

A PART OF A P.U.D.
LAKES AT BOCA RATON - PHASE IV
 A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST
 AND ALSO BEING A REPLAT OF A PORTION OF SAID SECTION 1 IN FLORIDA FRUIT LANDS COMPANY'S
 SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

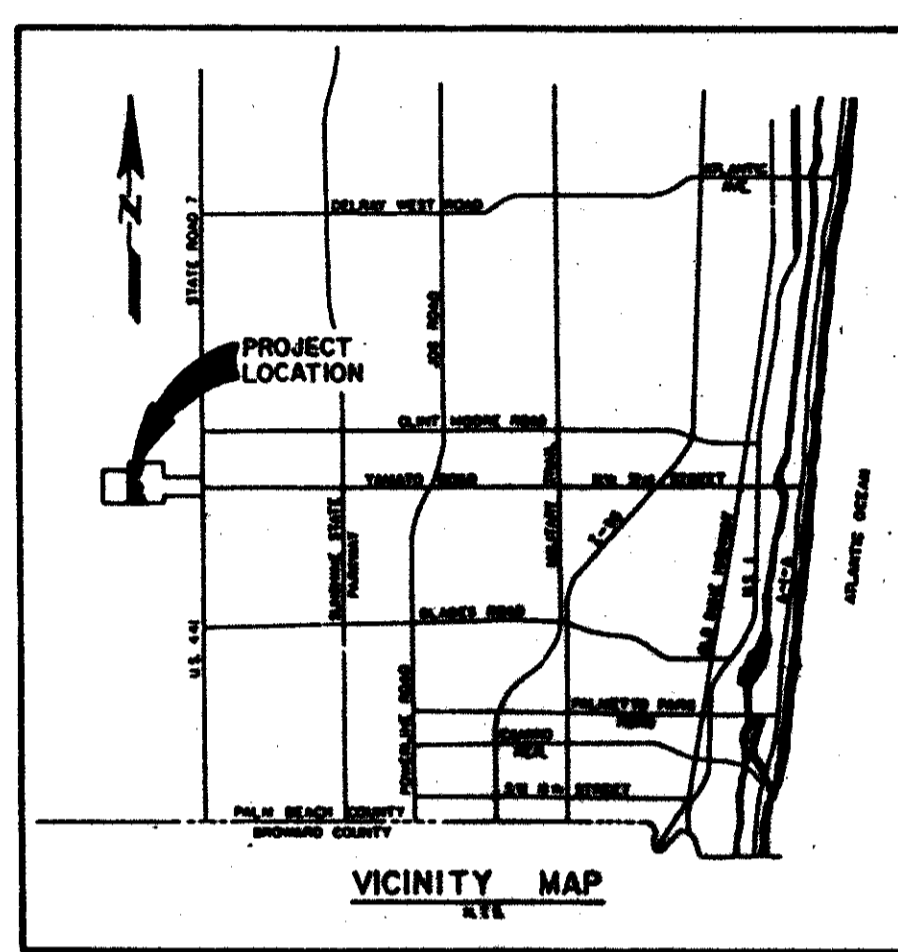
JULY 1988

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner of land shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as LAKES AT BOCA RATON - PHASE IV, and also being a replat of a portion of said Section 1, Township 47 South, Range 41 East Subdivision No. 2 as recorded in Plat Book 1, Page 102 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

