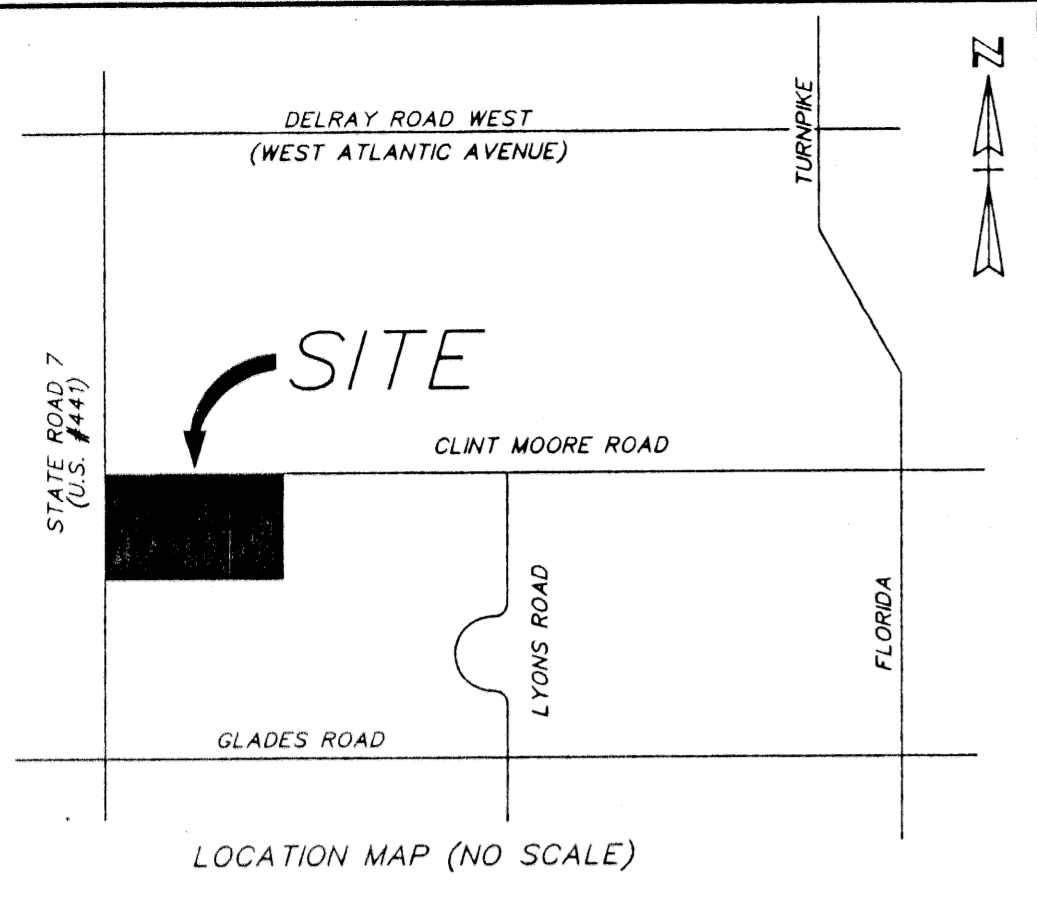


RESERVE AT BOCA RATON M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACTS 13, 14, 15 AND 16, BLOCK 73, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE), SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3



5665-000

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 11:09 AM This 27 day of March 2003 and duly recorded in Plat Book No. 92 on pages 25-27 JUDITH H. WILKEN, Clerk of County of Palm Beach

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SUTTON BOCA ONE DEVELOPERS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RESERVE AT BOCA RATON M.U.P.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 13, 14, 15 AND 16, BLOCK 73, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR CLINT MOORE ROAD AS RECORDED IN DEED BOOK 692, PAGE 60, DEED BOOK 692, PAGE 62 AND OFFICIAL RECORD BOOK 6204, PAGE 1291, AND LESS THE RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT CANAL E-1 AS RECORDED IN OFFICIAL RECORD BOOK 1994, PAGE 1615, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 13, BLOCK 73, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 2, PAGES 45, THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.0°26'40"E., ALONG THE EAST LINE OF SAID TRACT 13, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE CLINT MOORE ROAD AS SHOWN ON ROAD PLAT BOOK 6, PAGE 81 AND AS DESCRIBED IN OFFICIAL RECORD BOOK 6204, PAGE 1291, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S.0°26'40"E., ALONG SAID EAST LINE OF TRACT 13, BLOCK 73, A DISTANCE OF 550.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 13, BLOCK 73; THENCE S.89°33'38"W., ALONG THE SOUTH LINE OF TRACTS 13 THROUGH 16, INCLUSIVE, A DISTANCE OF 1420.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 1994, PAGE 1615; THENCE N.0°50'46"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 550.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAID CLINT MOORE ROAD; THENCE N.89°33'38"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1424.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 782,547 SQUARE FEET OR 17.96 ACRES MORE OR LESS.

