

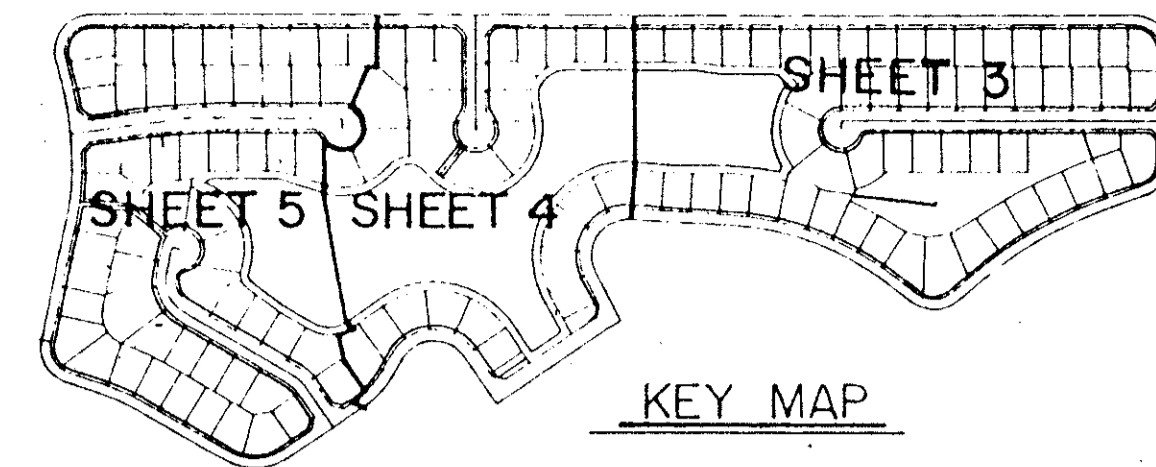
LOCATION MAP NOT TO SCALE

BOCA LANDINGS NORTH PLAT 2

(A PORTION OF MOON LAKE P.U.D.)

BEING A REPLAT OF LOTS 97 THRU 240 TOGETHER WITH TRACT W, TRACTS R-1, R-2, R-3, R-4 AND R-5 AND TRACTS O-1, O-2, AND O-3 OF THE PLAT OF BOCA LANDINGS NORTH, RECORDED IN PLAT BOOK 63, PAGES 111 THRU 116, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 5



KEY MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:17
P.M. this 9 day of OCT, 1992
and duly recorded in Plat Book No. 69
on Page 127-131
Milton T. Bauer, Clerk of the Circuit Court
By Antonia G. Diaz D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA LANDINGS NORTH PLAT 2, BEING A REPLAT OF LOTS 97 THRU 240 TOGETHER WITH TRACT W, TRACTS R-1, R-2, R-3, R-4, AND R-5 AND TRACTS O-1, O-2 AND O-3 OF THE PLAT OF BOCA LANDINGS NORTH, RECORDED IN PLAT BOOK 63, PAGES 111 THRU 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44.23 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS.

THE UTILITY EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES A PUBLIC RIGHT-OF-WAY.

THE 20' MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE, DRAINAGE AND PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 20' ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LAKE ACCESS TO WATER MANAGEMENT TRACT "W" AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

S.B.T. EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE UTILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 25' LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2. TRACTS:

THE WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND DRAINAGE PURPOSES. SAID WATER MANAGEMENT TRACT "W" SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

THE RECREATION TRACT "R", AS SHOWN HEREON IS HEREBY DEDICATED TO BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND/OR PARK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "O-1", AS SHOWN HEREON IS HEREBY DEDICATED TO THE MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. NO LANDSCAPING OR CONSTRUCTION THAT WILL PROHIBIT SAFE SIGHT DISTANCE CAN OCCUR IN TRACT "O-1".

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13TH DAY OF AUGUST, 1992.

ATTEST: ENGLE HOMES, INC., A FLORIDA CORPORATION
David Shapiro SECRETARY John Kraynick VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF AUGUST, 1992, BY JOHN KRAYNICK AS VICE PRESIDENT AND DAVID SHAPIRO AS SECRETARY OF ENGLE HOMES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: NOVEMBER 30, 1992 Dawn McCathryn NOTARY PUBLIC

BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., DOES HEREBY CONSENT TO THE DEDICATIONS AS SHOWN HEREON.

