

1950 YAMATO ROAD

SHEET 1 OF 3

118

A PORTION OF THE NORTHEAST ONE-QUARTER, (N.E. 1/4) OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT PRESERVE AT BOCA RATON LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 1950 YAMATO ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89°41'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 50.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 00°58'53" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°41'20" WEST, ALONG A LINE PARALLEL WITH, AND 200 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1430.02 FEET; THENCE SOUTH 00°58'53" EAST, A DISTANCE OF 1415.08 FEET; THENCE SOUTH 89°32'55" EAST, A DISTANCE OF 1430.10 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 00°58'53" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1418.57 FEET TO THE POINT OF BEGINNING.

LESS THAT CERTAIN RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8522, PAGE 896 THROUGH 900 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 2,024,777 SQUARE FEET, (46.48 ACRES, MORE OR LESS.)

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

1. PARCELS 1, 7, AND 8, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
2. PARCELS 2 AND 3, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRY RETENTION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
3. PARCEL 6, AS SHOWN HEREON IS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO, INGRESS AND EGRESS, UTILITIES AND DRAINAGE AND IS HEREBY DEDICATED TO THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER PARCEL 6 IS DEDICATED TO THE CITY OF BOCA RATON, FLORIDA AND OTHER APPROPRIATE GOVERNMENTAL AUTHORITIES AND PUBLIC UTILITIES, FOR INGRESS AND EGRESS OVER, UPON AND UNDER SAID PRIVATE STREET AND ROAD FOR ALL GOVERNMENTAL PURPOSES AND SERVICES AND FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER AND OTHER UTILITY SYSTEMS DEEMED NECESSARY TO SERVE THE RESIDENTS OF 1950 YAMATO ROAD. HOWEVER, SUCH EASEMENT SHALL NOT BE DEEMED TO LIMIT THE ABILITY TO PLACE LANDSCAPING AND/OR BUILDING IMPROVEMENTS APPROVED BY THE CITY OF BOCA RATON, FLORIDA, WITHIN PARCEL 6.
4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES. SUCH CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. PARCELS 4, 5, AND 9 UPLAND PRESERVATION/WETLAND MITIGATION (CONSERVATION) AREAS ARE HEREBY DEDICATED AS CONSERVATION EASEMENT. THE CONSERVATION EASEMENT SHALL BE THE RESPONSIBILITY OF THE PRESERVE AT BOCA RATON LIMITED PARTNERSHIP FOR NO MORE THAN FIVE (5) YEARS AFTER THE DATE OF SFWMD PERMIT NO. _____ (THE "PERMIT") AND THEREAFTER, THE PERPETUAL RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF THE PRESERVE AT BOCA RATON AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE PURSUANT TO THE CONSERVATION EASEMENT AND THE PERMIT, WITH THE EXCEPTION OF PERMITTED RESTORATION AND MAINTENANCE ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION EASEMENT AREAS ARE SET FORTH IN THE CONSERVATION EASEMENT AND INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION; PLACING OF SOIL OR OTHER SUBSTANCES SUCH AS TRASH; DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, WITH EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION, EXCEPT AS OTHERWISE MAY BE AUTHORIZED BY THE PERMIT.
6. THE 12' DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
7. PARCEL 10, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
8. PARCEL 11, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
9. THE NON-ACCESS LINES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE PRESERVE AT BOCA RATON LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TOLL FL GP CORP., A FLORIDA CORPORATION, BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS SEAL TO BE AFFIXED HEREON THIS 20 DAY OF JUNE, 1995.

PRESERVE AT BOCA RATON LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP
BY: TOLL FL GP CORP.,
A FLORIDA GENERAL PARTNERSHIP

ATTEST:
TITLE Assistant Secretary
PRINT NAME: Douglas Venturi, Jr.
WILLIAM SCHMIDT

