A PLANNED UNIT DEVELOPMENT SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

ENVIRONMENTAL RESOURCES MANAGEMENT.

7. RECREATION & CIVIC AREAS:

PALM BEACH COUNTY.

SURVEYOR'S NOTE NO. 3.

9. ZERO LOT LINE MAINTENANCE EASEMENTS:

7 DAY OF JANUARY , 1994.

ACKNOWLEDGEMENT

STATE OF FLORIDA

MY COMMISSION EXPIR

TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

COUNTY OF PALM BEACH

WITNESS MY HAND AND SEAL THIS

DATED: JANUALY 10, 1994

8. LANDSCAPE TRACTS:

THE LITTORAL ZONES, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE

THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT

CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE.

DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID ZONES WITHOUT

THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF

TRACTS G & H (RECREATION) AND TRACT I (CIVIC), AS SHOWN HEREON, ARE

PURPOSES, RESPECTIVELY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION

TRACTS J, K, L, M & N, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE

ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OVER

CHOMEOWNERS ASSOCIATION

LEVITT HOMES INCORPORATED

A DELAWARE CORPORATION,

LICENSED TO DO BUSINESS

SENIOR VICE PRESIDENT

HARRY T. SLEEK

IN FLORIDA

JANUARY

EXP. 4130194

COMM. NO. AA 757767

MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS

AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL

MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND

ANY PORTION ENCUMBERED BY EASEMENTS EXCEPT IN ACCORDANCE WITH

IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE

MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY

TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO THE UTILITY

COVENANTS FOR MEADOW LAKES AT BOCA RATON, THE ZERO LOT LINE

COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, FOR THE ROOF

IN WITNESS WHEREOF, LEVITT HOMES INCORPORATED HAS CAUSED THESE PRESENTS TO

CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE

BE SIGNED BY ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE

AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO

SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT

FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT

WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND

DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF LEVITT HOMES INCORPORATED, A CORPORATION, AND

AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE

I,ERICHARD ALHADEFF, 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 TO LEVITT HOMES.

INCORPORATED; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES

NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE

NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SHOWN HEREON; THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO

THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

ABUTTING LOT. SEE DETAIL ON EACH MAP SHEET.

OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE, AS WELL AS

OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS

ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND CIVIC

IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES

CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES.

AND ASSIGNS, FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES AND IS

6. LITTORAL ZONES:

FEBRUARY, 1994.

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON

DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF

AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK AT PAGE 1362-1800 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND

BANK ATLANTIC

alie A.

MEADOW LAKES AT BOCA RATON

HOMEOWNERS ASSOCIATION,

A FLORIDA CORPORATION

HARRY T. SLEEK, PRESIDENT

NOT FOR PROFIT

A FEDERAL SAVINGS BANK

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE

FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF 1994.

IDENTIFICATION, AND -DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE

THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

Notary Public, State of Florida

My Commission Expires July 20, 1995

Bonded Thru Troy Fain - Insurance Inc.

WITNESS MY HAND AND SEAL THIS 10 DAY OF

FOREGOING INSTRUMENT AS PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND

SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT

FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT

WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND

THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION HEREBY ACCEPTS THE

HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO

CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED

DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS

SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL

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

PRESIDENT OF MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, A

AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID

DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN

HEREON, THIS 2 DAY OF JANUARY , 1994.

AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE

THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE

STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA

SAID CORPORATION.

EXP. 4-30-94

COUNTY OF PALM BEACH

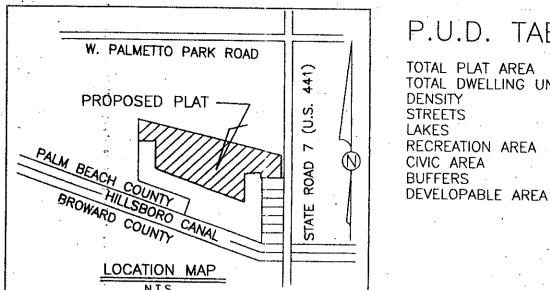
MF OR HAS PRODUCED

WITNESS MY HAND AND SEAL THIS

MY COMMISSION EXPIRES:

COMM NO. AA 75776

COUNTY OF PALM BEACH



P.U.D. TABLE

28.97799 AC+ TOTAL DWELLING UNITS 4.97 D.U./AC 6.23655 ÁC<u>+</u> 5.53902 AC+ 1.66155 AC+ 1.04018 AC+ 1.44186 AC+ 13.05883 AC+

619-001

STATE OF FLORIDA COUNTY OF PALM BEACH

this Am day of Feb , 1994 and duly recorded in Plat Book No. 72 on page 20-22 DOROTHY H. WILKEN, Clerk

This plat filed for record at

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS

DOROTHY IH. WILKEN, CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS

SURVEYOR'S NOTES

1. BEARING BASE: THE WEST BOUNDARY LINE OF H.I.D. PLAZA AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS ASSUMED TO BEAR S00'00'18"W AND ALL OTHER BEARING RECITED HEREON ARE RELATIVE THERETO.

