

A PART OF A P.U.D.
LAKES AT BOCA RATON — PHASE IV REPLAT
 A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST
 AND ALSO BEING A REPLAT OF PARCEL K AND TRACT 55 OF
 LAKES AT BOCA RATON — PHASE IV AS RECORDED IN PLAT BOOK 62, PAGES
 181, 182 AND 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

DEDICATION

JULY 1993

SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN AT LAKES OF BOCA RATON, INC., A FLORIDA CORPORATION; AND KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKES AT BOCA RATON — PHASE IV REPLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF PARCEL K AND ALL OF TRACT 55 OF LAKES AT BOCA RATON — PHASE IV AS RECORDED IN PLAT BOOK 62, PAGES 181, 182 AND 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- RESIDENTIAL TRACT:**
PARCEL K-R, AS SHOWN HEREON, IS HEREBY RESERVED FOR K. HOVNANIAN AT LAKES OF BOCA RATON, INC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES OF RESIDENTIAL DEVELOPMENT AND PARK AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE:**
TRACT 55-R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PERIMETER LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS AS FOLLOWS:

AS TO PARCEL K

K. HOVNANIAN AT LAKES OF BOCA RATON, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, PAUL W. ASFAHL, AND ATTESTED BY ITS ASSISTANT SECRETARY, TERESA J. BRELAND AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF October, A.D., 1993.

K. HOVNANIAN AT LAKES OF BOCA RATON, INC.,
A FLORIDA CORPORATION

ATTEST: Teresa J. Breland
TERESA J. BRELAND, ASSISTANT SECRETARY

BY: Paul W. Asfahl
PAUL W. ASFAHL, PRESIDENT

AS TO TRACT 55

KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN, KENNETH M. ENDELSON, AND ATTESTED BY ITS ASSISTANT SECRETARY, JUDY MATTHEWS-GRAY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF Oct, A.D., 1993.

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

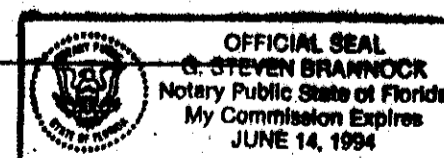
ATTEST: Judy Matthews-Gray
JUDY MATTHEWS-GRAY, ASSISTANT SECRETARY

BY: Kenneth M. Endelson
KENNETH M. ENDELSON, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED PAUL W. ASFAHL AND TERESA J. BRELAND, WHO COUNTY OF PALM BEACH } SS ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED K. HOVNANIAN AT LAKES OF BOCA RATON, 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 6th DAY OF October, A.D., 1993.

MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:



G. Steven Brannock
NOTARY PUBLIC, STATE OF FLORIDA
G. STEVEN BRANNOCK

ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON, AND JUDY MATTHEWS-GRAY, WHO COUNTY OF PALM BEACH } SS ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND ASSISTANT SECRETARY, 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 8th DAY OF Oct, A.D., 1993.

MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

Cathy J. Stewart
NOTARY PUBLIC, STATE OF FLORIDA
Cathy J. Stewart

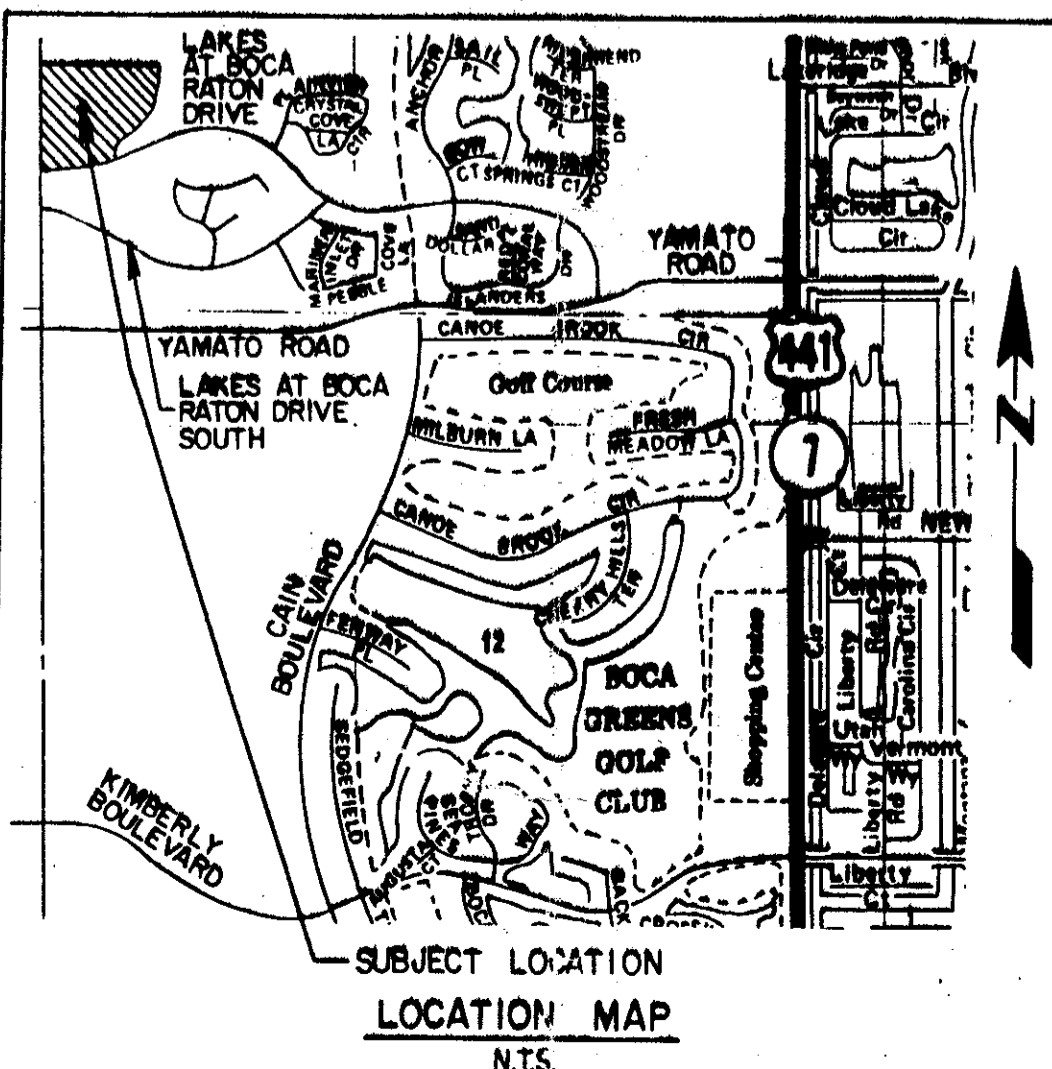
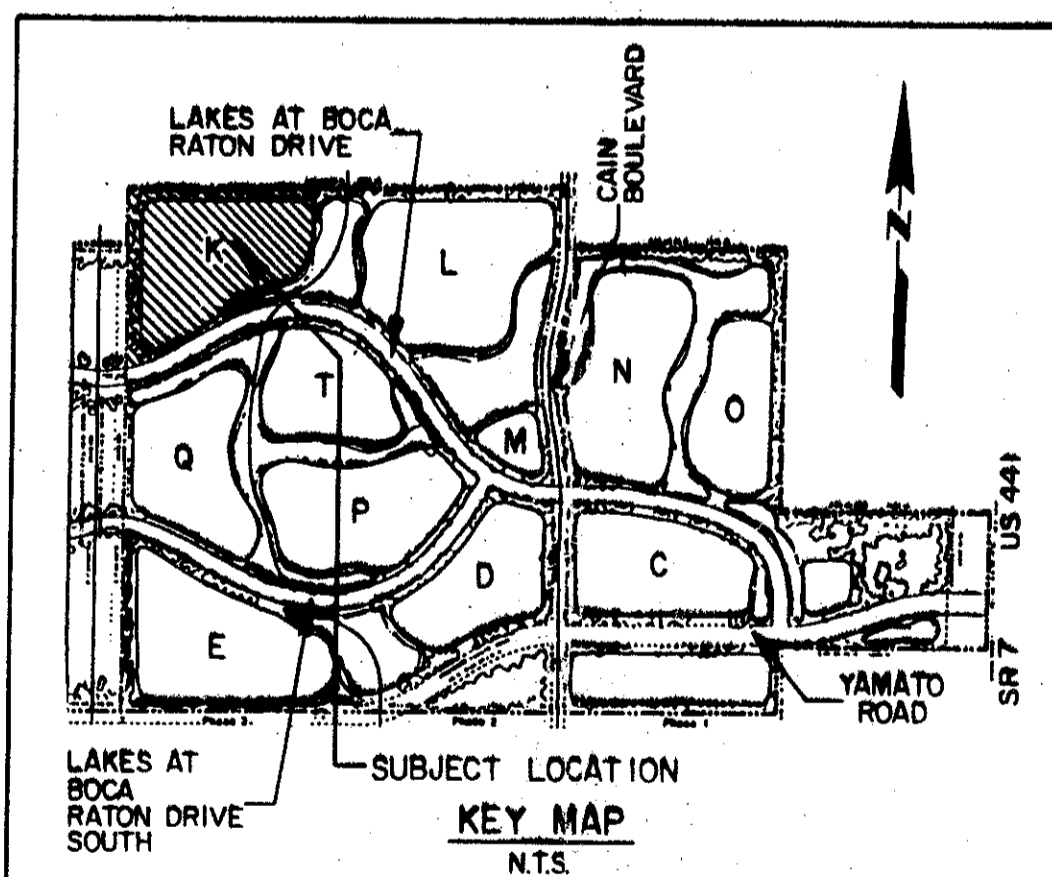
INDEX OF SHEETS
SHEET NO. 1 ——— TITLE SHEET AND CERTIFICATES
SHEET NO. 2 ——— DETAIL SHEET

