1996

MADISON LAKES (A PLANNED UNIT DEVELOPMENT) LYING IN THE SOUTHEAST ONE—QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

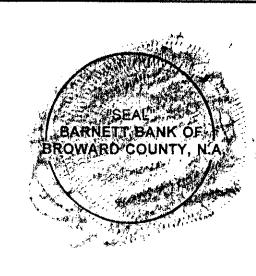
STATE OF FLORIDA COUNTY OF PALM BEACH)

DOROTHY H. WILKEN

RECORDED IN PLAT BOOK___

CLERK OF THE CIRCUIT COURT

DEPUTY CLERK



MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF BROWARD

BARNETT BANK OF BROWARD COUNTY, N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK ____ AT PAGE ___ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

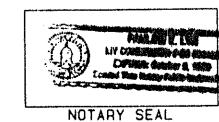
IN THE WITNESS WHEREOF, BARNETT BANK OF BROWARD COUNTY, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ARTHUR L. BIGELOW, REGIONAL SENIOR VICE PRESIDENT, AND ATTESTED TO BY BERNADETTE M. MAZZA, VICE PRESIDENTAND ITS

BARNETT BANK OF BROWARD COUNTY, N.A.

ACKNOWLEDGEMENT:

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED ARTHUR L. BIGELOW AND BERHADETTEM MAZZA, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS REGIONAL SENIOR VICE PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF BARNETT BANK OF BROWARD COUNTY, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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.



TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, ALAN H. PINKWASSER, 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 MADISON LAKES INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

COORDINATE, DISTANCE, AND BEARING NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 00°08'04' WEST ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST. ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- 3. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000034553 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida



RECORD PLAT

MADISON LAKES

DATE 01/01/96 WO # P177 FILE P177-TB:dwg SCALE N.T.S. SHEET 2 OF 4

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