A PART OF TARTAN LAKES-P.U.D.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST

TARTAN LAKES PLAT MO. 3- P.U.D.

STATE OF FLORIDA

JOHN B. DUNKLE

CLERK, CIRCUIT COURT

COUNTY OF PALM BEACH) S.S.

THIS PLAT WAS FILED FOR RECORD

at 11:02 amthis 15th oa

of Alland , 4.0, 1985 AND

DULY RECORDED IN PLAT BOOK

51 ON PAGES YO MILAND TO 1737

LYING IN SECTIONS 14, 15,22 AND 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF BOYNTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 32, OF THE PUBLIC RECORDS OF

Deciection:

KNOW RLE MEN BY THESE PRESENTS THAT CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION AND LEVITT MOMES INCORPORATED, A DELAWARE CORPORATION, OWNERS OF THE LAND SHOWN HEREON, AS TARTAN LAKES PLAT NO. 3. (P.U.D.). BEING A PARCEL OF LAND LYING IN SECTIONS, 14, 15, 22, AND 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; AND BEING A PART OF BOYNTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE, SOUTH 01°04'25" WEST, ALONG THE WEST LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 1150.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT BOYNTON CANAL, AND TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 920.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 12°52'37" WEST; THENCE EASTERLY, ALONG SAID CURVE AND LINE, THROUGH A CENTRAL ANGLE OF 07.02'08", A DISTANCE OF 112.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET; THENCE EASTERLY, ALONG SAID CURVE AND LINE, THROUGH A CENTRAL ANGLE OF 18°22'29", A DISTANCE OF 218.07 FEET TO THE POINT OF TANGENCY, THENCE, SOUTH 88°27'43" EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID BOYNTON CANAL, SAID LINE BEING PARALLEL WITH, AND 120.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTH ONE-HALF, A DISTANCE OF 2369.00 FEET; THENCE, SOUTH 01°32'24" WEST, ALONG THE WEST LINE OF SAID SECTION 23 AND THE RIGHT OF WAY LINE OF SAID BOYNTON CANAL, A DISTANCE OF 4.81 FEET; THENCE, SOUTH 88°40'28" EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID BOYNTON CANAL, A DISTANCE OF 1332.57 FEET; THENCE, NORTH 01°41'11" EAST, ALONG THE EAST LINE OF LOTS 9 AND 16 OF SAID PLAT OF BOYNTON GARDENS, A DISTANCE OF 1209.38 FEET; THENCE, SOUTH 88 32 33 EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 1268,15 FEET; THENCE, NORTH 01 12 21 EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-3; SAID LINE BEING PARALLEL WITH, AND 67.50 PEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 2612.25 FEET; THENCE, NORTH 88°24'36" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-21; SAID LINE BEING PARALLEL WITH, AND 40.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 2585.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE, NORTH 89°09'32" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANAL, A DISTANCE OF 2680.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, SAID POINT BEING SOUTH 02°05'55" WEST, ALONG SAID WEST LINE, A DISTANCE OF, 80 00 FEET FROM THE CENTER OF SAID SECTION; THENCE, SOUTH 02°05'55" WEST, ALONG SAID LINE, A DISTANCE OF 2579.25 PEET; TO THE POINT OF BEGINNING.

CONTAINING: 428.169 ACRES MORE OR LESS

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS

TRACTS "A" B" "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED BY CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, FOR HOUSING AND OTHER LAWFUL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

CAPRA DEVELOPERS (PLORIDA), INC., DOES HEREBY DEDICATE, BARGAIN, AND SELL TRACT "F", AS SHOWN HEREON, TO THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, WHOSE POST OFFICE IS 3323 BELVEDERE COUNTY OF PALM BEACH) ROAD, WEST PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOREVER, AND DOES HEREBY FULLY WARRANT THE TITLE TO TRACT "F" AND WILL DEFEND IT AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

TRACTS G-1 G-2, G-3, G-4, G-5, G-6, G-7 AND G-8, ARE HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION FOR LANDSCAPING, OPEN CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE SPACE AND OTHER LAWFUL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EXECUTED SUCH INSTRUMENT AS PRESIDENT AND VICE PRESIDENT ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS 1-1, 1-2, 1-3, 1-4 AND 1-5, THE WATER MANAGEMENT TRACTS, AND DRAINAGE EASEMENTS, ARE IS THE FREE ACT AND DEED OF SAID CORPORATION. HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL WITNESS MY HAND AND OFFICIAL SEAL THIS 15 MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THESE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.

