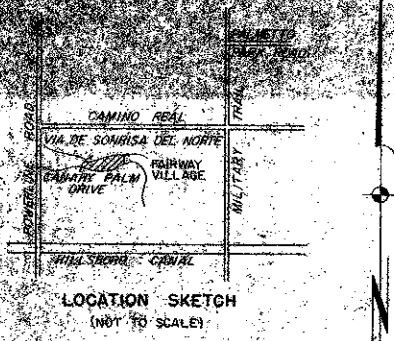


40-55

A PLANNED UNIT DEVELOPMENT
FAIRWAY VILLAGE
 A RESUBDIVISION OF TRACT 59, BOCA DEL MAR NO. 7 (PB. 30/210-217)
 SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 3

55
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:25 ON THE
 5 DAY OF August
 1980 AND DULY RECORDED
 IN PLAT BOOK 40 PAGES
 55, 56 AND 57
 JOHN B. BUNKLE
 CLERK OF CIRCUIT COURT
 BY: *John Bunkle*



P. U. D. DATA
 TOTAL UNITS 56 T/H
 LANDSCAPE/REC AREA 4.788 AC.
 TOTAL AREA 8.570 AC.

DEDICATION

STATE OF FLORIDA)
 COUNTY OF DADE) SS
 KNOW ALL MEN BY THESE PRESENTS THAT S.L. BUILDING CORP., A FLORIDA CORPORATION, AND J.A. BUILDING CORP., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FAIRWAY VILLAGE, A RESUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 59, BOCA DEL MAR NO. 7, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGES 210-217, 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:

- STREETS
- PARCELS R-1 AND R-2 FOR PRIVATE ROAD PURPOSES AS SHOWN, ARE HEREBY DEDICATED TO THE FAIRWAY VILLAGE OF BOCA DEL MAR HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS
 - A UTILITY AND DRAINAGE EASEMENTS- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS- THE LIMITED ACCESS EASEMENTS AS SHOWN, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - RECREATION AREAS

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF October, A.D. 1979.

BY: *Dov Ehrenfeld*
 DOV EHRENFELD, VICE-PRESIDENT
 BY: *Robert C. ...*
 ASSISTANT SECRETARY

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF October, A.D. 1979.

BY: *Dov Ehrenfeld*
 DOV EHRENFELD, VICE-PRESIDENT
 BY: *James Cohen*
 JAMES COHEN, SECRETARY

ATTEST: *John Bunkle*
 JOHN B. BUNKLE, CLERK OF CIRCUIT COURT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF DADE) SS
 BEFORE ME PERSONALLY APPEARED DOV EHRENFELD AND S. JAMES COHEN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED S.L. BUILDING CORP., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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 23rd DAY OF October, A.D. 1979.

MY COMMISSION EXPIRES: 10/30/83
 BY: *William L. Knight*
 NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF DADE) SS
 BEFORE ME PERSONALLY APPEARED S. JAMES COHEN AND DOV EHRENFELD, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF THE ABOVE NAMED J.A. BUILDING CORP., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, 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 23rd DAY OF October, A.D. 1979.

MY COMMISSION EXPIRES: 10/30/83
 BY: *William L. Knight*
 NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2968, PAGE 1127, 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 BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF October, A.D. 1979.

ATTEST: *R.A. Davenport*
 R.A. DAVENPORT, VICE-PRESIDENT
 BY: *R.A. Davenport*
 R.A. DAVENPORT, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 BEFORE ME PERSONALLY APPEARED R.A. DAVENPORT AND *R.A. Davenport*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI, A U.S. CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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 26th DAY OF October, A.D. 1979.

MY COMMISSION EXPIRES: 2/26/83
 BY: *Dennis P. Koehler*
 NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3085, PAGE 687, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF October, A.D. 1979.

BY: *William L. Knight*
 WILLIAM L. KNIGHT, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 BEFORE ME PERSONALLY APPEARED WILLIAM K. KNIGHT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE ABOVE NAMED EMPLOYEES PROFIT SHARING TRUST OF FLORIDA SITES, INC., A FLORIDA TRUST, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 26th DAY OF October, A.D. 1979.

MY COMMISSION EXPIRES: 11-20-82
 BY: *William L. Knight*
 WILLIAM L. KNIGHT, TRUSTEE

SURVEY NOTES

- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BOCA DEL MAR NO. 7.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON EASEMENTS.
- SURVEY DATA IN FIELD BOOK 151, PAGES 4 - 12.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.S.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.

BY: *Thomas R. Schnars*
 THOMAS R. SCHNARS, PROFESSIONAL LAND SURVEYOR, FLORIDA REGISTRATION NO. 2325, DATED 7-12-78

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 I, *S. James Cohen*, A DULY LICENSED ATTORNEY AT LAW OF 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 S.L. BUILDING CORP., A FLORIDA CORPORATION, AND J.A. BUILDING CORP., A FLORIDA CORPORATION, THAT THE CORRECT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENOUGH TO SATISFY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: October 27, 1979
 BY: *William L. Knight*
 WILLIAM L. KNIGHT, TRUSTEE

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF July, A.D. 1980.

BY: *H.P. Kahler*
 H.P. KAHLER, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 20th DAY OF July, A.D. 1980.

BY: *Dennis P. Koehler*
 DENNIS P. KOEHLER
 ATTEST: *John B. Bunkle*
 JOHN B. BUNKLE, CLERK

0205-302

BERNARD CORP.	NOTARY PUBLIC STATE OF FLORIDA	J.A. BUILDING CORP.	NOTARY PUBLIC STATE OF FLORIDA	TITLE CERTIFICATION	FIRST FEDERAL SAVINGS & LOAN ASSOCIATION	NOTARY PUBLIC STATE OF FLORIDA	EMPLOYEES PROFIT SHARING TRUST OF FLORIDA SITES, INC.	NOTARY PUBLIC STATE OF FLORIDA	REGISTERED LAND SURVEYOR STATE OF FLORIDA
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