

K. C. PARK

A PLAT OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF A PORTION OF TRACT 40 AND A PORTION OF THAT 15 FOOT WIDE ROAD RIGHT-OF-WAY SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1993

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS K. C. PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF TRACT 40 AND A PORTION OF THAT 15 FOOT WIDE ROAD RIGHT-OF-WAY SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID ROAD RIGHT-OF-WAY BEING ABANDONED BY OFFICIAL RECORD BOOK 4347, PAGE 497, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE WITH A BEARING OF N. 89° 44' 50" E., ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 1812.70 FEET TO THE POINT OF BEGINNING;

THENCE WITH A CURVE TO THE NORTHWEST, HAVING AN INITIAL TANGENT BEARING OF N. 70° 21' 16" E., A RADIUS OF 1408.46 FEET, A CENTRAL ANGLE OF 03° 11' 25", AN ARC LENGTH OF 78.42 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF N. 67° 09' 51" E., A DISTANCE OF 471.49 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2231.83 FEET, A CENTRAL ANGLE OF 06° 00' 14", AN ARC LENGTH OF 233.87 FEET TO A POINT;

THENCE WITH A BEARING OF S. 54° 01' 51" E., A DISTANCE OF 64.34 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF CAIN BOULEVARD AS RECORDED BY DEED IN OFFICIAL RECORD BOOK 4483, PAGE 573, AND BY AFFIDAVIT IN OFFICIAL RECORDS BOOK 5869, PAGE 601, THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF YAMATO ROAD;

THENCE WITH A BEARING OF S. 01° 10' 07" E., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CAIN BOULEVARD, A DISTANCE OF 249.50 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID 15 FOOT WIDE ABANDONED ROAD RIGHT-OF-WAY;

THENCE WITH A BEARING OF S. 89° 44' 50" W., ALONG THE SOUTH LINE OF SAID 15.00 FOOT WIDE ABANDONED ROAD RIGHT-OF-WAY AND ALSO THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 784.69 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 122,241 SQUARE FEET (2.806 ACRES), MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

1. RECREATION AREA:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. BUFFER EASEMENT:

THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN, KENNETH M. ENDELSON, AND ATTESTED BY ITS PRESIDENT, RICHARD FINKELSTEIN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF SEPTEMBER, A.D., 1993.

KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION

ATTEST: RICHARD FINKELSTEIN, PRESIDENT

BY: KENNETH M. ENDELSON, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN, WHO COUNTY OF PALM BEACH } ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA 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. THE INDIVIDUALS DID/DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF Sept, A.D., 1993.

NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: Nov. 30, 1995. MY COMMISSION NUMBER: CC 164672

Cathy J. Stewart, NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA } 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 7308 AT PAGE 680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF August, A.D., 1993.

FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

ATTEST: JAMES D. DAVIS, ASST. SECRETARY

Robyn K. Carr, V.P. Vice President

INDEX OF SHEETS

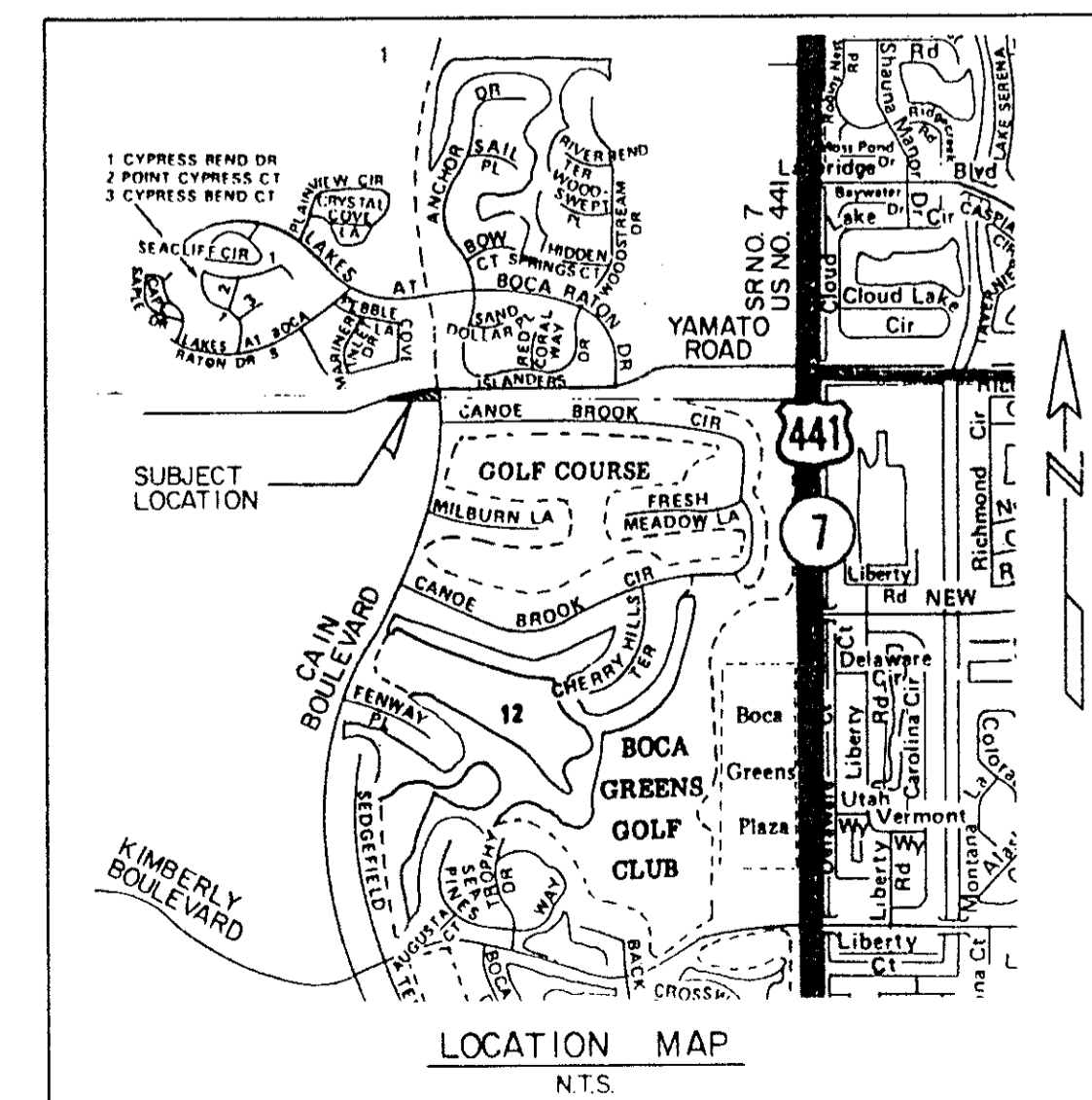
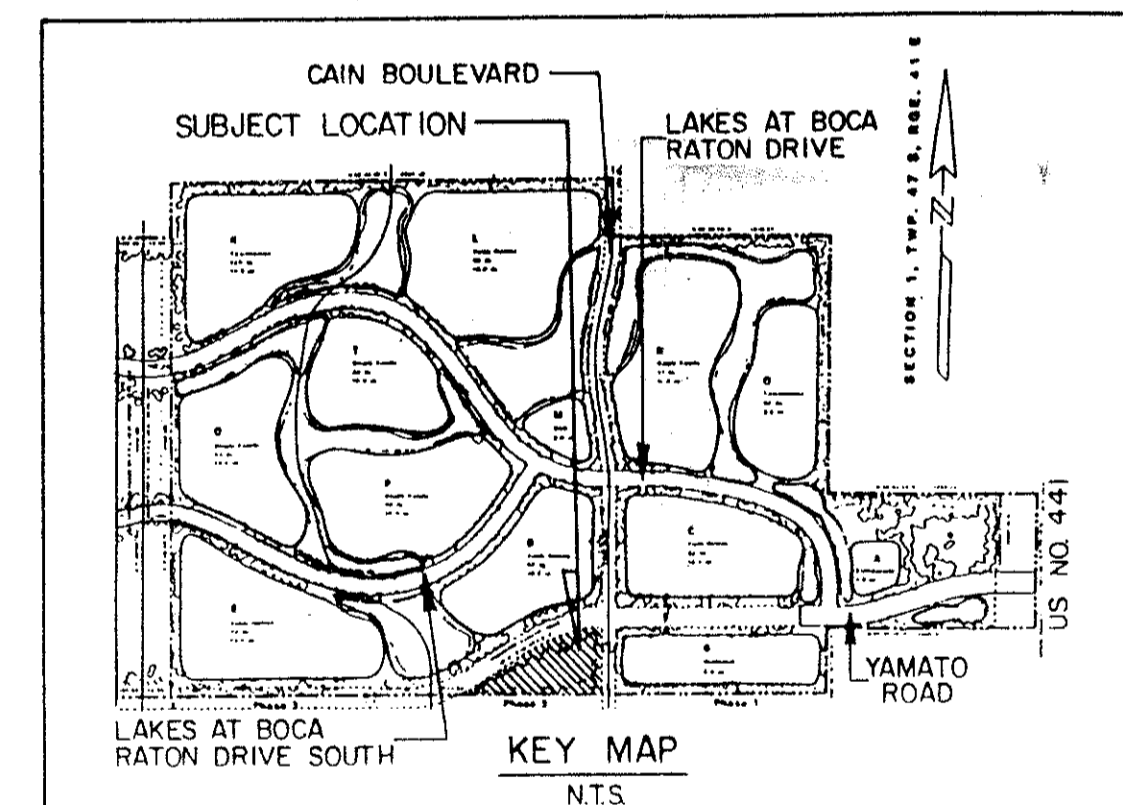
SHEET NO. 1 --- TITLE SHEET AND CERTIFICATES
SHEET NO. 2 --- DETAIL SHEET

