

OAKS AT BOCA RATON PLAT FIVE

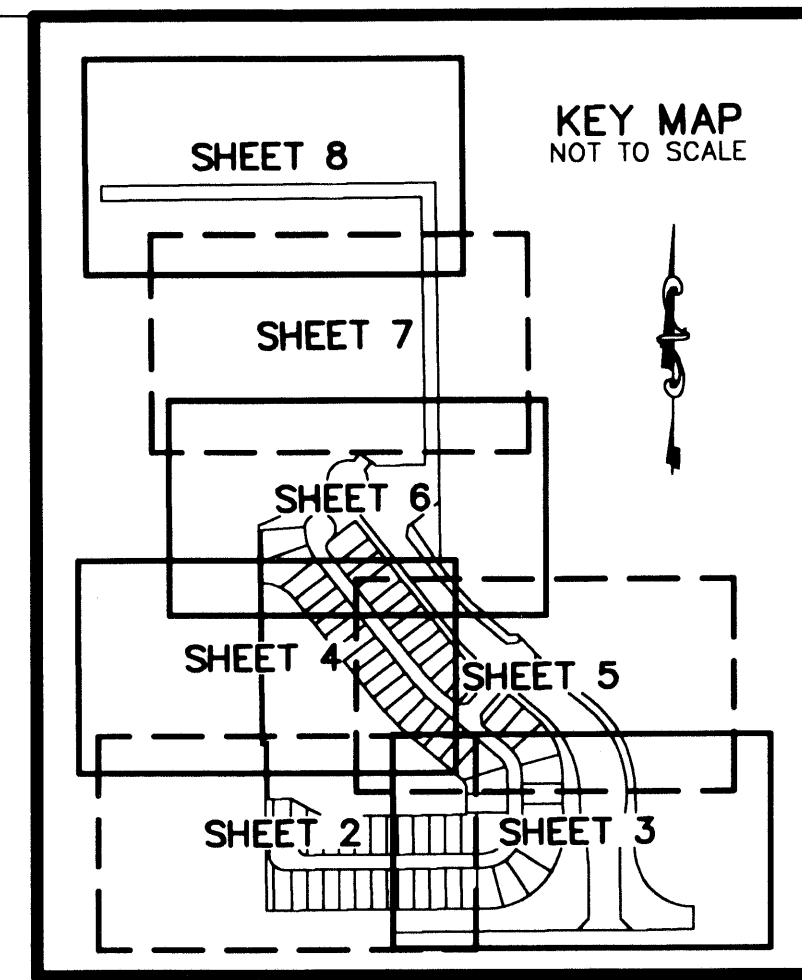
0730-010

A PLANNED UNIT DEVELOPMENT BEING A PART OF RAINBOW PUD BEING A REPLAT OF TRACTS D, R-2, AND L-3 THROUGH L-6, "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22, AND A PORTION OF TRACTS 101, 102, 123, 124, AND 125, BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY - 2003

TABULAR DATA

TOTAL AREA THIS PLAT	39.303 ACRES
AREA OF PRIVATE ROAD TRACTS R, R1, R2	8.623 ACRES
AREA OF TRACTS L THROUGH L6	9.306 ACRES
AREA OF TRACT W	7.227 ACRES
AREA OF TRACT A	0.258 ACRES
AREA OF RESIDENTIAL USE SINGLE FAMILY	13.889 ACRES
NUMBER OF UNITS - 68 (1.73 D.U./AC.)	
PETITION NO. 97-104C	