ATTEST: Rosalie Viscusi SECRETARY Peter Santiago PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF AUGUST, 1992, BY PETER SANTIAGO AS PRESIDENT AND ROSALIE VISCUSI AS SECRETARY OF BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: NOVEMBER 30, 1992 Dawn McCallister NOTARY PUBLIC

MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC. DOES HEREBY CONSENT TO THE DEDICATIONS AS SHOWN HEREON.

ATTEST: David Grozman SECRETARY Nat Fisher PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

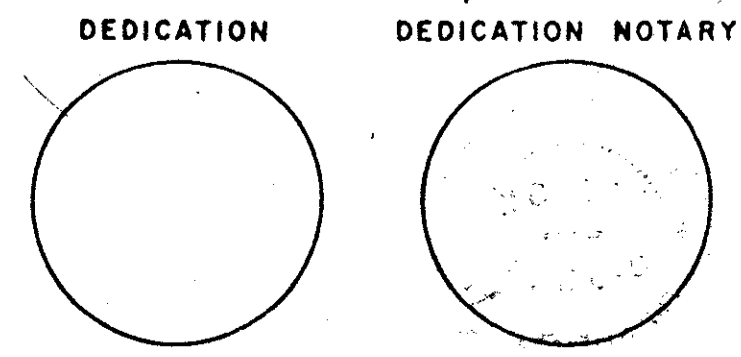
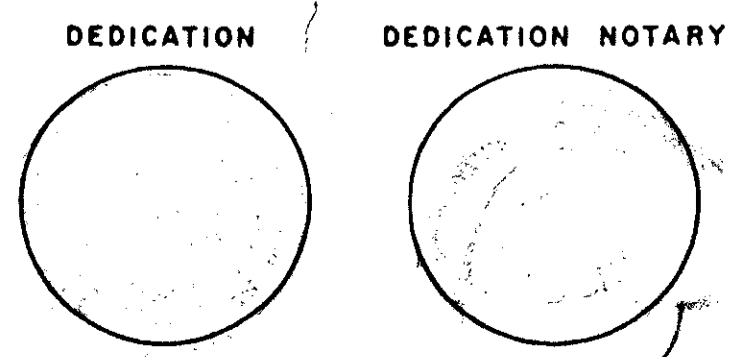
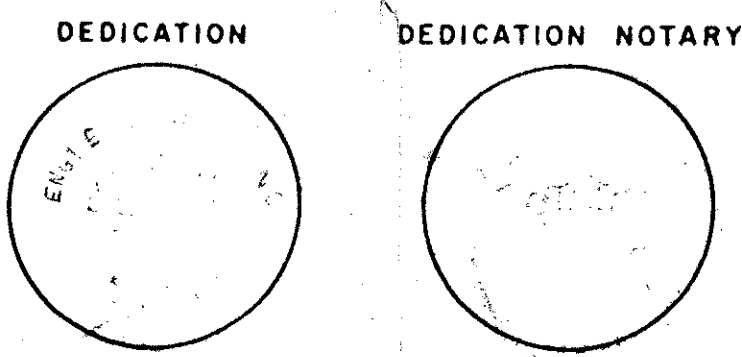
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF AUGUST, 1992, BY NAT FISHER AS PRESIDENT AND DAVID GROZMAN AS SECRETARY OF MOON LAKE MASTER HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: March 11, 1998 Patricia A. Jones NOTARY PUBLIC

IMPACT FEE
PET. 80-206
COLLECT
ALLOC. #0001

SUBDIVISION * BOCA LANDINGS NORTH
BOOK 69 PLAT 2 PAGE 127
FLOOD ZONEB FLOOD MAP #215A
QUAD # 53 ZONING RS-16-PUD
SE 80-206 ZIP CODE 33434
PUD NAME MOON LAKE PUD
DATE 10/19/92

TAZ = 769



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA
BOCA LANDINGS NORTH PLAT 2

0349-908
69/127