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

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR SUTTON BOCA ONE DEVELOPERS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR SUTTON BOCA ONE DEVELOPERS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, 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.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR INGRESS AND EGRESS AND OTHER RELATED PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BOCA SUTTON ONE DEVELOPERS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27TH DAY OF FEBRUARY, 2003.

SUTTON BOCA ONE DEVELOPERS, INC. A FLORIDA CORPORATION

WITNESS: [Signatures] NAME: WEATHER L. VAN HECKE NAME: DAVID YUDELL PRESIDENT WITNESS: [Signature] NAME: PAUL D. ENGLE

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID YUDELL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF SUTTON BOCA ONE DEVELOPERS, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 FEBRUARY 2003.

MY COMMISSION EXPIRES: SEPT. 5, 2006 BY: [Signature] NAME: CAROL FORD BAXTER NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE 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 13805 AT PAGE 1014 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27TH DAY OF FEBRUARY, 2003.

WITNESS: [Signature] NAME: LYNN C. GILIS WITNESS: [Signature] NAME: SHARON ANDERSON FIDELITY FEDERAL BANK & TRUST BY: [Signature] NAME: JOHN M. AHLHOLZ VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN AHLHOLZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS VICE-PRESIDENT OF FIDELITY FEDERAL BANK & TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 February 2003.

MY COMMISSION EXPIRES: Jan. 9, 2005 BY: [Signature] NAME: SHARON ANDERSON NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

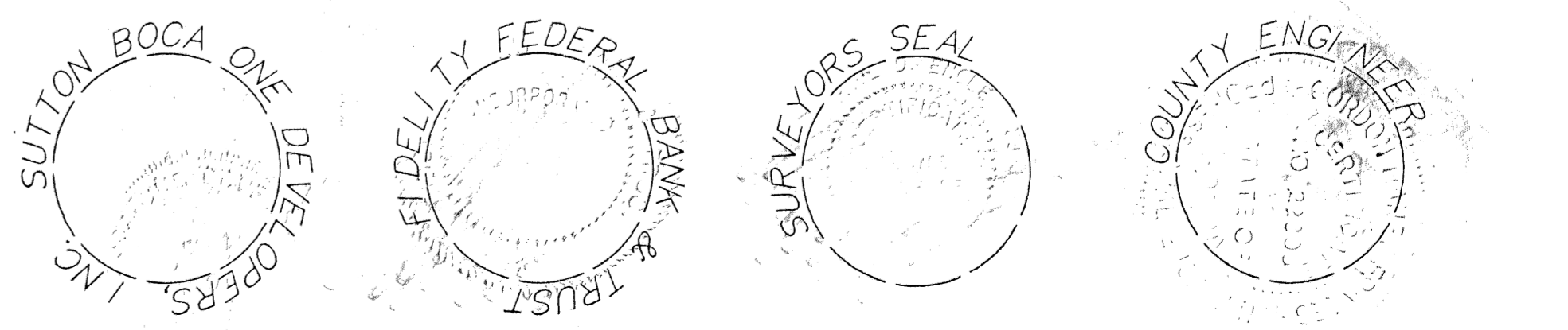
I, LARRY Z. GLICKMAN A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SUTTON BOCA ONE DEVELOPERS, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 02/27/03 BY: [Signature] NAME: LARRY Z. GLICKMAN ATTORNEY AT LAW STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 25 DAY OF MARCH, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

[Signature] GORDON HANEY FRAKES, P.E. COUNTY ENGINEER GORDON HANEY FRAKES, P.E. ASSISTANT COUNTY ENGINEER



SUBDIVISION RESERVE AT BOCA RATON BOOK 98 PAGE 25 FLOOD MAP # 2/1/54 ZONING MUPD ZIP CODE 33470 QUAD # 55 SE 1/4 TAZ 709 PUB NAME