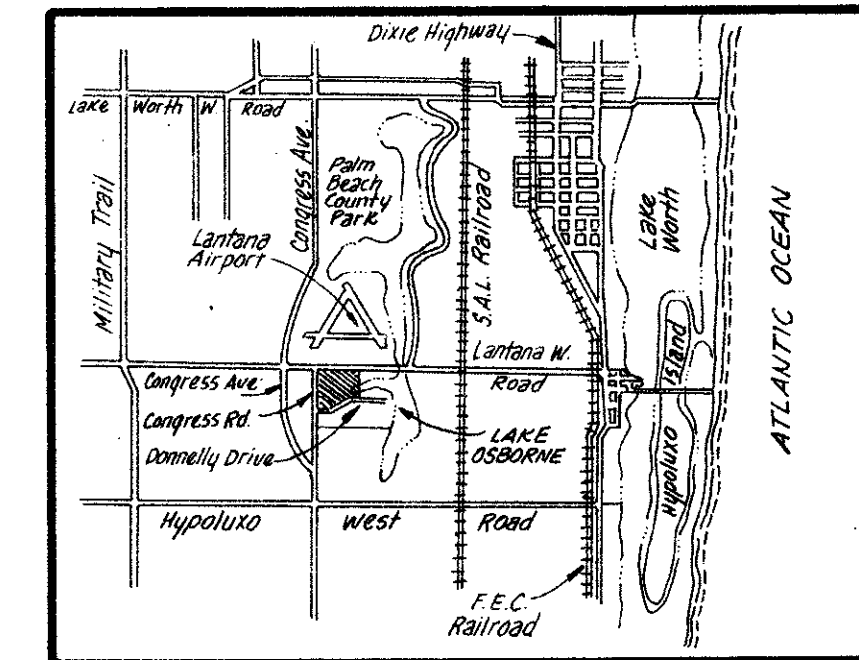


REFLECTIONS, NORTH 1/2 OF CLOISTERS, A PART OF SPORTSMEN'S CLUB P.U.D.

A REPLAT OF A PORTION OF LANAIR PARK, AS RECORDED IN PLAT BOOK 21 AT PAGE 58, PALM BEACH COUNTY, FLORIDA LYING IN HIATUS LOT 5, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST AND SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOGETHER WITH A PORTION OF HIATUS LOT 5, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record on the 11th day of July 1985, and duly recorded in Plat Book No. 51 on pages 108 & 109
JOHN B. DUNKLE, Clerk Circuit Court
B. J. ... D.C.



LOCATION MAP (Not to Scale)



DEDICATION AND RESERVATION :

KNOW ALL MEN by these presents that Lantana - Oxford Associates Limited Partnership, owner of the lands shown hereon as Reflections, North 1/2 of Cloisters, A Part of Sportsmen's Club P.U.D., being a replat of a portion of Lanair Park according to the Plat thereof as recorded in Plat Book 21 at Page 58, Public Records, Palm Beach County, Florida, lying in Hiatus Lot 5, Township 44 1/2 South, Range 43 East, and Section 5, Township 45 South, Range 43 East, together with a portion of Hiatus Lot 5, Township 44 1/2 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1.) The Right-of-way, (Tract A) as shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of Oxford Development Enterprise, Inc., for private road purposes including but not limited to ingress, egress, utility, drainage and other proper purposes without recourse to Palm Beach County.

2.) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.

3.) The Water Management Tracts as shown hereon are hereby dedicated to and shall be the perpetual maintenance obligation of Oxford Development Enterprise, Inc., its successors or assigns for Water Management and other proper purposes without recourse to Palm Beach County.

4.) The Limited Access Easement as shown hereon is dedicated to the Board of County Commissioners of Palm Beach County for the purpose of Control and Jurisdiction over Access Rights.

5.) The Right-of-Way as shown hereon as Tract "P" is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the Perpetual use of the Public for Proper Purposes.

6.) The Drainage Easements shown hereon are hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the Oxford Development Enterprises, Inc., for the construction and maintenance of Drainage Facilities without recourse to Palm Beach County; however, Palm Beach County shall have the right, without obligation, to maintain that portion of the drainage system which serves public roads.

IN WITNESS WHEREOF, Lantana-Oxford Associates Limited Partnership, a Limited Partnership organized under the laws of the State of Maryland and licensed to do business in the State of Florida has caused these presents to be signed by Oxford Equities Corporation, sole General Partner and its Corporate Seal to be affixed hereto with the authority of its Board of Directors this 12th day of JUNE, 1985.

LANTANA - OXFORD ASSOCIATES LIMITED PARTNERSHIP

By: Luella Mc Padden witness
By: Oxford Equities Corporation GENERAL PARTNER

By: Cynthia Martin witness
By: G.E. Hosp G.E. Hosp, Assistant Vice-President

ACKNOWLEDGEMENT :

State of Florida } ss Before me personally appeared G.E. Hosp, Assistant Vice-President of Oxford Equities Corporation, General Partner, to me well known to be the individual described in and who executed the foregoing instrument on behalf of Lantana-Oxford Associates Limited Partnership, a Limited Partnership, organized under the laws of the State of Maryland and duly acknowledged before me that he executed such instrument as such officer of said corporation and that the Seal affixed to the foregoing instrument by due and regular corporate authority and that such instrument is the free act and deed of said corporation.

Witness my hand and official seal this 12 day of June, 1985.