Commencing at the Southwest corner of the aforementioned Section 1, Township 47 South, Range 41 East; thence with a bearing of N. 01° 31' 26" W., along the West Section line of said Section 1, a distance of 40.01 feet to the POINT OF BEGINNING NO. 1; thence continuing with a bearing of N. 01° 31' 26" W., along the West Section line of said Section 1, a distance of 1716.60 feet to the Southwest corner of LAKES AT BOCA RATON - PHASE III as recorded in Plat Book 55, Pages 1, 2 and 3 of the Public Records of Palm Beach County; thence with a bearing of N. 73° 50' 00" E., a distance of 276.34 feet to a point of curvature; thence with a curve to the left, having a radius of 536.24 feet, an arc length of 199.66 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 305.95 feet, an arc length of 184.22 feet to a point of compound curvature; thence with a curve to the right, having a radius of 116.43 feet, an arc length of 237.75 feet to a point of tangency; thence with a bearing of S. 24° 00' 00" W., a distance of 203.00 feet to a point of curvature; thence with a curve to the left, having a radius of 332.61 feet, an arc length of 337.67 feet to a point; thence with a bearing of S. 34° 10' 00" E., a distance of 133.33 feet to a point of curvature; thence with a curve to the right, having a radius of 277.46 feet, an arc length of 297.01 feet to a point; thence with a bearing of S. 27° 10' 00" W., a distance of 210.17 feet to a point; thence with a bearing of S. 68° 45' 51" E., a distance of 158.38 feet to a point of curvature; thence with a curve to the left, having a radius of 1513.66 feet, an arc length of 207.55 feet to a point; thence with a bearing of S. 13° 22' 47" W., a distance of 81.51 feet to a point on a curve concave to the Northeast; thence along the arc of said curve having an initial tangent bearing of S. 53° 40' 00" E., a radius of 554.35 feet, an arc length of 214.47 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 140.34 feet, an arc length of 138.39 feet to a point of compound curvature; thence with a curve to the right, having a radius of 403.75 feet, an arc length of 166.77 feet to a point of tangency; thence with a bearing of S. 04° 20' 00" W., a distance of 146.22 feet to a point, the last sixteen courses being coincident with the Westerly boundary of the aforementioned LAKES AT BOCA RATON - PHASE III; thence with a bearing of S. 89° 44' 50" W., along a line 40.00 feet North of and parallel to the South section line of said Section 1, a distance of 1250.06 feet, more or less, to the POINT OF BEGINNING NO. 1.



TOGETHER WITH the following described parcel of land:

Commencing at the Southwest corner of the aforementioned Section 1, Township 47 South, Range 41 East; thence with a bearing of N. 01° 31' 26" W., along the West Section line of said Section 1, a distance of 1862.70 feet to the POINT OF BEGINNING NO. 2; thence continuing with a bearing of N. 01° 31' 26" W., along the West Section line of said Section 1, a distance of 1120.59 feet to the West Quarter corner of said Section 1; thence with a bearing of N. 89° 29' 26" E., along the East-West Quarter line of said Section 1, a distance of 1119.22 feet to the Northwest corner of the aforementioned LAKES AT BOCA RATON - PHASE III; thence with a bearing of S. 01° 40' 00" E., a distance of 160.43 feet to a point of curvature; thence with a curve to the right, having a radius of 832.36 feet, an arc length of 159.80 feet to a point; thence with a bearing of S. 09° 20' 00" W., a distance of 63.85 feet to a point of curvature; thence with a curve to the right, having a radius of 183.01 feet, an arc length of 219.33 feet to a point; thence with a bearing of S. 78° 00' 00" W., a distance of 145.00 feet to a point of curvature; thence with a curve to the left, having a radius of 374.88 feet, an arc length of 232.27 feet to a point; thence with a bearing of S. 27° 00' 00" E., a distance of 176.15 feet to a point; thence with a bearing of S. 63° 00' 00" W., a distance of 473.93 feet to a point of curvature; thence with a curve to the right, having a radius of 875.71 feet, an arc length of 262.26 feet, more or less, to the POINT OF BEGINNING NO. 2, the last nine courses being coincident with the Westerly and Northwesterly boundary of said LAKES AT BOCA RATON - PHASE III.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets: The streets, shown hereon as Tract U-6 (Lakes at Boca Raton Drive South) Tract U-7 (Lakes at Boca Raton Drive), and Tract 56 (Cape Sabal Drive), are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
- Easements:
 - Utility Easements - The utility easements, as shown, and hereby dedicated in perpetuity for the construction and maintenance of utilities, "Including Cable Television Systems."
 - Drainage Easements - The drainage easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of drainage. The drainage easements, as shown, are dedicated in perpetuity to the Lakes at Boca Raton Homeowners' Association, Inc., a Florida corporation not-for-profit, its successors or assigns, without recourse to Palm Beach County. Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system within LAKES AT BOCA RATON - PHASE IV, which drains public roads.
 - 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.
 - Buffer - The buffer, as shown, is hereby dedicated as an easement to the Lakes at Boca Raton Homeowners' Association, Inc., for landscape and buffer purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Open Space:
 - The area for open space, shown hereon as Tracts 53, 54 & 55 are hereby dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
 - Tracts 56 & 57 are hereby dedicated to the Cape Sabal Homeowners' Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Residential Tracts: Parcels E, K and Lots 1 - 43, as shown, are hereby reserved to Houston Enterprises, a Florida General Partnership, for purposes of residential development, and are the perpetual maintenance obligation of said Partnership, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, I, GEORGE E. BARBAR, as Managing General Partner of Houston Enterprises to hereunto set my hand and seal this 6th day of December, 1988.

