT BOOK 82, PAGES 75 & 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

526.34 feet; thence S00°18'38"E, ALONG A LINE PARALLEL WITH AND 177.0 feet East of the said NE 1/4 of the S.W. 1/4, 649.81 feet; thence Easterly along the North Right-of-Way line of State Road 806; being the arc of a circular curve to the right having a radius of 1871.73 feet; an arc distance of 585.34 feet to a point of tangency; thence N89°18'46"E, along the said North Right-of-Way line 476.68 feet; thence N00°06'28"E, along the West Right-of-Way line of SHIRTS ROAD, 434.55 feet; thence S88°28'12"W, along a line 820.00 feet, South of and parallel with the North line of the said N.E. 1/4 of the S.W. 1/4 of Section 14, 530.00 feet; thence N00°06'28"E, along a line 650.00 feet West of and parallel with the East line of the said N.E. 1/4 of the S.W. 1/4 of Section 14, 140.06 feet to the Point of Beginning.

Said lands situate lying and being in Palm Beach County, Florida. Containing 12.4062 Acres.

HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS "A" AND "B" ARE TO BE USED FOR FUTURE DEVELOPMENT AND ARE HEREBY DEDICATED TO HERITAGE HOMES OF DELRAY INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, SAID TRACT "A" AND TRACT "B" ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HERITAGE HOMES OF DELRAY INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS:

UTILITY EASEMENTS, AS SHOWN HERON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

DRAINAGE EASEMENTS, AS SHOWN HERON, ARE HEREBY DEDICATED IN PERPETUITY TO HERITAGE PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

THE "LANDSCAPE BUFFER TRACTS" AS SHOWN HERON, ARE HEREBY RESERVED IN PERPETUITY TO HERITAGE PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE, TREE PRESERVATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. RIGHTS-OF-WAY:

THE ADDITIONAL RIGHT-OF-WAY FOR SHIRTS ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. THE LIMITED ACCESS EASEMENT IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. TRACTS:

THE RECREATION TRACT AKA TRACT "C" IS HEREBY DEDICATED IN PERPETUITY TO HERITAGE PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES, SAID RECREATION TRACT "C" IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ACCESS TRACT IS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HERON, IS HEREBY DEDICATED TO HERITAGE PARK HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

WATER MANAGEMENT TRACT "E", AS SHOWN HERON, AND THE MAINTENANCE EASEMENT HAVING A WIDTH OF 20 FEET AND LOCATED ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "E" IS HEREBY DEDICATED IN PERPETUITY TO HERITAGE PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND FOR DRAINAGE PURPOSES. SAID WATER MANAGEMENT TRACT "E" IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

P.U.D. STATISTICS:

ACREAGE = 12.4062 UNITS = 41 DENSITY = 3.3 D.U. PER ACRE ZONE OF UNITS: SINGLE FAMILY ZONING PETITION No. 88-50 AND ZONING PETITION No. 88-51

AREA SUMMARY:

Tract "A" = 0.65 Acres Tract "B" = 1.60 Acres Tract "C" = 1.62 Acres Tract "D" = 1.15 Acres Tract "E" = 2.00 Acres Tract "F" = 0.12 Acres Tract "G" = 0.38 Acres Lots 1 thru 41 = 4.83 Acres

AREA TOTAL = 12.41 Acres DENSITY = 3.3 D.U. / Acre

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION 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 15th DAY OF FEBRUARY, 1989.

HERITAGE HOMES OF DELRAY INC., CORPORATION OF THE STATE OF FLORIDA BY: Ronald Loewenthal, PRES.

ATTEST: Charles Tyler, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RONALD LOEWENTHAL AND CHARLES TYLER, 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 HERITAGE HOMES OF DELRAY INC., A CORPORATION, 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 15th DAY OF FEBRUARY, 1989.

MY COMMISSION EXPIRES: MARCH 3, 1992

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HERON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION ON THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5761 AT PAGES 1360 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS CORPORATE SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF DECEMBER, 1989.

UNIFIRST FEDERAL SAVINGS BANK CORPORATION OF THE STATE OF FLORIDA

ATTEST: Carmen M. Holmedal, CORPORATE SECRETARY

ACKNOWLEDGEMENT:

STATE OF Florida COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED DONALD R. McCLUNG AND CARMEN M. HOLMEDAL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CORPORATE SECRETARY OF THE UNIFIRST FEDERAL SAVINGS BANK, A CORPORATION, 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 27th DAY OF DECEMBER, 1989.

MY COMMISSION EXPIRES: Feb. 25th 1990

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HERON 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 5861 AT PAGE 1392 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 9th DAY OF MARCH, 1989. SIGNED SEALED AND DELIVERED IN THE PRESENCE OF

Eleanor D. Reddett, WITNESS; Sylvia D. Segura, WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED JERRY K. KERN, 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 9th DAY OF MARCH, 1989.

Sylvia D. Segura, NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: December 19, 1991

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF MAY, A.D., 1989.

Carol Elmqvist, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

Drilla Rowatt, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF MAY, A.D., 1989.

H.F. KAHLERT, P.E.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF S.S.

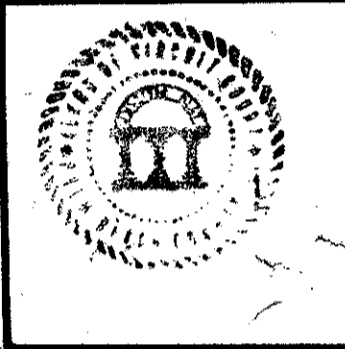
I, LEE SUMMERS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HERITAGE HOMES OF DELRAY INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HERON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND IS FREE OF ALL OTHER ENCUMBRANCES OF RECORD.

Lee Summers, ATTORNEY-AT-LAW, LEE SUMMERS LICENSED IN FLORIDA

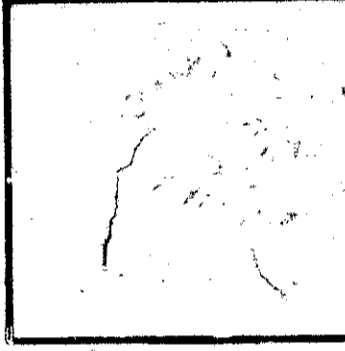
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:20 AM THIS 12th DAY OF MAY, A.D., 1989 AND DULY RECORDED IN PLAT BOOK 62 ON PAGES 152 AND 153. JOHN B. DUNKLE, CLERK CIRCUIT COURT. By Barbara Q. Platt D.C.

SHEET 1 OF 2 SHEETS

CLERK'S SEAL



NOTARY SEAL



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON 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 KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, 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.

DATE SEPTEMBER 21, 1988 BY: Hugh R. Davis, P.L.S. FLORIDA CERTIFICATE NO. 978

SURVEYOR'S SEAL



SUBDIVISION: American Heritage Homes, Phase I. BOOK: 62. PAGE: 152-153. FLOOD ZONE: B. FLOOD MAP: 235-B. QUAD: ZONING: RM. SE: 88-51. ZIP CODE: 33445. PUD NAME: American Heritage Homes, Phase I. TAZ: 46S.

Seals for HERITAGE HOMES OF DELRAY INC., HERITAGE HOMES OF DELRAY INC., MORTGAGEE CORP., COUNTY ENGINEERS, and BOARD OF COUNTY COMMISSIONERS.



DAVIS ASSOCIATES, INC. CONSULTING CIVIL ENGINEERS & SURVEYORS 1634 E. ATLANTIC BLVD., POMPANO BEACH, FL. 33060 PHONE (305) 782-9447

AMERICAN HERITAGE Homes Ph I