

DESCRIPTION

A certain parcel of land lying in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, being all of Tracts 36, 37, 44 and 45 and a part of Tracts 60 and 61, and of the 30 foot roadway lying between Tracts 36 and 61 and of the 10 foot roadway lying between Tracts 37 and 60, as all of said Tracts and the roadway are shown on the plat of Florida Fruit Land Company's Subdivision No. 2 as same is recorded in Plat book 1 at Page 102, Public Records of Palm Beach County, Florida, and said parcel of land being more particularly described as follows:

PLAT NO.2 BOCA TRAILS

IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF TRACTS 36, 37, 44, and 45, and A PART OF TRACTS 60 and 61 PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1 at PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MAY 15, 1977 SHEET ONE OF TWO SHEETS

BEGINNING at the Southwest corner of Lot 103 PLAT NO. 1 BOCA TRAILS as same is recorded in Plat Book 32 at Pages 126 and 127, Public Records of Palm Beach County, Florida, said point being also a point in the South line of the tract above described Tract 60 and said point lying in the westerly extension of the North line of Watergate Mobile Home Park Unit 1, as same is recorded in Official Record Book 1955 at Page 1589 and subsequent pages and lying in the easterly extension of the North line of Watergate Mobile Home Park Unit 11, as same is recorded in Official Record Book 2110 at Page 1666 and subsequent pages, Public Records of Palm Beach County, Florida (bearings cited herein are in the meridian of said PLAT NO. 1 BOCA TRAILS) and from said POINT OF BEGINNING run by the following numbered courses:

- 1) North 89°23'46" West, running along the westerly extension of the South line of said PLAT NO. 1 BOCA TRAILS and along the North line of said Watergate Mobile Home Park Unit 11 and along the South line of Tracts 60, 37 and 44, a distance of 4702.93 feet, more or less, to the Northwest corner of said Tract 44; thence...
2) North 10°07'12" East, running along the West line of said Tracts 44 and 45, a distance of 4513.8 feet, more or less, to the Northeast corner of said Tract 44; thence...
3) South 89°13'43" East, running along the North line of said Tract 44 and along the North line of said Tract 36, a distance of 2772.11 feet, to the Northeast corner of said Tract 36; thence...
4) South 81°42'11" East, crossing the right-of-way road lying between said Tracts 36 and 44, a distance of 20 feet to the Northwest corner of said Tract 61; thence...
5) South 89°43'48" East, running along the North line of said Tract 61, a distance of 191.69 feet, more or less, to the Northeast corner of the after-described PLAT NO. 1 BOCA TRAILS; thence...
6) South 177°47'47" West, running along the westerly line of said PLAT NO. 1 BOCA TRAILS, a distance of 146.58 feet; thence...
7) South 09°16'22" West, continuing along the said westerly line of PLAT NO. 1 BOCA TRAILS, a distance of 377.39 feet, more or less, to a point in the North-south Right-of-Way line of Sleepy Brook Way, as same is shown on said PLAT NO. 1 BOCA TRAILS; thence...
8) South 05°01'41" East, crossing the right-of-way of said Sleepy Brook Way, a distance of 79.21 feet, more or less, to a point in the North-south Right-of-Way line of said Sleepy Brook Way and the Northwest corner of the above described Lot 103, PLAT NO. 1 BOCA TRAILS; thence...
9) South 08°16'42" West, running along the West line of said Lot 103, a distance of 132.41 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 11,9446 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ORIOLE HOMES CORP., a Florida Corporation, owner of the lands shown hereon, being in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as PLAT NO. 2 BOCA TRAILS, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and reserve as follows:

- 1. STREETS: The streets as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
2. EASEMENTS:
a. The utility easements and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of all utilities and drainage facilities.
b. Access and utility easements shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control of access to and from adjacent public and private thoroughfares shown hereon.
c. The water retention and recreation easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for proper purposes and are the perpetual maintenance obligation as set forth in said Note 7.

IN WITNESS WHEREOF, the said ORIOLE HOMES CORP. has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 14 day of November, A.D. 1977.

Oriole Homes Corp., a Corporation of the State of Florida

By: Paul S. Partser, President

Attest: Antonio Gomez, Assistant Secretary

ACKNOWLEDGEMENT

I, Nancy E. LaRonde, Secretary of Oriole Homes Corp., do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida, and that the same is a true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida, and that the same is a true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida.

Witness my hand and official seal this 14th day of November, A.D. 1977.

Nancy E. LaRonde, Secretary

February 9, 1981

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF DADE: The undersigned CHARLES FEDERAL SAVINGS AND LOAN ASSOCIATION, Inc. do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida, and that the same is a true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida, and that the same is a true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida.

Witness my hand and official seal this 14th day of November, A.D. 1977.