2. C DENOTES CENTERLINE. D.E. DENOTES DRAINAGE EASEMENT L.M.E. DENOTES LAKE MAINTENANCE EASEMENT. O.R.B. DENOTES OFFICIAL RECORD BOOK. P.B. DENOTES PLAT BOOK. P.C.P. DENOTES PERMANENT CONTROL POINT SET (UNLESS OTHERWISE NOTED) SHOWN THUS. -O-PG. DENOTES PAGE.

P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET (UNLESS OTHERWISE NOTED) SHOWN THUS: -U.E. DENOTES UTILITY EASEMENT.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

4. IN THOSE INSTANCES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

5. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

7. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

8. THIS INSTRUMENT WAS PREPARED BY DONALD L. TODD IN THE OFFICES OF ATLANTIC/CARIBBEAN MAPPING, INC., 357 LIANA DRIVE, WEST PALM BEACH, FLORIDA, 33415.

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED 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 BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FROM STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA

PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION No. 4380

IILLSBORO COUNTRY CLUB PLAT ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS HILLSBORO COUNTRY CLUB PLAT ONE, SITUATE IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF H.I.D. PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE NO0'00'18"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DEDICATED BY SAID H.I.D. PLAZA, A DISTANCE OF 180.00 FEET; THENCE N89'59'42"W A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING

FROM THE POINT OF BEGINNING, CONTINUE N89'59'42"W A DISTANCE OF 316.00 FEET; THENCE NO0'00'18"E A DISTANCE OF 70.10 FEET; THENCE N89'59'42"W A DISTANCE OF 100.00 FEET; THENCE S00'00'18"W A DISTANCE OF 12.03 FEET; THENCE N89'59'42"W A DISTANCE OF 150.00 FEET: THENCE S00'00'18"W A DISTANCE OF 431.35 FEET; THENCE N70'29'40"W A DISTANCE OF 591.38 FEET; THENCE N63'22'10"W A DISTANCE OF 120.93 FEET; THENCE N70'29'40"W A DISTANCE OF 650.00 FEET; THENCE N57'53'37"W A DISTANCE OF 50.58 FEET; THENCE N00'07'20"E A DISTANCE OF 396.80 FEET; THENCE S78'07'10"W A DISTANCE OF 43.96 FEET; THENCE N89'52'40"W A DISTANCE OF 212.00 FEET TO A LINE 250.00 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER-SECTION LINE OF SAID SECTION 36; THENCE NOO'07'20"E A DISTANCE OF 320.05 FEET; THENCE S76'40'17"E A DISTANCE OF 2199.89 FEET; THENCE S00'00'13"W A DISTANCE OF 323.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.97799 ACRES, MORE OR LESS.

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

1. STREETS & DRIVEWAY TRACTS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSOR AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS C & D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS. EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. WATER MANAGEMENT TRACTS:

TRACTS E & F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. DRAINAGE AND LAKE MAINTENANCE EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

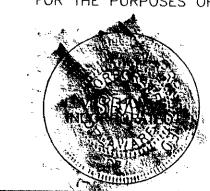
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS. INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. 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.

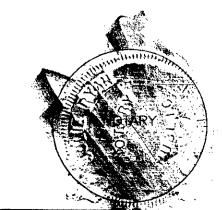
5. LIMITED ACCESS EASEMENTS:

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











8. Richard Colhaly

E.RICHARD ALHADEFF, ESQUIPE

Sawara Sterico

NOTARY/PUBLIC





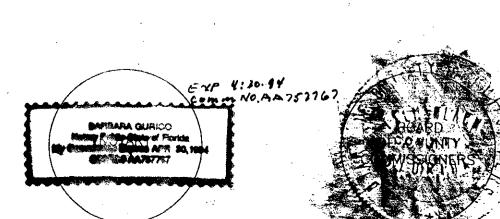


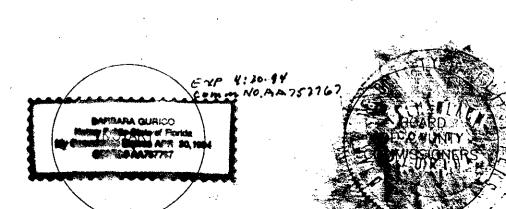


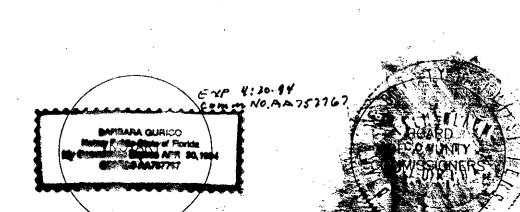


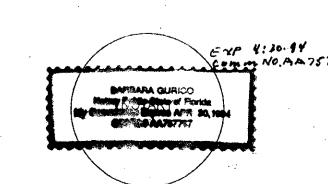




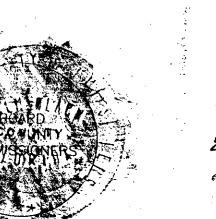






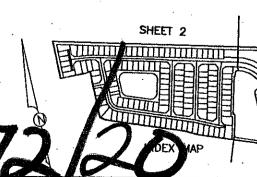












CARIBBEAN MAPPING, INC. PROFESSIONAL LAND SURVEYORS 357 LIANA DRIVE WEST PALM BEACH FAX (407) 471-8752

* O での王