STATISTICAL DATA

TOTAL AREA THIS PLAT	19.186 AC.
AREA OF RESIDENTIAL TRACT (PARCEL K-R)	15.961 AC.
AREA OF OPEN SPACE (TRACT 55-R)	3.225 AC.
LAND USE	SINGLE FAMILY

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

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



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } THE LAKES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE COUNTY OF PALM BEACH } SS DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 8th DAY OF Oct, 1993.

LAKES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Judy Matthews-Gray
JUDY MATTHEWS-GRAY, SECRETARY/TREASURER

BY: Kenneth M. Endelson
KENNETH M. ENDELSON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON, AND JUDY MATTHEWS-GRAY, WHO COUNTY OF PALM BEACH } SS 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, INC., 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 8th DAY OF Oct, A.D., 1993.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Nov. 30, 1994
MY COMMISSION NUMBER: CC164672

Cathy J. Stewart
NOTARY PUBLIC, STATE OF FLORIDA
CATHY J. STEWART

TITLE CERTIFICATE

STATE OF FLORIDA } I, BRIAN J. SHERR, OF THE FIRM OF GREENBERG, TRAUIG, HOFFMAN, LIPOFF, ROSEN & QUENTEL, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY COUNTY OF BROWARD } SS CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY SHOWN AS PARCEL K IS VESTED IN K. HOVNANIAN AT LAKES OF BOCA RATON, INC. AND THAT I FIND THE TITLE TO THE PROPERTY SHOWN AS TRACT 55 IS VESTED IN KENCO COMMUNITIES AT LAKES OF BOCA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/8/93

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.) 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: OCTOBER 25, 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 21 DAY OF Dec, A.D., 1993.

ATTEST: DOROTHY H. WILKEN, CLERK

BY: Mary McCarty
MARY MCCARTY, CHAIR

BY: Debra Couart
DEBRA COUART, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Dec, A.D., 1993.

George W. Webb
GEORGE W. WEBB, P.E. COUNTY ENGINEER

PET. 83-121
AUC. #0001

COUNTY OF PALM BEACH }
STATE OF FLORIDA } SS
This Plat was filed for record at 2:02 P.M.
this 29th day of DECEMBER, 1993
and duly recorded in Plat Book No. 74
on page 493 + 414
DOROTHY H. WILKEN, Clerk of Circuit Court
by _____ D.C.



K. HOVNANIAN
AT LAKES OF BOCA RATON, INC.
ACKNOWLEDGEMENT

KENCO COMMUNITIES AT
LAKES OF BOCA, INC.
DEDICATION

K. HOVNANIAN
AT LAKES OF BOCA RATON, INC.
DEDICATION

KENCO COMMUNITIES AT
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ACKNOWLEDGEMENT

THE LAKES AT BOCA RATON
HOMEOWNERS' ASSOC.
ACCEPT OF RESERV.

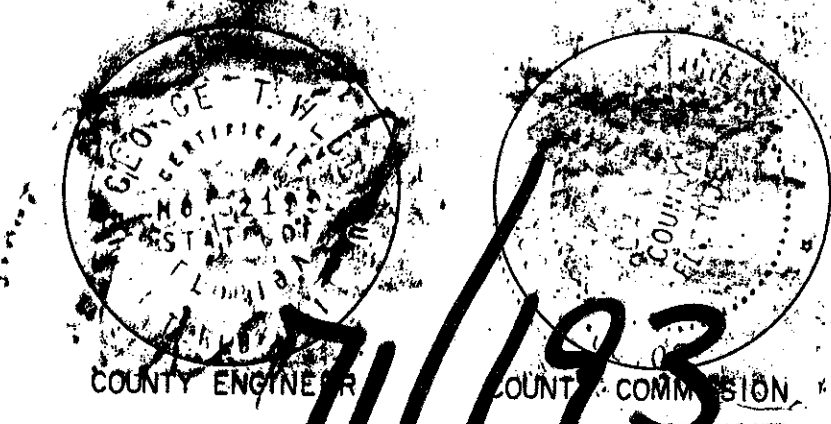
THE LAKES AT BOCA RATON
HOMEOWNERS' ASSOC.
ACKNOWLEDGEMENT

SURVEYOR

COUNTY ENGINEER

TRACT 19
BLOCK ZONE B
SUBD # 68
RTS
ZIP CODE 33498
LAKES @ BOCA RATON PROSPECT

LAKES AT BOCA RATON - PHASE IV



11/1993