Charles L. Wallace, President

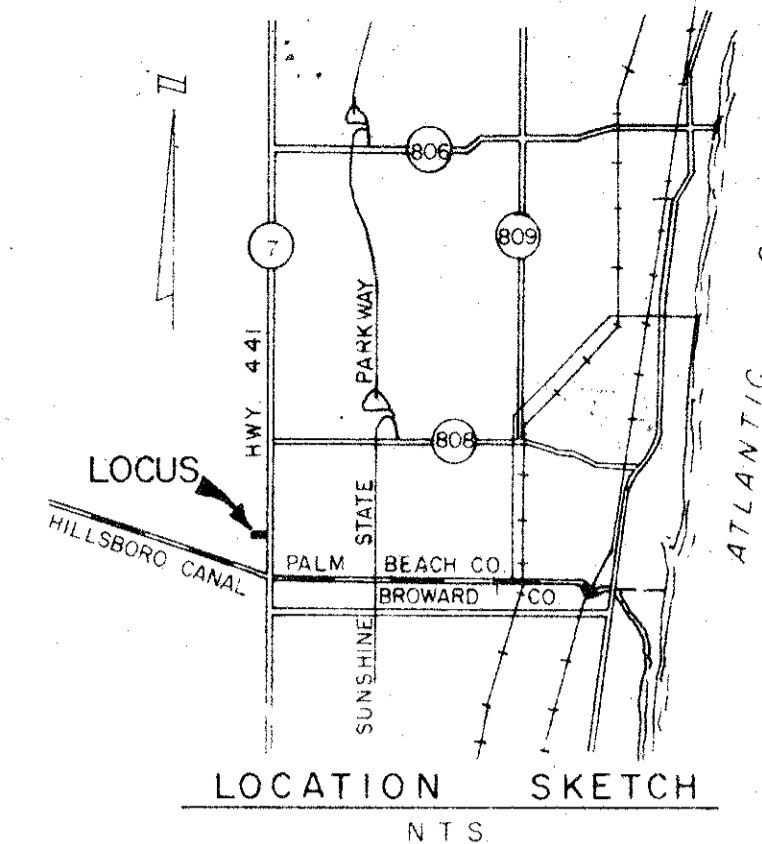
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE: Before me personally appeared EDWARD H. DELANY and ALICE G. HILDEBRAND, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Corporate Secretary, respectively, of the above named CHARLES FEDERAL SAVINGS AND LOAN ASSOCIATION, Inc. and they severally acknowledged to me and before me 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 true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida, and that the same is a true and correct copy of the original instrument as recorded in the Public Records of Palm Beach County, Florida.

Witness my hand and official seal this 14th day of November, A.D. 1977.

R. R. Maxwell, Notary Public

My Commission Expires: SEPT. 28, 1980



NOTES cont'd

7) Portions of the following described lots, to be owned, delineated on this plat, ("Easement Areas") are subject to the easements set forth below:

- 1. Lots 111 through 115; Lot 128; Lots 130 through 134; Lot 168; Lots 170 through 174; Lots 180 through 184; Lots 231 through 235; and Lots 238 through 242.
a. An easement for water retention and flowage and for the construction, operation and maintenance of such facilities as may be necessary for the proper retention of storm water and as may be necessary to provide for the flowage of water to and from the land platted hereby; and
b. An easement for open area and recreation purposes as follows: No structures of any type whatsoever shall be located in the Easement Areas other than those mentioned in Notes 4 and 5 above and in subparagraph a) above; Easement Areas shall be grassed, landscaped and maintained by the owners of the just described lots so as to provide an area of greenery and landscaping for the platted property, access to which shall not be denied to any resident of PLAT NO. 2 BOCA TRAILS.

No permanent improvements of any type other than those mentioned in Notes 4 and 5 above and in subparagraph a) above, shall be permitted upon the Easement Areas.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH: We, STATE TITLE AND ABSTRACT COMPANY, a Title Insurance Company, duly licensed in the State of Florida, do hereby certify that we have searched the title to the hereon described property and that we find the title to the property is vested in ORIOLE HOMES CORP., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Witness my hand and official seal this 14th day of November, A.D. 1977.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH: 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 (PRMs) have been placed as required by law and that permanent control points (P.C.P.'s) will be set under the guarantee posted with Palm Beach County 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 November 10, 1977 BY David M. White, P.E. Florida Certificate No. 2299

COUNTY APPROVAL

This plat is hereby approved for record this 14th day of November, A.D. 1977. Robert E. Owen, P.E. County Engineer. This plat is hereby approved for record this 14th day of November, A.D. 1977. John M. Dunkle, Clerk of Board of County Commissioners.

NOTES

- 1) Building setback lines shall be as required by Palm Beach County Zoning Regulations.
2) Permanent Reference Monuments denoted thus: [Symbol] Permanent Control Points denoted thus: [Symbol] U.E. denotes utility easement D.E. denotes drainage easement W.P. and R. denotes water retention and recreation easement.
3) Bearings cited herein are in the meridian of PLAT NO. 1 BOCA TRAILS.
4) There shall be no buildings or other structures placed on utility easements other than those which are required to maintain, protect and operate utility facilities.
5) There shall be no buildings or any kind of construction or any trees or shrubs placed on drainage easements other than that construction required to maintain, protect and operate drainage facilities.
6) Where utility and drainage easements intersect, the areas within the said intersections are utility and drainage easements. Construction and maintenance of utilities shall not interfere with the drainage facilities or their operation within these areas of intersection.

1000-137

BOCA TRAILS

Field Book No. G-70 ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS DESIGNERS, DRAWERS, CHECKERS, SURVEYORS. PLAT NO. 2 BOCA TRAILS SHEET ONE OF TWO SHEETS. H.C. D-3602-018 Ref. C.E. 74/13. Job No. 77-1041 Scale. Sheet 1 of 2. File No. BF-235-B.