

THE SHORES AT BOCA RATON PHASES III AND IV PUD

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MORTGAGEE'S CONSENT

MARCH 1994

SURVEYOR'S CERTIFICATE

SHEET 2 OF 6

STATE OF FLORIDA } ss THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON COUNTY OF BROWARD } 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 8169, AT PAGE 249 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 SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF September, A.D., 1994.

FIRST UNION NATIONAL BANK OF FLORIDA,
A NATIONAL BANKING ASSOCIATION

ATTEST: Tracy S. Dunhan
TRACY S. DUNHAN, VICE PRESIDENT
John W. White
JOHN W. WHITE, SENIOR VICE PRESIDENT

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 TO MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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.

DATE 11/4/95

John A. Grant, Jr.
JOHN A. GRANT, JR.
REGISTERED SURVEYOR NO. 1141
STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED JOHN W. WHITE AND TRACY S. DUNHAN, COUNTY OF PALM BEACH } WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF THE ABOVE NAMED FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND 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 22nd DAY OF September, A.D., 1994.

MY COMMISSION EXPIRES: 8/28/96
MY COMMISSION NUMBER: CC 214673
Peter O. Slavis
NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } ss THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE COUNTY OF PALM BEACH } DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF September, 1994.

THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: Judy Matthews Gray
Judy Matthews Gray - GRM
SECRETARY
BY: Richard Finkelshteyn
Richard Finkelshteyn
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED Richard Finkelshteyn AND Judy Matthews Gray COUNTY OF PALM BEACH } WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Secretary/Treasurer RESPECTIVELY, OF THE ABOVE NAMED THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 21st DAY OF September, A.D., 1994.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: CC 164672
Cathy J. Stewart
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA } ss I, BRIAN J. SHERR, OF THE FIRM OF GREENBERG, TRAUIG, HOFFMAN, LIPOFF, ROSEN & COUNTY OF BROWARD } QUENTEL, P.A., 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 IN KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 11/3/95
Brian J. Sherr
BRIAN J. SHERR
GREENBERG, TRAUIG, HOFFMAN, LIPOFF,
ROSEN & QUENTEL, P.A.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

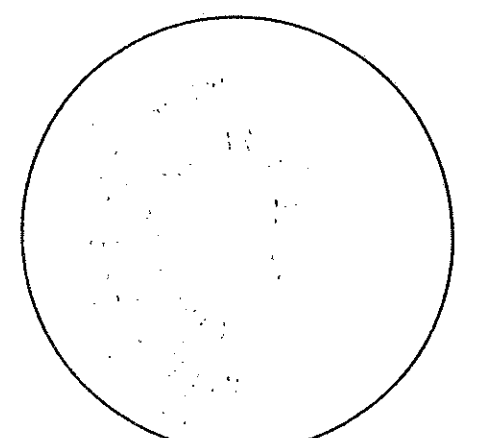
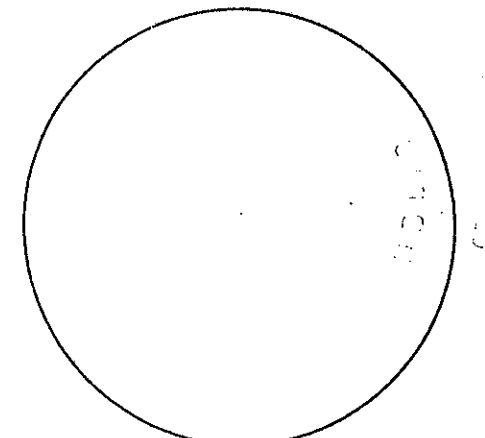
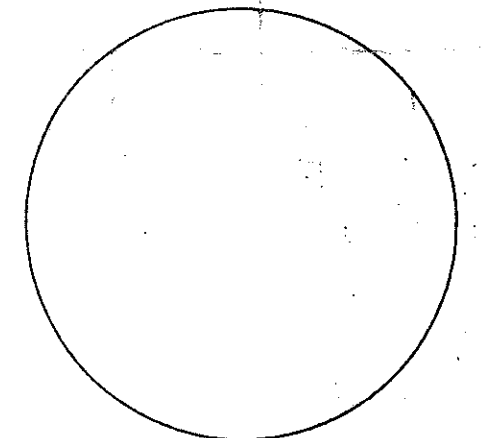
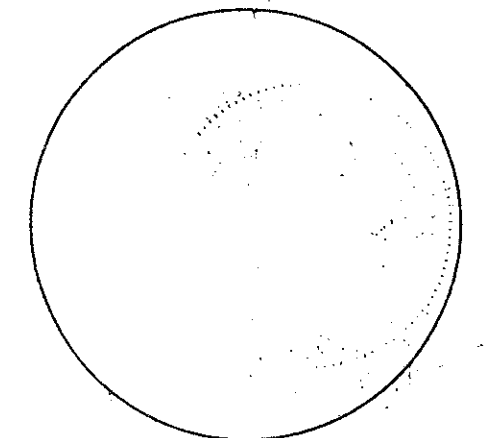
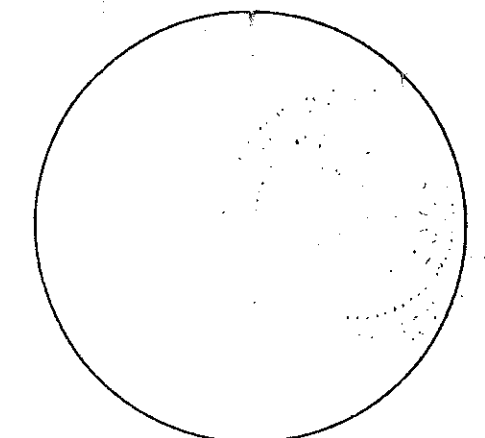
THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (407) 395-3333

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT
MAY BE FOUND IN THE PUBLIC RECORDS OF
THIS COUNTY.

74/41

THE SHORES AT BOCA RATON PHASES III & IV

PET. 92-56
ALOC. #0001
5/3/3/M



TAZ-881

SUBDIVISION: The Shores at Boca Raton Ph 3 & 4
BOOK: 74
PAGE: 41
FLOOD ZONE: AD-1
FLOOD MAP: 10008
ZONING: PUD
QUAD: 68
SE: 92-56
ZIP CODE: 33498
PUD NAME: same
K815741-3-95-11/3/95