LOCATION MAP S9 & 10, T475, R42E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FOX LANDING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LANDS DESCRIBED HEREON AS A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH 00°54'54" EAST, ALONG THE NORTHERLY PROJECTION OF THE WEST LINE OF WOODFIELD HUNT CLUB II, RECORDED IN PLAT BOOK 46, PAGES 149 THRI 153, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS NOW LAID OUT AND IN USE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH OO'54'54" EAST, ALONG SAID NORTHERLY PROJECTION AND SAID WEST LINE, A DISTANCE OF 1326.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, THENCE SOUTH 89°48'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 662,49 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, THENCE NORTH 01°03'27" WEST, ALONG THE WEST LINE OF MAID EAST ONE-HALF, A DISTANCE OF 1328.77 FEET TO A POINT ON A LINE 10.00 FEET SOITH OF, AS MEASURERED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 9; THENCL NORTH 89°58'40" EAST ALONG SAID LINE 10.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 9, A DISTANCE OF 665.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 20,242 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND FLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FULLOWS:

- 1.) STREETS THAT THE STREET SHOWN HEREON AND DESIGNATED AS FOX LANDING DRIVE IS HEREBY DEDICATED TO THE FOX LANDING HOMEOWNERS ASSOCIATION INC. , FOR RIGHT-OF-WAY, DRAINAGE AND UTILITY FURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2.) YAMATO ROAD THAT THE RIGHT-OF-WAY SHOWN HEREON AND DESIGNATED AS YAMATO ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
- 3.) LANDSCAPE EASEMENT THAT THE DESIGNATED LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE FOX LANDING HOMEOWNERS ASSOCIATION FOR LANDSCAPING PURPOSES, AND IS THE PERPEYUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
- 4.) UTILITIES THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CUNSTRUCTION AND MAINTENANCE OF UTILITIES.
- 5.) LIMITED ACCESS EASEMENT THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6:) RECREATION AREA THAT THE TRACT SHOWN HEREON AND DESIGNATED AS TRACT(C) IS HEREBY DEDICATED TO THE FOX LANDING HUMEDWNERS ASSOCIATION, INC., FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
- 7.) OPEN SPACE THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS TRACT(B) AND TRACT (D)ARE HEREBY DEDICATED TO THE FOX LANDING HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8.) WATER MANAGEMENT TRACT THAT THE TRACT SHOWN HEREON AND DESIGNATED AS WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO THE FOX LANDING HOMEOWNERS ASSOCIATION, INC. FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE WATER MANAGEMENT TRACT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

CORPORATE SEAL

NOTARY

FOX LANDING

BEING A PLAT OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

FEBRUARY 1987 SHEET 1 OF 2 SHEETS

- 9.) DRAINAGE EASEMENTS THAT THE EASEMENTS SHOWN HEREON AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY SEDICATED TO THE FOX LANDING HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETJAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, VITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 10.) LAKE MAINTENANCE EASEMENT THAT THE EASEMENT SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE EASEMENT IS HEREBY DEDICATED TO THE FOX LANDING HOMEOWNERS ASSOCIATION, INC., FOR LAKE MAINTENANCE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 11.) LAKE MAINTENANCE ACCESS EASEMENT THAT THE EASEMENT SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE ACCESS EASEMENT IS HEREBY DEDICATED TO THE FOX LANDING HOMEOWNERS ASSOCIATION, INC., FOR LAKE MAINTENANCE ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE ACCESS EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

IN WITNESS WHEREOF, FOX LANDING HOMESITES, INC., A GENERAL PARTNER OF FOX LANDING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF August A.D.

FOX LANDING HOMESITES, INC.

BKI 3. Alabook ATTEST: Katheyn a Lopzy ITS: SECRETARY ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY COUNTY OF PALM BEACH APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER DATHS AND TAKE ACKNOWLEDGEMENTS CHARLES J. AVERBOOK AND KATHRYN A. LOPEZ, PRESIDENT AND SECRETARY RESPECTIVELY OF FOX LANDING HOMESITES, INC., A GENERAL PARTNER OF FOX LANDING ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF DADE AND THE STATE OF FLORIDA FLORIDA, THIS MILW DAY OF QUALET A.D., 1987.

MY COMMISSION EXPIRES

BOARD OF MOUNTY COMMISSIONERS



COUNTY ENGINEER

P. W. D. TABULAR DATA

TOTAL AREA 20.242 ACRES TOTAL NO. OF LOTS 36 DENSITY 1. 78 UNITS/ACRE

25 day of Augus T

Tels Plat was filed for record at // 1784

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE

EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO FOX LANDING ASSOCIATES, LTD. , A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 PDAY OF AUGUST, 1987.

JOHN B. DUNKLE, CLERK

COLINI EACINEER

THIS PLAT IS HEREBY APPROVE FOR RECORD THIS 25 DAY OF AUCUST. 1987.

SURVEYOR'S CERTIFICATE

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 BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Acare VI, 1987

Deng C. WHITE REGISTERED LAND SURVEYOR No. 4213

STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA

LAWSON, NOBLE & ASSOCIATES, INC.

0524.001 BOYNTON BEACH & FLORIDA