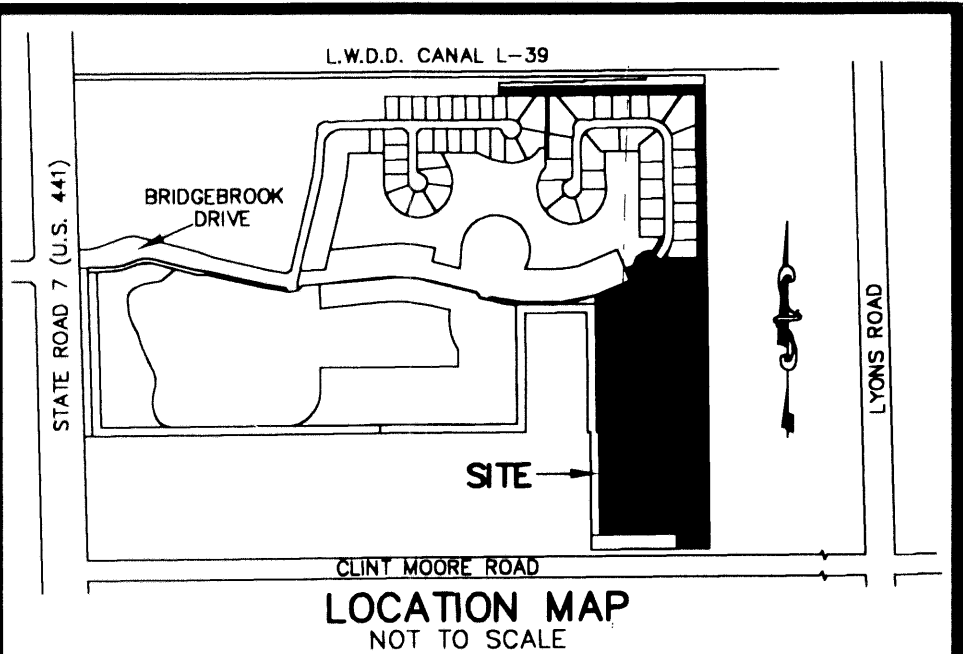
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:30 A.M.
THIS DAY OF JUNE
A.D. 2003 AND DULY RECORDED
IN PLAT BOOK 100 ON
PAGES 76 AND 77

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 8



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "OAKS AT BOCA RATON PLAT FIVE", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF TRACTS D, R-2, AND L-3 THROUGH L-6, OAKS AT BOCA RATON PLAT ONE AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22, AND A PORTION OF TRACTS 101, 102, 123, 124, AND 125, BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT D, OAKS AT BOCA RATON PLAT ONE, AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22 OF SAID PUBLIC RECORDS; THENCE N00°25'59"W ALONG THE EAST LINE OF TRACT L-13, AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE, A DISTANCE OF 580.00 FEET; THENCE S89°34'01"W, A DISTANCE OF 15.00 FEET; THENCE N00°25'59"W, A DISTANCE OF 771.78 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT R, OAKS AT BOCA RATON PLAT TWO, AS RECORDED IN PLAT BOOK 102, PAGES 136 THROUGH 137 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST, OF WHICH THE RADIUS POINT LIES N21°53'04"W, A RADIAL DISTANCE OF 525.00 FEET (THE PREVIOUS 3 COURSES AND DISTANCES BEING ALONG THE EAST LINE OF SAID TRACT L-13); THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 00°49'03", A DISTANCE OF 7.49 FEET; THENCE N67°17'54"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 202.01 FEET; THENCE N22°42'06"W ALONG THE EAST LINE OF SAID TRACT R, A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY CORNER OF TRACT L-7, AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE; THENCE N67°17'54"E ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 67.28 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES N88°13'23"E, A RADIAL DISTANCE OF 70.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 109°26'02", A DISTANCE OF 133.70 FEET; THENCE N38°34'55"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 34.09 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT R-1, AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE; THENCE ON A RADIAL BEARING OF S51°25'05"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 00°38'31", A DISTANCE OF 2.39 FEET TO THE SOUTH LINE OF BLOCK B-3, AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE; THENCE S51°37'18"E ALONG SAID SOUTH LINE, A DISTANCE OF 20.01 FEET; THENCE N89°36'44"E ALONG SAID SOUTH LINE, A DISTANCE OF 168.67 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK B-3; THENCE N00°25'59"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 919.73 FEET TO THE NORTHEAST CORNER OF SAID BLOCK B-3; THENCE S89°34'01"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,104.14 FEET TO THE SOUTHEAST CORNER OF TRACT "BT-1", FOX HILL ESTATES OF BOCA RATON, AS RECORDED IN PLAT BOOK 87, PAGES 4 THROUGH 12 OF SAID PUBLIC RECORDS; THENCE N00°25'59"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF TRACT L-11, AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE; THENCE N89°34'01"E ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,154.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT L-11; THENCE S00°25'59"E ALONG THE EAST LINE OF SAID OAKS AT BOCA RATON PLAT ONE, A DISTANCE OF 1,321.48 FEET; THENCE S37°47'07"E, A DISTANCE OF 36.44 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 115°11'31"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 200.88 FEET; THENCE S49°38'20"E, A DISTANCE OF 101.46 FEET; THENCE N85°21'40"E, A DISTANCE OF 24.64 FEET; THENCE S44°28'21"E, A DISTANCE OF 138.00 FEET; THENCE S49°38'20"E, A DISTANCE OF 210.79 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 48°45'44"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 365.96 FEET; THENCE S00°52'35"E, A DISTANCE OF 149.58 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 11°01'37"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 19.25 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 199.53 FEET AND A CENTRAL ANGLE OF 100°35'00"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 350.28 FEET; THENCE S00°25'59"E, A DISTANCE OF 80.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACTS 123 THROUGH 125 OF SAID BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE S89°34'01"W ALONG SAID SOUTH LINE, A DISTANCE OF 1,040.98 FEET TO THE SOUTHEAST CORNER OF TRACT L-2, AS SHOWN ON SAID OAKS AT BOCA RATON PLAT ONE; THENCE N00°25'59"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT L-2; THENCE S89°34'01"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,712,056 SQUARE FEET OR 39.303 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- PRIVATE STREETS**
TRACTS R, R1 AND R2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.
- OPEN SPACE TRACTS**
TRACTS L THROUGH L6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE SOUTH 30.00 FEET OF TRACT R IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 15429, PAGE 1023, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

