

INSTRUMENT WAS PREPARED BY
BRUCE CARTER
 PROFESSIONAL LAND SURVEYOR
 SOUTH FEDERAL HIGHWAY
 PALM BEACH, FLORIDA 33444

BRENTWOOD OF BOCA - PHASE 3

A PART OF "BRENTWOOD PLACE" P.U.D.
 A REPLAT OF A PORTION OF TRACTS 97, 96, 106 AND 107, ALL IN BLOCK 75,
 THE PALM BEACH FARMS COMPANY PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
 LYING IN SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

TOTAL ACREAGE	8.32 AC.
ROADS and ACCESS	1.72 AC.
WATER MANAGEMENT TRACT	1.34 AC.
OPEN SPACE & BUFFER	2.14 AC.
TOTAL DWELLING UNITS	99
DWELLING UNITS / ACRE	34.722 AC.

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE ENGLE GROUP INC., A FLORIDA CORPORATION OWNER OF LANDS SHOWN HEREON, BEING A PORTION OF TRACTS 96, 106, 7, AND 107, BLOCK 75, THE PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BRENTWOOD OF BOCA PHASE 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 205.18 FEET OF SAID TRACT 97 AND ALSO LYING 433.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 97, SAID POINT ALSO BEING THE NORTHEAST CORNER OF "BRENTWOOD OF BOCA PHASE 2", RECORDED IN PLAT BOOK 49, PAGES 69 THROUGH 71, PALM BEACH COUNTY RECORDS; THENCE RUN ON AN ASSUMED BEARING OF EAST ALONG A LINE PARALLEL WITH AND 433.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACTS 97 AND 96, A DISTANCE OF 412.11 FEET; THENCE SOUTH A DISTANCE OF 188.98 FEET; THENCE SOUTH 06°50'29" W A DISTANCE OF 52.13 FEET; THENCE SOUTH A DISTANCE OF 535.84 FEET; THENCE EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH A DISTANCE OF 110.45 FEET TO THE SOUTH LINE OF SAID TRACT 107; THENCE WEST ALONG SAID LINE A DISTANCE OF 41.90 FEET TO THE SOUTHEAST CORNER OF SAID "BRENTWOOD OF BOCA PHASE 2"; THENCE NORTH ALONG SAID LINE A DISTANCE OF 887.03 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 8.32 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) WATER MANAGEMENT TRACTS AS SHOWN AS TRACT "A" IS HEREBY DEDICATED TO "BRENTWOOD MAINTENANCE ASSOCIATION INC.", ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2) THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 3) THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE LINES AND DRAINAGE STRUCTURES.
- 4) THE LAKE MAINTENANCE EASEMENT, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF LAKES.
- 5) TRACT FOR PRIVATE ROAD PURPOSES SHOWN AS TRACT "B" IS HEREBY DEDICATED TO "BRENTWOOD MAINTENANCE ASSOCIATION INC.", ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6) THE 25' LANDSCAPE BUFFER IS HEREBY DEDICATED TO "BRENTWOOD MAINTENANCE ASSOCIATION INC.", ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7) THE 40' ACCESS TRACT IS HEREBY DEDICATED TO "BRENTWOOD ESTATES HOMEOWNERS ASSOCIATION INC.", ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8) TRACT "C" IS HEREBY DEDICATED TO "BRENTWOOD MAINTENANCE ASSOCIATION INC.", ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9) THE 3' MAINTENANCE EASEMENTS AND 18" ROOF OVERHANG EASEMENTS ARE HEREBY DEDICATED FOR MAINTENANCE ACCESS, ROOF OVERHANG & OTHER PURPOSES AS APPROPRIATE.
- 10) TRACT "E" IS HEREBY DEDICATED TO "BRENTWOOD ESTATES HOMEOWNERS ASSOCIATION INC.", ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 11) TRACT FOR PRIVATE ROAD PURPOSES SHOWN AS TRACT "D" IS HEREBY DEDICATED TO "BRENTWOOD ESTATES HOMEOWNERS ASSOCIATION INC.", ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF: THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 24th DAY OF JULY, AD, 1987.

THE ENGLE GROUP INC., A CORPORATION OF THE STATE OF FLORIDA
 BY: Alec Engelstien
 ALEC ENGELSTIEN, PRESIDENT
 ATTEST: Patricia Jones
 PATRICIA JONES, ASSISTANT SECRETARY

MORTGAGEES CONSENT

STATE OF NEW YORK } ss THE CHASE MANHATTAN BANK N.A. HEREBY
 COUNTY OF NEW YORK } CERTIFIES THAT IT IS THE HOLDER OF A
 MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES
 HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS
 BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS
 MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5255
 AT PAGE 1354 OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA, HEREBY SUBORDINATES SAID MORTGAGE TO
 THE DEDICATION.

IN WITNESS WHEREOF:
 THE CHASE MANHATTAN BANK N.A. HAS CAUSED THESE
 PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED
 TO BY ITS ASSISTANT TREASURER AND ITS CORPORATE SEAL
 TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS
 BOARD OF DIRECTORS, THIS 17th DAY OF JULY, AD, 1987.