My commission expires: 10/27/87
Greene Scierren
Notary Public

MORTGAGEE'S CONSENT :

State of Florida } ss The undersigned hereby certifies that it is the holder of a mortgage upon a portion of 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 the mortgage recorded in Official Record Book 4522 at Page 470 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 J.H. Paulsen II, Vice-President and Trust Officer, and its Corporate Seal to be affixed hereon by and with the authority of the Board of Directors this ___ day of ___, 1985.

ATLANTIC NATIONAL BANK OF FLORIDA

By: J.H. Paulsen II
witness J.H. Paulsen II, Vice-President and Trust Officer

ACKNOWLEDGEMENT :

State of Florida } ss Before me personally appeared J.H. Paulsen II, vice-President and Trust Officer, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Vice-President & Trust Officer of Atlantic National Bank of 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 ___ day of ___, 1985.

My commission expires: ___
Manley Caldwell
Notary Public

APPROVALS :

BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY :

This plat is hereby approved for record this 9 day of July, 1985.

Attest: JOHN B. DUNKLE, Clerk
Board of County Commissioners
By: Kenneth M. Adams Deputy Clerk
KENNETH M. ADAMS, Chairman

COUNTY ENGINEER :

This plat is hereby approved for record this 9 day of July, 1985.

By: H.F. Kahlert
H.F. KAHLERT, County Engineer

0311-302

SURVEYOR'S CERTIFICATION :

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 (P.R.M.'s) Permanent Reference Monuments have been set; that Permanent Control Points (P.C.P.'s) will be set under guarantees posted with the Palm Beach County Board of County Commissioners for required improvements, that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

By: Ishmael S. Mohamed
ISHMAEL S. MOHAMED
Registered Surveyor No. 2464
State of Florida

TITLE CERTIFICATION :

of Reflections North 1/2 Cloisters, A Part of Sportsmen's Club in the County of Palm Beach, State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title in the hands of Lantana-Oxford Associates Limited Partnership; that the current taxes have been paid, and that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

By: Manley Caldwell
Manley Caldwell

COMMENCE at the Northwest corner of said Section 5, thence N89°51'25"E along the North line of said Section 5 for 50.00 feet; thence S00°08'37"W along the Easterly Right-of-Way line of Congress Road for 40.00 feet to the POINT OF BEGINNING, thence N 89° 51' 25" E along the South line of Lake Worth Drainage District Lateral Canal No. 10 as shown on the plat of Tract 1, Sportsmen's Club Apartments (P.U.D.) according to the Plat thereof as recorded in Plat Book 29 at Page 97, Public Records, Palm Beach County, Florida for 25.55 feet; thence S 26° 15' 03" E along the Westerly line of a 50.00 foot proposed canal as shown on said Plat of Lanair Park for 1036.34 feet; thence N 63° 44' 57" E for 80.00 feet; thence N 26° 15' 03" W along the Easterly line of a 30.00 foot strip of land as described in Official Record Book 585 at Page 404, Public Records, Palm Beach County, Florida for 1255.01 feet; thence N 00° 08' 37" E along the East Right-of-Way line of Congress Road for 34.53 feet; thence N 45° 38' 12" E for 7.96 feet; thence S 88° 01' 31" E along a line parallel with and 13.00 feet North of the North line of Block 5 of said Lanair Park for 1015.69 feet; thence S 00° 02' 23" W along the West boundary of Lot 2 of said Block 5 and its Northerly and Southerly projection for 326.53 feet; thence S 89° 57' 27" E for 450.24 feet; thence S 00° 02' 33" W along the Centerline of Via Vermilya for 523.36 feet; thence N 74° 57' 51" W for 88.80 feet; thence S 78° 58' 39" W for 74.00 feet; thence S 73° 55' 48" W for 119.32 feet; thence S 00° 02' 33" W for 464.90 feet to a Point on a curve, said point bears N 07° 48' 04" W from the radius point; thence Southwesterly along a circular curve to the left having a radius of 1680.21 feet; a central angle of 18° 30' 12" for an arc distance of 542.62 feet to a Point of Compound Curvature; thence Southwesterly along a circular curve to the right having a radius of 1536.44 feet, a central angle of 25° 30' 01" for an arc distance of 683.81 feet to a Point of Compound Curvature, the last two mentioned courses being coincident with the Northerly Right-of-Way line of Donnelley Drive; thence Northwesterly along a circular curve to the right having a radius of 25.00 feet, a central angle of 90° 56' 52" for an arc distance of 39.68 feet to a Point of Tangency; thence N 00° 08' 37" E along the Easterly Right-of-Way line of Congress Road for 1394.96 feet to the POINT OF BEGINNING.

The above described parcel contains 41.79 Acres more or less.

P.U.D. TABULAR DATA

Gross area of Project.....	41.79 ±	100 %
Total No. of Dwelling Units.....	404	
Gross Density.....	10.12 D.U./A.C.	
Building Coverage.....	4.26 ± Acres	10.2 %
Drives and Parking.....	7.90 ± Acres	18.9 %
Open Space.....	22.41 ± Acres	53.6 %
Water Management Tract.....	7.22 ± Acres	17.3 %

SEALS :

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THIS INSTRUMENT PREPARED BY ISHMAEL S. MOHAMED, P.L.S. 2464
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
440 EAST SAMPLE ROAD - SUITE 104 - POMPANO BEACH, FLORIDA - 33064 - 786-1901
DATED: DECEMBER, 1984 DRAWN BY: L.L.L.