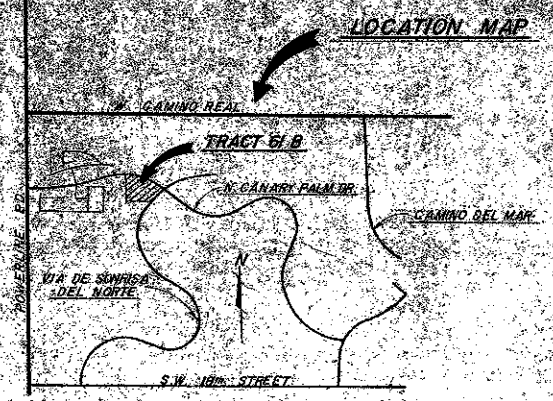


P.U.D.

CANARY PALM CLUB

A REPLAT OF A PORTION OF BOCA DEL MAR NO.7
OF A PORTION OF SECTION 27, TOWNSHIP 47 S., RANGE 42 E.
AS RECORDED IN PLAT BOOK 30, PAGE 217
PALM BEACH COUNTY, FLORIDA



P.U.D. STATISTICS

ACRES 8.549
UNITS 56
DENSITY 6.5 Units/Ac.

DEDICATION

Know all men by these presents that Mac Donald Homes, Inc., a Florida Corporation, owner of the land shown hereon, being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as CANARY PALM CLUB being more particularly described as follows: Tract 61B of Boca Del Mar No. 7 according to the plat thereof, as recorded in Plat Book 30, Page 217 of the public records of Palm Beach County, Florida. Said lands situate, being and being in Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows: The tract for private road purposes, Tract "A", together with, Parcels 6-1, C-2, R-1, R-2 and the Water Management Tract "L" is hereby dedicated to the CANARY PALM CLUB Homeowner Association, Inc. and will be the perpetual maintenance obligation of said Association; the utility and drainage easements are hereby dedicated in perpetuity for the construction maintenance of utilities; the limited access easements are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS for the purpose of control and jurisdiction over access rights.

SURVEYOR'S CERTIFICATE

This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my personal direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law, and further that the survey and platting comply with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

By: Wilson E. Way
Registered Land Surveyor No. 2884
State of Florida

APPROVAL - PALM BEACH COUNTY, FLORIDA

Board of County Commissioners
This Plat is hereby approved for record
this 18 day of MARCH, A.D. 1980

By: David P. Koehler Chairman
Attest: John B. Dunkle, Clerk
Board of County Commissioners

County Engineer
This Plat is hereby approved for record
this 18 day of MARCH, A.D. 1980

By: Ed Kallbe

By: John Tuley Deputy Clerk

In witness whereof the above-named corporation has caused these presents to be signed by its PRESIDENT and attested by its VICE PRESIDENT and its corporate seal to be affixed hereto by and with the authority of its board of directors this 18th day of SEPTEMBER, A.D. 1979.

Mac Donald Homes, Inc., a Florida Corporation

By: [Signature]
Attest: [Signature]

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE
The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrances upon the property described hereon and does hereby consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, lien or other encumbrances is recorded in Official Record Book 2968 at page 1117 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 attested to by its ASSISTANT SECRETARY and its corporate seal affixed hereon. This 18th day of FEBRUARY, A.D. 1980.

First Federal Savings & Loan Association of Miami, a United States corporation

By: [Signature]
Attest: [Signature]

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrances 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, lien or other encumbrances is recorded in Official Record Book 3061 at page 627 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, I, William L. Knight, as Trustee of the Employees Profit Sharing Trust of Florida Sites, Inc. do hereby set my hand and seal this 5th day of FEBRUARY, A.D. 1980.

William L. Knight, Trustee

By: [Signature]
Attest: [Signature]

ACKNOWLEDGEMENT

Province of Ontario, Canada

Before me personally appeared DOUGLAS R. MACDONALD and DAVID C. ANDERSON to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and VICE PRESIDENT of Mac Donald Homes, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed the 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.

Witness my hand and official seal this 18th day of SEPTEMBER, A.D. 1979

My commission expires: ON DEATH OR RETIREMENT

N. S. Lucas
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME personally appeared K. B. GABLE and CARLE HALL to me well known to be the individuals described in and executed the foregoing instrument as VICE PRESIDENT and ASSISTANT SECRETARY of First Federal Savings & Loan Association of Miami, a United States corporation, and severally acknowledged to and before me that they executed the instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the 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. IN WITNESS my hand and official seal this 18th day of FEBRUARY, A.D. 1980. My commission expires: 1980

Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared William L. Knight as Trustee of the Employees Profit Sharing Trust of Florida Sites, Inc. to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein. IN WITNESS my hand and official seal this 5th day of FEBRUARY, A.D. 1980.

My commission expires: 1980

[Signature]
Notary Public

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD

I, Monica Thaler, 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 that title to the property is vested in Mac Donald Homes, Inc., that the current taxes have been paid, and that I find that the property is unencumbered by the mortgages shown hereon and that the mortgages shown are true and correct.

PREPARED BY
WILSON E. WAY
Darby and Way, P.A.
PROFESSIONAL LAND SURVEYORS
6521 W. McNAB ROAD TAMARAC, FLORIDA

CANARY PALM CLUB
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