WITNESS: Stephen L. Harkness
 HOUSTON ENTERPRISES
 a Florida General Partnership
 BY: George E. Barbar
 GEORGE E. BARBAR
 Managing General Partner

INDEX OF SHEETS

SHEET No. 1	TITLE SHEET AND CERTIFICATES
SHEET No. 2	DETAIL SHEET
SHEET No. 3	DETAIL SHEET

This instrument was prepared by:
 John A. Grant, Jr., John A. Grant, Jr., Inc.
 3353 North Federal Highway, Boca Raton, Florida 33431.

STATISTICAL DATA (LOTS 1-43)

TOTAL AREA	14.351 AC. -
TOTAL AREA OF LOTS (1-43)	10.449 AC. -
AREA OF PUBLIC ROAD R/W (TRACT 58)	3.204 AC. -
AREA OF OPEN SPACES (TRACTS 56 & 57)	0.698 AC. -
TOTAL NO. UNITS PROPOSED	43 UNITS -
DENSITY PROPOSED	2.996 UNITS/AC. -

STATISTICAL DATA (PARCELS E & K)

TOTAL AREA	41.979 AC. -
AREA OF RESIDENTIAL TRACTS (PARCELS E & K)	33.179 AC. <
AREA OF PUBLIC ROAD R/W (TRACTS U-6 & U-7)	2.621 AC. <
AREA OF OPEN SPACES (TRACTS 53, 54 & 55)	6.179 AC. <

NOTE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
) SS BEFORE ME personally appeared GEORGE E. BARBAR, 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.

WITNESS my hand and official seal this 10th day of December, 1988.

My Commission Expires: Oct 12, 1990

Paul A. Wittman
 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 property described herein 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 a Partial Assignment recorded in Official Record Book 4236 at Page 474 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by its Vice President, and attested by its Assistant Secretary and its seal to be affixed hereon by and with the authority of its Board of Directors this 19th day of December, 1988.

CARTERET SAVINGS BANK, F.A.

Attest: Neil O. Simmons
 Assistant Secretary

By: Kathleen P. Gannon
 Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
) SS BEFORE ME personally appeared Kathleen P. Gannon and Gail O. Simmons, 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 CARTERET SAVINGS BANK, F.A., and acknowledged to and before me that they executed such instrument as such officers of said Bank, that the seal affixed to the foregoing instrument is the seal of said Bank, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Bank.

WITNESS my hand and official seal this 19th day of December, 1988.

My Commission Expires: 2/09/89

Seamus D. P. O'Connell
 Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
) SS WE, OCEAN TITLE, INC., a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the property described hereon; that we find the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that we find the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that we find all mortgages are shown and are true and correct; and that there are no other encumbrances of record.

Date 3/27/89

W. Rodgers Moore
 W. RODGERS MOORE, Vice-President
 OCEAN TITLE, INC.

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvement; 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.

Date 3/29/89

John A. Grant, Jr.
 JOHN A. GRANT, JR.
 Registered Surveyor No. 1141
 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this sixth day of June, A.D., 1989.