BY: Edward Shevlin Jr.
 EDWARD SHEVLIN JR., VICE PRESIDENT
 ATTEST: Patricia A. Horsford
 PATRICIA A. HORSFORD, ASSISTANT TREASURER

ACKNOWLEDGEMENT

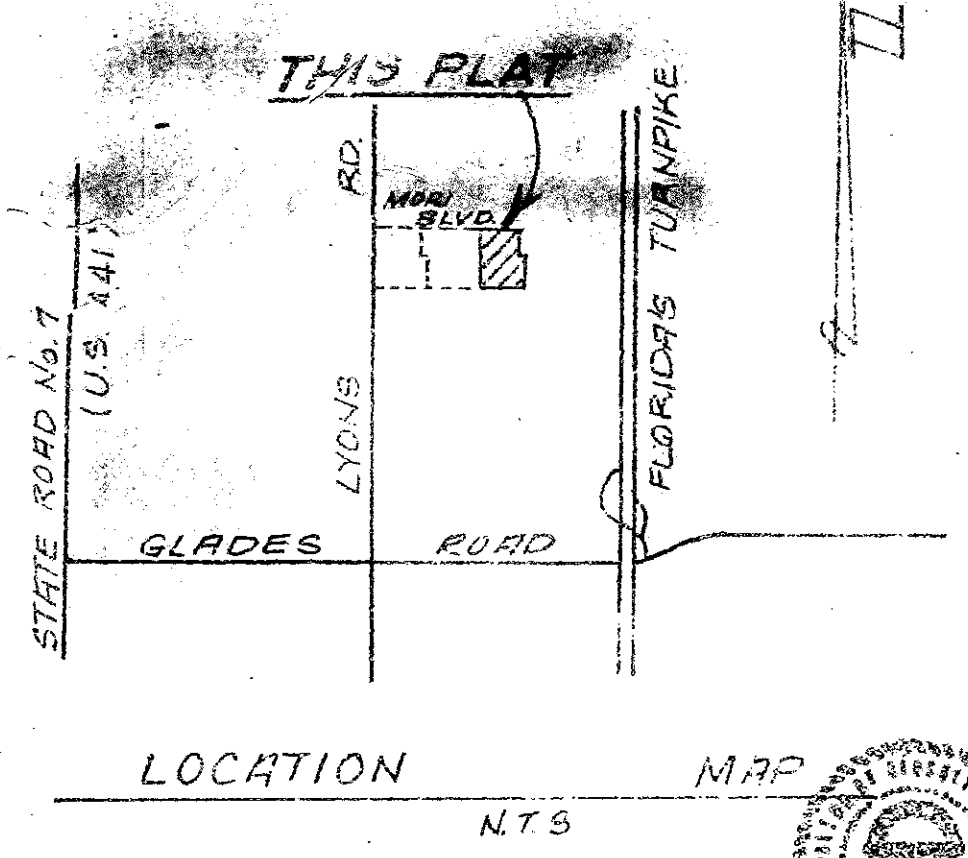
STATE OF NEW YORK } ss BEFORE ME PERSONALLY APPEARED
 COUNTY OF NEW YORK } EDWARD SHEVLIN JR. AND PATRICIA A. HORSFORD
 TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS
 DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT
 AS VICE PRESIDENT AND ASSISTANT TREASURER OF THE CHASE
 MANHATTAN BANK N.A. AND ACKNOWLEDGED TO AND BEFORE ME
 THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS
 OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS
 THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS
 AFFIXED HERETO 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 17th DAY OF JULY, AD, 1987
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED ALEC ENGELSTIEN AND
 COUNTY OF BEACH } PATRICIA JONES TO ME WELL KNOWN, AND KNOWN
 TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING
 INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ENGLE GROUP INC.
 A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED
 SUCH 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 14th DAY OF July, AD, 1987

MY COMMISSION EXPIRES June 9, 1989
Clara A. Arnold
 NOTARY PUBLIC STATE OF FLORIDA



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 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 1:45 P.M.
 THIS 29 DAY OF DEC
 AD, 1987 AND DULY RECORDED
 IN PLAT BOOK _____ ON PAGES
 169 AND 170.
 JOHN B. DUNKLE, CLERK
 CIRCUIT COURT
 BY Patricia A. Horsford Not. DC.

APPROVALS:

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH
 COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD
 THIS 22nd DAY OF DECEMBER, 1987.

BY: Carol A. Roberts
 CAROL A. ROBERTS, CHAIRMAN
 ATTEST: JOHN B. DUNKLE, CLERK
 BY: Paul J. Compton
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD
 THIS 22nd DAY OF DECEMBER, 1987.
 BY: Herbert F. Kahlert Jr.
 HERBERT F. KAHLERT JR., COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA } ss I, JOEL P. KOEPPLE, A DULY LICENSED
 COUNTY OF PALM BEACH } 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 ENGLE GROUP INC. THAT THE CURRENT
 TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED
 BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE
 SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER
 ENCUMBRANCES OF RECORD.

DATE: NOVEMBER 16, 1987
 BY: _____

SURVEYORS 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 SUPER-
 VISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF
 AND THAT THE (P.P.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS
 REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS
 WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, 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 AND FURTHER THAT THE SURVEY DATA
 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF FLORIDA ADMINISTRATIVE
 CODE RULE 21-44-6.

DATE: JULY 13, 1987
 BY: Bruce N. Carter
 BRUCE N. CARTER
 REGISTERED LAND SURVEYOR
 No. 2983
 STATE OF FLORIDA
 Pet. 80-9
 0218-003
 SEALS

NOTARY	BANK	CO. ENGINEER	ENGLE GROUP INC.	ETOR

58/169
 BRENTWOOD OF BOCA - PHASE 3

TAZ 77-307-1192
 SUBDIVISION - Brentwood of Boca
 BOOK 08
 FLOOD MAP # 2-504
 ZONING
 QUAD # 13
 ZIP CODE 33444
 SE
 PUD NAME
 PAGE 169
 FLOOD MAP # 2-504
 ZONING
 ZIP CODE 33444