N.W. 22ND AVENUE, AND JOG ROAD, 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

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES.

THE DRAINAGE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RAINBOW LAKES COUNTY OF PALM BEACH) COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF DRAINAGE MAINTENANCE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT THE ROYAL BANK OF CANADA, A CANADIAN CHARTERED BANK, CERTIFIES THAT IT IS THE HOLDER OF RECOURSE TO PALM BEACH COUNTY.

CANAL THE AREA OF THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 3348 AT PAGE 710, AND AS MODIFIED IN COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER OFFICIAL RECORDS BOOK 4479, AT PAGE 1191,

THE LIFT STATION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY UTILITIES FOR LIFT STATION PURPOSES.

REGIONAL OFFICER AND ITS SENIOR MANAGER, BY ANI WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN WITHESS WHEREOF, CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION, HAS CAUSED THESE THIS 17 DAY OF JULY, A.D., 1985. PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

CARMA DEVELOPERS (FLORIDA), INC.

ASSISTANT SECRETARY

Acknowledgement

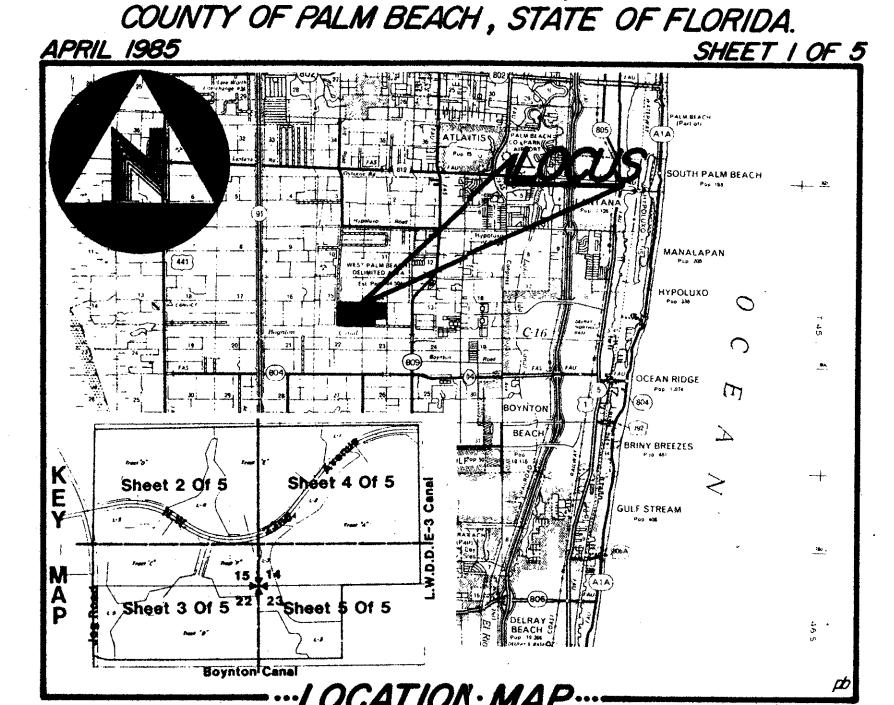
STATE OF TEXAS

COUNTY OF HARRIS

PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, AND THAT THE SEAL AFFIXED TO THE ACT AND DEED OF SAID BANK. 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 FREEVACT AND DEED OF SAID CORPORATION.