ATTEST: JOHN B. DUNKLE, Clerk
 BY: Drillia Conant
 DEPUTY CLERK

By: Carol J. Elmquist
 CAROL J. ELMQUIST, Chair

COUNTY ENGINEER

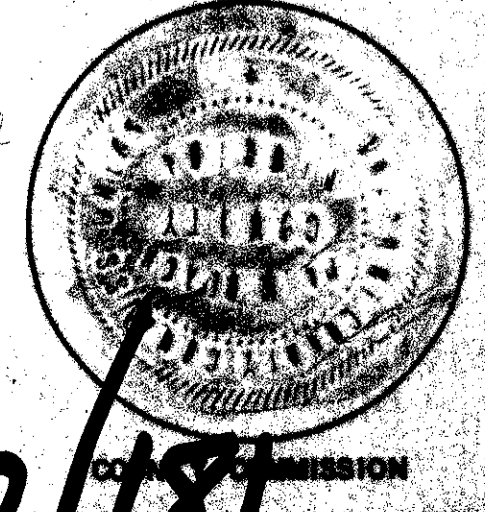
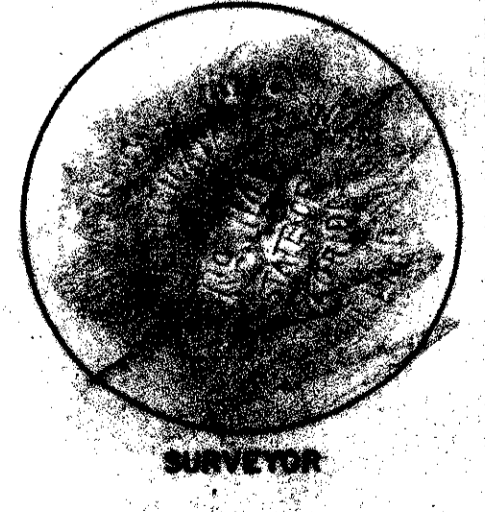
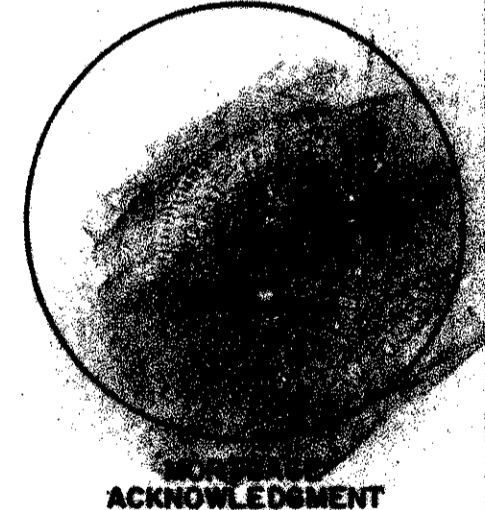
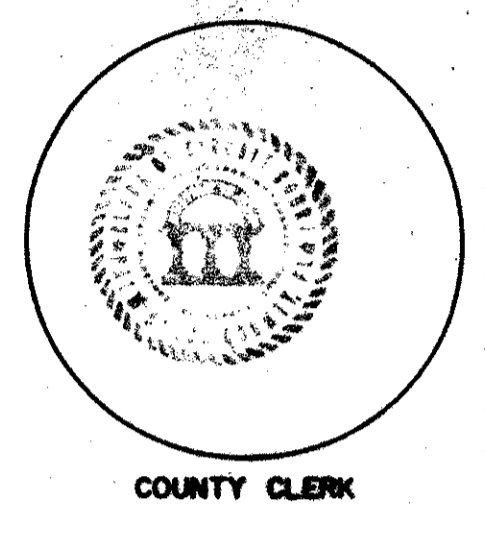
This plat is hereby approved for record this sixth day of June, A.D., 1989.

By: H. F. Kahle
 H. F. KAHLE, P.E. County Engineer

SUBDIVISION: LAKES AT BOCA RATON
 BOOK: 62
 FLOOD MAP: 100 B
 ZONING: RS 83121
 QUAD: 68
 ZIP CODE: 33434
 SE: 782 829
 PUD NAME: LAKES AT BOCA RATON PHASE IV

By: 11/25/88
 11/14/88
 6-7-88
 7-15-88
 8-1-88
 8-15-88

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 11/16/88
 this 7 day of JUNE
 1989, and duly recorded in Plat Book No. 62 on page 181 thru 183
 JOHN B. DUNKLE, Clerk Circuit Court
 Dawn A. Martin, D.C.



LAKES AT BOCA RATON - PHASE IV 62/181