- TRACT A**
TRACT A AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS 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 OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) 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 PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DEDICATION AND RESERVATIONS CONTINUED:

- 5. WATER MANAGEMENT TRACT**
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 15220, PAGE 950 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. OVERHANG/MAINTENANCE EASEMENTS**
THE OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. UTILITY EASEMENTS**
THE UTILITY EASEMENTS 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

8. LANDSCAPE BUFFER EASEMENTS
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. 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 PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

10. ROADWAY CONSTRUCTION EASEMENT
THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 11 DAY OF JULY, 2003.

THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP
BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
WITNESS: *[Signature]* NAME: Richard Finkelstein, AS MANAGER
WITNESS: *[Signature]* NAME: M. Elaine Browning

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Richard Finkelstein WHO IS (PERSONALLY KNOWN) TO ME OR HAS PRODUCED Na AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, THE GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (S)HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF JULY, 2003.
MY COMMISSION EXPIRES: 9-23-06
COMMISSION NUMBER: DD 144221

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED M. Elaine Browning WHO IS (PERSONALLY KNOWN) TO ME OR HAS PRODUCED Na AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (S)HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF JULY, 2003.
MY COMMISSION EXPIRES: 9-23-06
COMMISSION NUMBER: DD 144221

THE OAKS AT BOCA RATON DEVELOPMENT, LLC CITY NATIONAL BANK OF FLORIDA THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC.,

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., 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, DATED THIS 22nd DAY OF June, 2003.

THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *[Signature]* NAME: Debra J. Ghilardi
BY: *[Signature]* NAME: Na AS VICE PRESIDENT

WITNESS: *[Signature]* NAME: M. Elaine Browning
BY: *[Signature]* NAME: Na AS VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Palm Beach)
BEFORE ME PERSONALLY APPEARED Na WHO IS (PERSONALLY KNOWN TO ME OR HAS PRODUCED Na AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 OFFICIAL SEAL THIS 26th DAY OF June, 2003.

MY COMMISSION EXPIRES: 9-23-06
COMMISSION NUMBER: DD 144221
NAME: Na
PRINT NAME: Nancy E. O'Brien

MORTGAGEES 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 RECORDS BOOK 13357 AT PAGE 1945 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF July, 2003.
CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA
WITNESS: *[Signature]* NAME: Na AS VICE PRESIDENT
BY: *[Signature]* NAME: Na AS VICE PRESIDENT

WITNESS: *[Signature]* NAME: Na
BY: *[Signature]* NAME: Na AS VICE PRESIDENT
WITNESS: *[Signature]* NAME: M. Elaine Browning
PRINT NAME: M. Elaine Browning

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Palm Beach)
BEFORE ME PERSONALLY APPEARED Na WHO IS (PERSONALLY KNOWN) TO ME OR HAS PRODUCED Na AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 OFFICIAL SEAL THIS 15th DAY OF JULY, 2003.
MY COMMISSION EXPIRES: 9-23-06
COMMISSION NUMBER: DD 144221
NAME: Na
PRINT NAME: Nancy E. O'Brien

CITY NATIONAL BANK OF FLORIDA COUNTY ENGINEER SURVEYOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., NOTARY