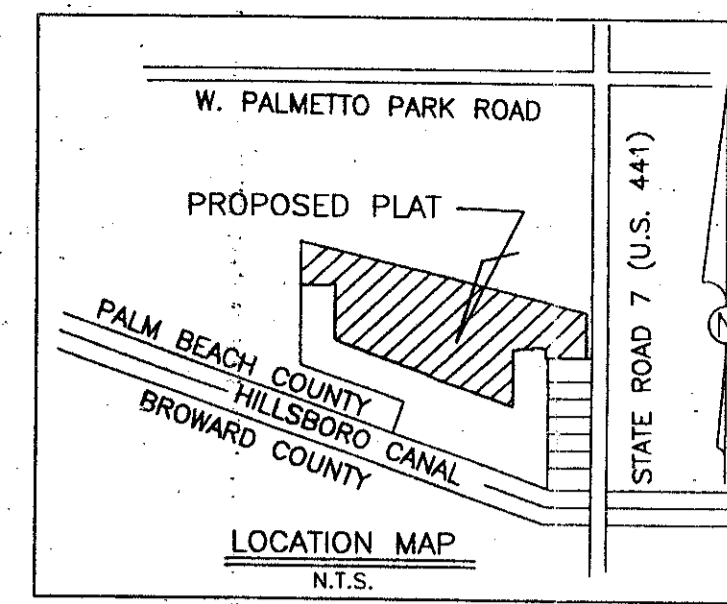


HILLSBORO COUNTRY CLUB PLAT ONE

A PLANNED UNIT DEVELOPMENT

IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA FEBRUARY, 1994.

SHEET 1 OF 3



P.U.D. TABLE

TOTAL PLAT AREA	28.97799 AC±
TOTAL DWELLING UNITS	144
DENSITY	4.97 D.U./AC
STREETS	6.23655 AC±
LAKES	5.53902 AC±
RECREATION AREA	1.66155 AC±
CIVIC AREA	1.04018 AC±
BUFFERS	1.44186 AC±
DEVELOPABLE AREA	13.05883 AC±

20

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

This plat filed for record at
10:15 this AM day of
Feb. 1994 and duly recorded in
Plat Book No. 72 on page 20-22



DOROTHY H. WILKEN, Clerk
Circuit Court
By: Lois A. Staller D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS HILLSBORO COUNTRY CLUB PLAT ONE, SITUATE IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF H.I.D. PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE N00°00'18"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DEDICATED BY SAID H.I.D. PLAZA, A DISTANCE OF 180.00 FEET; THENCE N89°59'42"W A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE N89°59'42"W A DISTANCE OF 316.00 FEET; THENCE N00°00'18"E A DISTANCE OF 70.10 FEET; THENCE N89°59'42"W A DISTANCE OF 100.00 FEET; THENCE S00°00'18"E A DISTANCE OF 12.03 FEET; THENCE N89°59'42"W A DISTANCE OF 150.00 FEET; THENCE S00°00'18"E A DISTANCE OF 431.35 FEET; THENCE N70°29'40"W A DISTANCE OF 591.38 FEET; THENCE N63°22'10"W A DISTANCE OF 120.93 FEET; THENCE N70°29'40"W A DISTANCE OF 650.00 FEET; THENCE N57°53'37"W A DISTANCE OF 50.58 FEET; THENCE N00°07'20"E A DISTANCE OF 396.80 FEET; THENCE S78°07'10"W A DISTANCE OF 43.96 FEET; THENCE N89°52'40"W A DISTANCE OF 212.00 FEET TO A LINE 250.00 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER-SECTION LINE OF SAID SECTION 36; THENCE N00°07'20"E A DISTANCE OF 320.05 FEET; THENCE S76°40'17"E A DISTANCE OF 2199.89 FEET; THENCE S00°00'18"W A DISTANCE OF 323.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.97799 ACRES, MORE OR LESS.

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

1. STREETS & DRIVEWAY TRACTS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, 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.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

TRACTS C & D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. WATER MANAGEMENT TRACTS:

TRACTS E & F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, 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.