STATISTICAL DATA

Table with 2 columns: Description and Value. TOTAL AREA THIS PLAT: 2.806 AC. AREA OF TRACT A: 2.806 AC. LAND USE: MINI PARK

PETITION NUMBER: 83-121(B)

THIS INSTRUMENT WAS PREPARED BY: JOHN A. GRANT, III, JOHN A. GRANT, JR., INC., CONSULTING ENGINEERS AND LAND SURVEYORS, 3333 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33431, PHONE NUMBER: (407) 395-3333



ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED ROBIN A. CARR AND JAMES D. DAVIS, WHO ARE COUNTY OF PALM BEACH } PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASST. SEC. RESPECTIVELY, OF THE ABOVE NAMED FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK 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 BANK. THE INDIVIDUALS DID/DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF August, A.D., 1993.

August 28, 1993, Peter D. Slauer, NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } THE LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, HEREBY ACCEPTS THE DEDICATIONS COUNTY OF PALM BEACH } OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9th DAY OF SEPTEMBER, 1993.

LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: JUDY MATTHEWS-GRAY, SECRETARY/TREASURER

BY: KENNETH M. ENDELSON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND JUDY MATTHEWS-GRAY, WHO COUNTY OF PALM BEACH } ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY, OF THE ABOVE NAMED LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, 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. THE INDIVIDUALS DID/DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF Sept, A.D., 1993.

NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: Nov. 30, 1995. MY COMMISSION NUMBER: CC 164672

Cathy J. Stewart, NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA } I, BRIAN J. SHERR, OF THE FIRM OF GREENBERG, TRAUIG, HOFFMAN, LIPOFF, ROSEN & COUNTY OF BROWARD } QUENTEL, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: SEPTEMBER 9, 1993

Brian J. Sherr, BRIAN J. SHERR, GREENBERG, TRAUIG, HOFFMAN, LIPOFF, ROSEN & QUENTEL, P.A., ATTORNEY-AT-LAW LICENSED IN FLORIDA

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; 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 23, 1993

John A. Grant III, JOHN A. GRANT, III, REGISTERED SURVEYOR NO. 3324, STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, A.D., 1993.