WITNESS HY HAND AND OFFICIAL SEAL THIS 18 HEDAY OF

MY COMMISSION EXPIRES: Mar 30, 1988



IN WITNESS WHEREOF, LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTSTED TO BY ITS VICE - PRES , THIS 15 DAY COUNTY OF DADE OF JULY A.D., 1985.

Acknowledgement:

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED, Elliott Wiene and Harry T. Scotk, to me well known and Acknowledgement: PRESIDENT AND VICE PRESIDENT. RESPECTIVELY, OF LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION, A FLORIDA CORPORATION, AND SEVEALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THECORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULA CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT

MY COMMISSON EXPIRES: 12/18/

Mortgagees' Consent:

STATE OF FLORIDA

MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DATE: 3010 DAY OF DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ROYAL BANK OF CANAD! HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

THE ROYAL BANK OF CANADA A CANADIAN CHARTERED BANK

CALIFORNI

BEFORE ME PERSONALLY APPEARED, RICHARD RAMEY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGIONAL OFFICER AND APPTOVOLS: BEFORE ME PERSONALLY APPEARED, DAVID F. BURRIS AND JAMES G. SHORT, TO ME WELL KNOWN AND KNOWN SENIOR MANAGER OF ROYAL BANK OF CANADA, A CANADIAN CHARTERED BANK, AND SEVERALLY ACKNOWLEDGED TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE TO AND BEFORE ME, THAT HE EXECUTED SUCH INSTRUMENT AS REGIONAL OFFICER AND SENIOR MANAGER

BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE

WITNESS MY HAND AND OFFICIAL SEAL THIS TODAY OF JA

MY COMMISSION EXPIRES: Marc

Robal Bank of Cant

THIS PLAT IS HEREBY APPROVED FOR REC

<u>Mortgagees' Consent:</u>

STATE OF FLORIDA



THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERT DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED I SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED I OFFICIAL RECORD BOOK 4455, AT PAGE 1815, AS ASSIGNED IN OFFICIAL RECORD BOOK 4425, AT PAGE 325 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIO

IN WITNESS WHEREOF, CARMA DEVELOPERS (FLORIDA), INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF A.D., 1985.

Johnson Joseph .	BH:
<u>Acknowledgement:</u>	WITNESS:
STATE OF FLORIDA)	WITNESS:
COUNTY OF PALM BEACH)	William

BEFORE ME PERSONALLY APPEARED. KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT 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

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF A.D., 1985.

NOTARY PUBLIC MY COMMISSION EXPIRES:

Mortaagees' Consent

ACT AND DEED OF SAID CORPORATION.

I, JAMES L. DAVIS, AN INDIVIDUAL, AND AS TRUSTEE, HEREBY CERTIFY THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND I DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT MY MORTGAGE. WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 3224 AT PAGE 239. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, JAMES L. DAVIS, AN INDIVIDUAL, AND AS TRUSTEE, DO HEREUNTO SET MY HAND AND SEAL, THIS 26 DAY OF July, A.D., 1985.

BEFORE ME PERSONALLY APPEARED JAMES L. DAVIS, AN INDIVIDUAL, AND AS TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

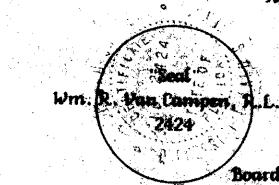
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF JKLY, A.D., 1985.

Title Certification:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

LAWYERS TITLE INSURANCE CORPORATION, A DULY LICENSED TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE IS VESTED TO CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION AND LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE MORTGAGES SHOWN ARE TRUE AND CORRECT, AND THAT THERE ARE NO ENCUMBRANCES



Surveyors' 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 PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, 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 PALM BEACH COUNTY, FLORIDA. ___, A.D., 1985. REGISTERED LAND SURVEYOR NO. 2424

0316-003

STATE OF FLORIDA

COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF AUG

CONRAD W. SCHAEFER CONSULTING ENGINEERS. INC. PALM BEACH COUNTY. FLORIDA

"Seal"

thert F. Kufilert.

ilm Beach Cour

Palm Beath Coun

County Commissioners