3. DRAINAGE AND LAKE MAINTENANCE 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 MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, 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 MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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 OTHER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. UTILITY EASEMENTS:

THE UTILITY EASEMENTS, AS 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 UTILITIES.

5. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.

6. LITTORAL ZONES:

THE LITTORAL ZONES, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID ZONES WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

7. RECREATION & CIVIC AREAS:

TRACTS G & H (RECREATION) AND TRACT I (CIVIC), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND CIVIC PURPOSES, RESPECTIVELY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. LANDSCAPE TRACTS:

TRACTS J, K, L, M & N, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OVER ANY PORTION ENCUMBERED BY EASEMENTS EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NO. 3.

9. ZERO LOT LINE MAINTENANCE EASEMENTS:

IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR MEADOW LAKES AT BOCA RATON, THE ZERO LOT LINE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE, AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT. SEE DETAIL ON EACH MAP SHEET.

IN WITNESS WHEREOF, LEVITT HOMES INCORPORATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF January, 1994.

LEVITT HOMES INCORPORATED
A DELAWARE CORPORATION,
LICENSED TO DO BUSINESS
IN FLORIDA

WITNESS: [Signature] HARRY T. SLEEK
SENIOR VICE PRESIDENT

WITNESS: [Signature] MARGARET L. GREENBERG

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND [Signature] DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF LEVITT HOMES INCORPORATED, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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.

WITNESS MY HAND AND SEAL THIS 7 DAY OF January, 1994.

MY COMMISSION EXPIRES: [Signature]

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

ERIC RICHARD ALHADEFF, 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 TO LEVITT HOMES INCORPORATED; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: January 10, 1994

[Signature]
ERIC RICHARD ALHADEFF, ESQ.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 RECORD BOOK 2829 AT PAGE 1364-1400 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF January, 1994.

BANK ATLANTIC
A FEDERAL SAVINGS BANK

WITNESS: [Signature] A. A. O'NEILL
PRESIDENT

WITNESS: [Signature] Julie Ryan

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND [Signature] DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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.

WITNESS MY HAND AND SEAL THIS 10th DAY OF January, 1994.

MY COMMISSION EXPIRES: [Signature]
Notary Public, State of Florida
My Commission Expires July 20, 1995

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION 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, THIS 7 DAY OF January, 1994.

MEADOW LAKES AT BOCA RATON
HOMEOWNERS ASSOCIATION,
A FLORIDA CORPORATION
NOT FOR PROFIT

WITNESS: [Signature] HARRY T. SLEEK, PRESIDENT

WITNESS: [Signature] Margaret L. Greenberg

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

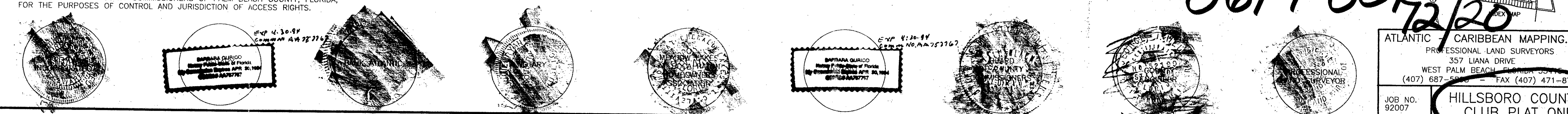
BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND [Signature] DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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.

WITNESS MY HAND AND SEAL THIS 7 DAY OF January, 1994.

MY COMMISSION EXPIRES: [Signature]
Notary Public
Exp. 4-30-94
Comm. No. AA 759767

TAZ 780

Subdivision Hillsboro C.C., Pl. 1
BOOK 72 PAGE 20
FLOOD MAP *
ZONING PDD
SE 92-60
ZIP CODE
PUR NAME Hillsboro C.C.



PET. 92-60
ALLOC. \$1000.00

DATE: 1/11/94
DONALD L. TODD
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4380

ATLANTIC CARIBBEAN MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
357 LIANA DRIVE
WEST PALM BEACH, FLORIDA 33411
(407) 687-5000 FAX (407) 471-8752

JOB NO. 92007
HILLSBORO COUNTRY CLUB PLAT ONE