ATTEST: DOROTHY H. WILKEN, CLERK

Ken Foster, Ken Foster, CHAIR

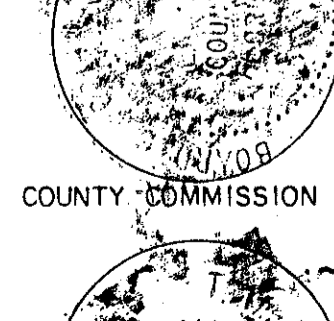
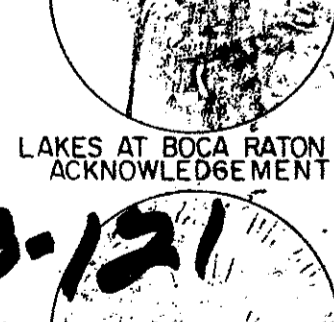
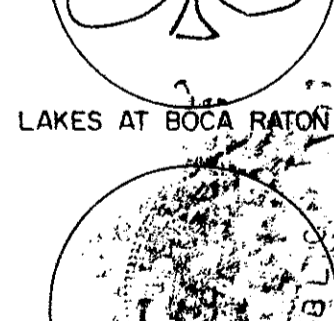
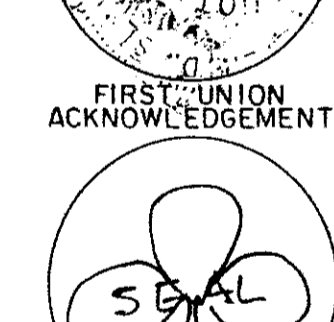
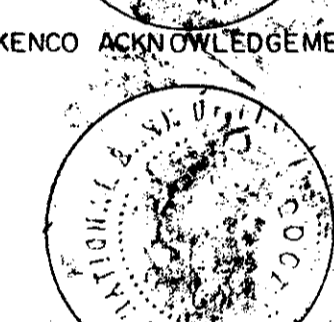
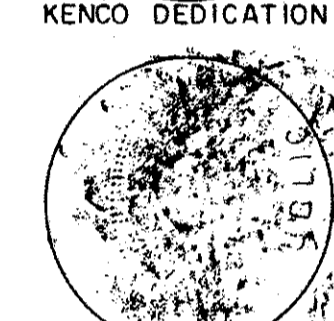
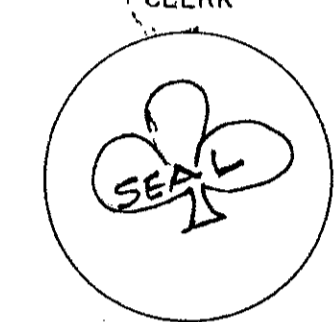
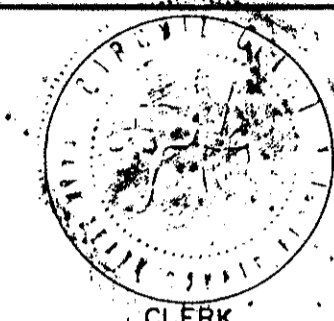
BY: Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, A.D., 1993.

K.C. PARK BY: George T. Webb, GEORGE T. WEBB, P.E. COUNTY ENGINEER

COUNTY OF PALM BEACH } STATE OF FLORIDA } This Plat was filed for record at 2:14 P.M. this 18th day of NOVEMBER, 1993 and duly recorded in Plat Book No. 71 on page 148-149. DOROTHY H. WILKEN, Clerk of Court



Pet. 83-121 ALLOC. #0001

0388-010

71/148

SUBDIVISION # K.C. PARK BOOK 711 PAGE 148 FLOOD ZONE B FLOOD MAP # 1008 QUAD # 68 ZONING RTS SE 83-121 ZIP CODE 33434 PUB NAME Lakes at Boca Raton

T&Z 881

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.