OAKS AT BOCA RATON PLAT THREE

A PLANNED UNIT DEVELOPMENT BEING A PART OF RAINBOW PUD

BEING A REPLAT OF TRACTS F AND L-9 AND A PORTION OF TRACT C, "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22, AND TRACTS A AND B AND A PORTION OF TRACT R, "OAKS AT BOCA RATON PLAT TWO", AS RECORDED IN PLAT BOOK 28, PAGES 196 THROUGH 198 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

THIS INSTRUMENT PREPARED BY

DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A

BOCA RATON, FLORIDA 33433 - (561)392-1991

SEPTEMBER - 2002

ACCEPTANCE OF RESERVATIONS:

DAY OF

THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE

DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND

HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS

BEFORE ME PERSONALLY APPEARED DOWN 1. BOTS, WHO IS PERSONALLY KNOWN TO ME OR HAS

ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE SHE 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

Many E. OBrien

INSTRUMENT AS 1-President OF THE OAKS AT BOCA RATON PROPERTY OWNERS'

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 RECORDS BOOK 12585

AT PAGE 685 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 20 th DAY OF

THE OAKS AT BOCA RATON

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

CITY NATIONAL BANK OF FLORIDA,

TO DO BUSINESS IN FLORIDA

MCE PRESIDENT

BEFORE ME PERSONALLY APPEARED J. SCOTT ME CLONEGUES WHO IS PERSONALLY KNOWN TO ME OR HAS

AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT

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

JUDY L. MATTHEWS. GRAY

PRINT NAME

INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION

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

A BANKING CORPORATION AUTHORIZED

__ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

PROPERTY OWNERS' ASSOCIATION, INC.

A FLORIDA CORPORAZION NOT FOR PROFIT

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

ACKNOWLEDGMENT:

STATE OF FLORIDA)

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

STATE OF FLORIDA)

THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS .

9-13-04

DD 144221

COUNTY OF PALM BEACH

MORTGAGEES CONSENT:

________, 2003.

ACKNOWLEDGMENT:

STATE OF FLORIDA)

COUNTY OF PUN BEACH

MY COMMISSION EXPIRES

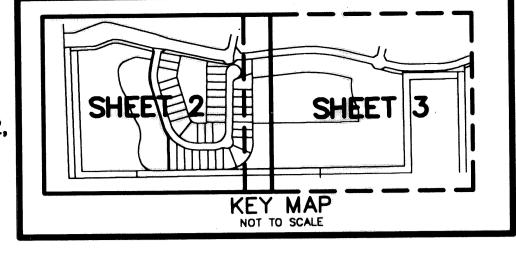
COMMISSION NUMBER:

CC 820212

NOTARY

4.24.2003

LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



TABULAR DATA

AREA OF TRACT A

AREA OF TRACT REC

AREA OF RESIDENTIAL

ΓΡΕΠΤΙΟΝ ΝΟ. 97-104B

TOTAL AREA THIS PLAT

AREA OF PRIVATE ROAD TRACT R

AREA OF TRACTS W. W1. W2

AREA OF TRACTS L. L1. L2. L3

JSE SINGLE FAMILY(ZERO LOT LINE)

NUMBER OF UNITS - 37 1.20 D.U./AC.

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:37 P. M. THIS _11_ DAY OF _JUNE A.D. 2003 AND DULY RECORDED IN PLAT BOOK 19 ON 44,408 ACRES

2.039 ACRES

13.763 ACRES

11.454 ACRES

8.312 ACRES

0.979 ACRES

7.861 ACRES

PAGES 37 AND 39 DOROTHY H. WLKEN CLERK CIRCUIT COURT

2003 - 0343280

DEDICATION AND RESERVATIONS CONTINUED:

THE UTILITY EASEMENTS 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

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE

THE OAKS AT BOCA RATON VENTURE, L.P. A FLORIDA LIMITED PARTNERSHIP

THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

PRINT NAME VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____

COMMISSION NUMBER:

ACKNOWLEDGMENT:

___ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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.

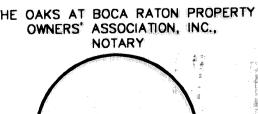
THE OAKS AT BOCA RATON DEVELOPMENT, LLC

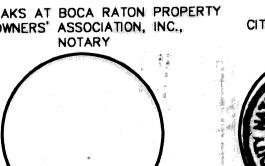


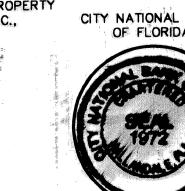
WITNESS MY HAND AND OFFICIAL SEAL THIS 20TH DAY OF MARCH

INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

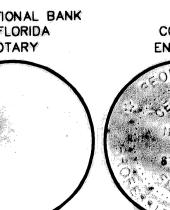


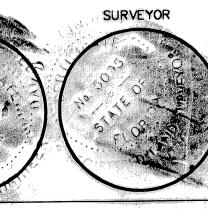












7. UTILITY EASEMENTS

BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SOCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS CESSORS AND

THE OAKS AT BOCA RATON DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY.

NAME RICHARD FIX KOLSTEIN

IN WITNESS WHEREOF, THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF FEBRUARY , 2003.