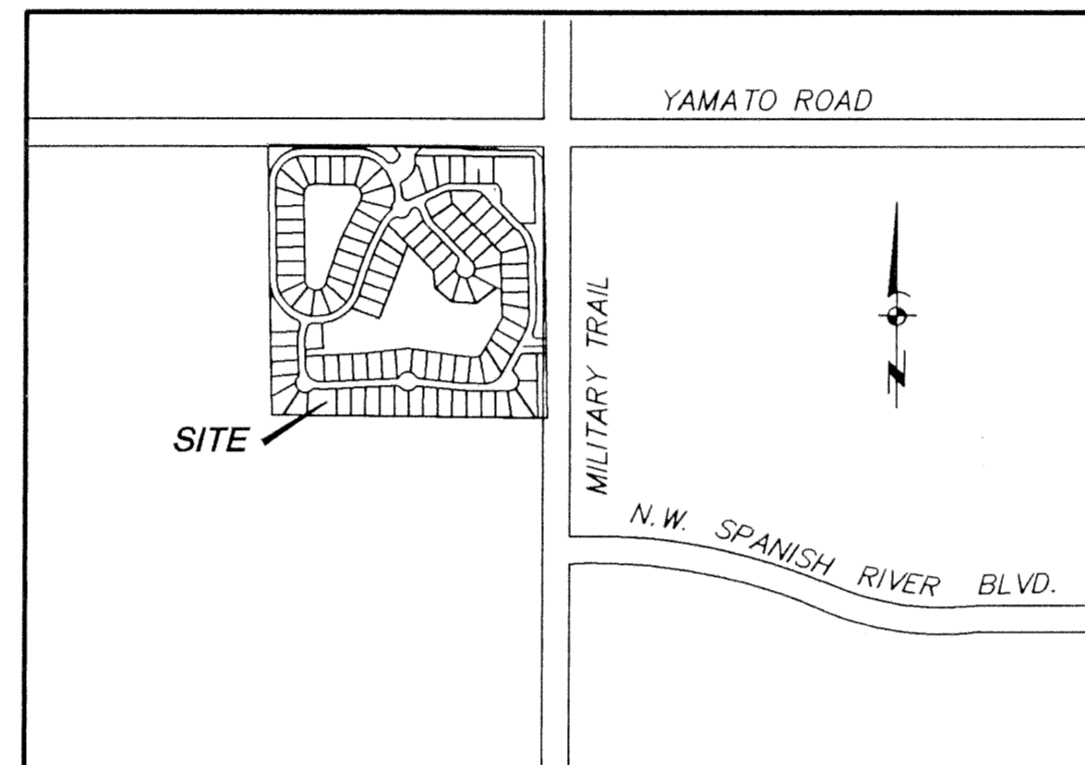
BY: Bruce E Toll
TITLE President
PRINT NAME: Bruce E. Toll

PREPARED BY:

MICHAEL D. AVIROM, P.L.S.

AVIROM-HALL & ASSOCIATES, INC.
LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(407) 392-2594
JANUARY, 1995



LOCATION SKETCH
(NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED BRUCE TOLL AND WILLIAM SCHMIDT, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF TOLL FL GP CORP., A FLORIDA 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 IS 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 20 DAY OF June, 1995.

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 28 1995
BONDED TOLL GENERAL INV. LTD.

NOTARY PUBLIC

APPROVALS

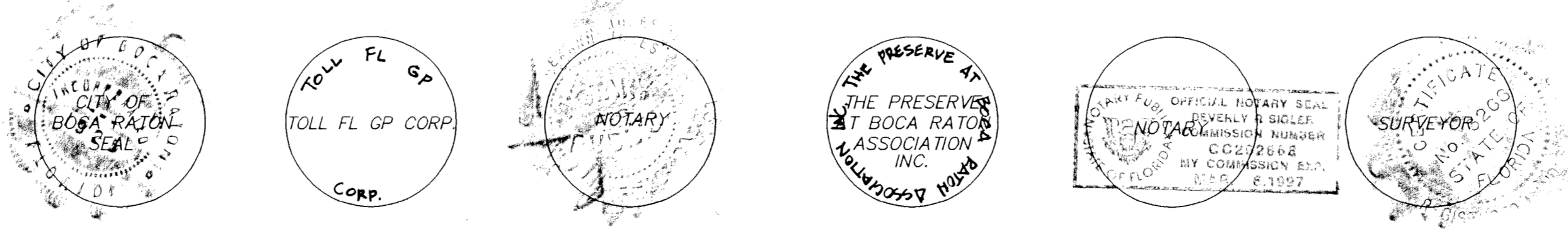
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 11 DAY OF July, 1995.

BY: Carol G. Hanson
CAROL G. HANSON, MAYOR

BY: Sandra M. McGinn
SANDRA M. MCGINN, DIRECTOR
OF DEVELOPMENT SERVICES

BY: Candace Bridgewater
CANDACE BRIDGEWATER, CITY CLERK

BY: Ronald M. Ash, P.E.
RONALD M. ASH, P.E., CITY CIVIL ENGINEER



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF JUNE, 1995.

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

WITNESS: Herman Dance
PRINT NAME: Herman Dance

BY: William Schmidt
PRINT NAME: WILLIAM SCHMIDT

WITNESS: Ronald M. Ash
PRINT NAME: Ronald M. Ash

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED William Schmidt who is personally known to me, OR HAS PRODUCED driver's license AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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 IS 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 June, 1995.

MY COMMISSION EXPIRES:

NOTARY SEAL
BEVERLY R. SIGLER
COMMISSION NUMBER
CC22268
BY COMMISSION 537,
MAR. 8 1997

NOTARY PUBLIC
Beverly R. Sigler

TITLE CERTIFICATION

WE, GOLD COAST TITLE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE RECORD TITLE HOLDER OF THE LANDS DESIGNATED HEREIN IS PRESERVE AT BOCA RATON LIMITED PARTNERSHIP AND THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO EXISTING MORTGAGES ENCUMBERING THE PROPERTY AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT SUBDIVISION OF THIS PROPERTY AS DEPICTED BY THE PLAT.

GOLD COAST TITLE COMPANY
75 SOUTHEAST THIRD STREET
BOCA RATON, FLORIDA

DATE: 6/21/95

BY: Richard M. Brannon, Title Officer

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 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 CITY OF BOCA RATON, 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 THE CITY OF BOCA RATON, FLORIDA.

MICHAEL D. AVIROM, P.L.S.
FLORIDA REGISTRATION NO. 3268
AVIROM-HALL & ASSOCIATES, INC.
L.B. No. 3300