PRINTM. ElAINE BROWNING

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KINGLE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION. AND WHO EXECUTED THE FORECOING INSTRUMENT AS MANAGING MEMBER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, THE GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES: 4-28-00

155H1 QC

STATE OF FLORIDA) COUNTY OF YOUR BEAULE

BEFORE ME PERSONALLY APPEARED Jan J. Born, WHO IS PERSONALLY KNOWN TO ME OR HAS

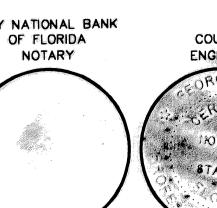
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______

COMMISSION NUMBER: DD 14421

THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC.,

THE OAKS AT BOCA RATON PROPERTY

CITY NATIONAL BANK OF FLORIDA



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "OAKS AT BOCA RATON PLAT THREE", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF TRACTS F, L-9 AND A PORTION OF TRACT C, OAKS AT BOCA RATON PLAT ONE, AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22, AND TRACTS A AND B AND A PORTION OF TRACT R, OAKS AT BOCA RATON PLAT TWO, AS RECORDED IN PLAT BOOK 28, PAGES 196 THROUGH 198, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT F; THENCE NO1"27'31"W ALONG THE WEST LINE THEREOF, A DISTANCE OF 875.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT L-9; THENCE S88'32'29"W, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L-9: THENCE NO1'27'31"W, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT L-9, AND A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT R OF SAID OAKS AT BOCA RATON PLAT ONE; THENCE N88°32'29"E ALONG SAID SOUTH LINE, A DISTANCE OF 150.06 FEET TO THE POINT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 18'52'45"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 49.43 FEET; THENCE N69'39'44"E, A DISTANCE OF 84.89 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 34'45'14"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 90.99 FEET; THENCE S75'35'02"E, A DISTANCE OF 230.72 FEET; THENCE S82'20'11"E, A DISTANCE OF 99.26 FEET; THENCE S77"17'20"E, A DISTANCE OF 312.94 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 06°02'42"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 109.72 FEET; THENCE S41'33'45"E, A DISTANCE OF 33.68 FEET; THENCE N80'04'36"E, A DISTANCE OF 50.88 FEET TO THE SOUTHWEST CORNER OF TRACT R OF SAID OAKS AT BOCA RATON PLAT TWO (THE PREVIOUS TEN COURSES AND DISTANCES BEING ALONG THE SOUTH LINE OF SAID TRACT R. OAKS AT BOCA RATON PLAT ONE); THENCE N46'01'28"E ALONG SAID SOUTH LINE OF TRACT R, OAKS AT BOCA RATON PLAT TWO, A DISTANCE OF 35.51 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NO1"16'07"E, A RADIAL DISTANCE OF 1,025.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10"35'00", A DISTANCE OF 189.33 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 04'03'08"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 68.96 FEET; THENCE N84'44'15"E, A DISTANCE OF 175.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 980.00 FEET AND A CENTRAL ANGLE OF 19'03'36"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 326.01 FEET; THENCE S76"12'09"E, A DISTANCE OF 223.93 FEET; THENCE S31"12'09"E, A DISTANCE OF 35.36 FEET; THENCE S76"12'09"E, A DISTANCE OF 50.00 FEET; THENCE N58'47'51"E, A DISTANCE OF 35.36 FEET; THENCE S76"12'09"E, A DISTANCE OF 60.50 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 14'14'40"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 130.52 FEET; THENCE N89'33'11"E, A DISTANCE OF 192.03 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 21"26"15"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 196.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT B, OAKS AT BOCA RATON PLAT TWO (THE PREVIOUS THIRTEEN COURSES AND DISTANCES BEING ALONG THE SOUTH LINE OF SAID TRACT R, OAKS AT BOCA RATON PLAT TWO); THENCE SOO'25'59"E ALONG THE EAST LINES OF SAID TRACT B, OAKS AT BOCA RATON PLAT TWO, AND SAID TRACT C, OAKS AT BOCA RATON PLAT ONE, A DISTANCE OF 46.78 FEET; THENCE S89"34"01"W, A DISTANCE OF 445.00 FEET; THENCE S00°25'59"E, A DISTANCE OF 674.99 FEET; THENCE S89°34'01"W, A DISTANCE OF 2,330.11 FEET TO THE POINT OF BEGINNING (THE PREVIOUS FOUR COURSES AND DISTANCES BEING ALONG THE BOUNDARY OF TRACT C, OAKS AT BOCA RATON PLAT ONE).

CONTAINING 1.934,397 SQUARE FEET OR 44.408 ACRES, MORE OR LESS.

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

1. PRIVATE STREET

TRACT R AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., 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 BEACH COUNTY.

2. OPEN SPACE TRACTS

TRACTS L, L1, L2 AND L3 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT A AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS 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 OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., 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 OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. WATER MANAGEMENT TRACT

TRACTS W, W1 AND W2 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., 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, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 13219, PAGE 431. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. RECREATIONAL AREA

TRACT REC AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., 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.

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00002099GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

TITLE CERTIFICATION:

STATE OF FLORIDA)

COUNTY OF PALM BEACH) I, CARL E. SIEGEL, 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 THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

> Car 1850 4 98 CARL E. SIEGEL ATTORNEY AT LAW ** LICENSED IN 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 REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

GEORGE T. WEBB, P.E. COUNTY ENGINEER

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA

LB #3591