PART OF BOCA DEL MAR Nº. 4 P.U.D.

A PLAT OF A PORTION OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 35, BOCA DEL MAR Nº 4, AS RECORDED IN PLAT BOOK 30, PAGES 85 & 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A REPLAT OF A PORTION OF LAKES OF WOODHAVEN - PHASE I, AS RECORDED IN PLAT BOOK 44, PAGES 167-169 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

WALTER A. CORNNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS SHEET 1 OF 3

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DEDICATION

Know all men by these presents that Ariel Homes Corporation of Boca Park, A Florida corporation, owner of the land shown hereon in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA PARK, being more particularly described as follows:

A parcel of land lying in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being a replat of a portion of Tract 35 of the Plat of Boca Del Mar No. 4, according to the plat thereof as recorded in Plat Book 30, Pages 85-86 of the Public Records of Palm Beach County, Florida, together with a replat of a portion of Tract B-2 of Lakes of Woodhaven Phase - 1, according to the plat thereof as recorded in Plat Book 44, Pages 167-169 of the Public Records of Palm Beach County, Florida; said parcel being more fully described as follows:

Commence at the Southeast Corner of the aforesaid Tract 35; thence N 00°43'12" W, in accordance with the bearings shown on the aforesaid plat of Boca Del Mar No. 4, along the East Line of said Tract 35, being also the East Line of aforesaid Tract B-2, 134.89 Feet to the Point of Beginning: thence continue N 00°43'12" W, along said East Lines, 766.28 Feet to the Northeast Corner of aforesaid Tract 35; thence S 89°16'48" W. along the North Line of Tract 35, 207.07 Feet to the Easterly right-of-way line of Palmetto Circle South, said point lying on a curve concave to the Northwest, having a radius of 779.30 Feet; thence from a tangent bearing of S 22"18'09" W, run Southwesterly along said right-of-way and curve to the right, through a central angle of 47°05′40″, an arc length of 640.55 feet to a point; thence S 23 29'30" W, 35.91 feet to a point lying on the Easterly right-of-way of Old Court Road as shown on the aforesaid plat of Lakes of Woodhaven Phase-1; thence S 22°25'00" E, along said Easterly right-of-way, 88.15 Feet to a point of curve to the right, having a radius of 155.00 Feet; thence run Southerly along said curve, through a central angle of 26°58'54", an arc length of 72.99 Feet to a point lying on the Northerly boundary of Recreation Tract D as shown on the aforesaid plat of the Lakes of Woodhaven Phase-1; thence run the following courses along the boundary of Tracts D and C-2 of said Lakes of Woodhaven Phase-1 plat:

N 63°40'00" E, 271.10 Feet; N 48°15'00" E, 87.51 Feet; N 18°15'00" E, 33.00 Feet; N 48°15'00" E, 56.21 Feet; N 28°15'00" E, 32.12 Feet; N 48°15'00" E, 79.25 Feet; S 49°20'00" E, 22.84 Feet; S 00°43'12" E, 459.75 Feet to a point; thence N 89°16'48" E, 175.00 Feet to a point of intersection with the East line of aforesaid Tract 35, said point being also the Point of Beginning. Said Lands lying in Palm Beach County, Florida, containing 5.5839 Acres,

more or less, and shown hereon as Boca Park and have caused the same to be

surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tract A-8, as shown hereon, is hereby reserved unto Ariel Hames Corporation of Boca Park to be established as common element or association property for Boca Park Condominium Association, Inc. pursuant to Florida Statute 718 for private road purposes, ingress, egress, utility, drainage and other proper purposes, and shall be the maintenance responsibility of Ariel Hames Corporation of Boca Park until such time as said Tract becomes the maintenance responsibility of Boca Park Condominium Association; Inc., its successors and assigns, without recourse to Palm Beach County.
- 2. Tracts A-6 and A-7, as shown hereon, are hereby reserved unto Ariel Hames Corporation of Boca Park to be established as common element or association property for Boca Park Condominium Association, Inc., pursuant to Florida Statute 718 for ingress, egress, utility, drainage and other proper purposes and shall be the maintenance responsibility of Ariel Homes Corporation of Boca Park until such time as such Tracts became the maintenance responsibility of Boca Park Condominium Association, Inc., its successors and assigns, without recourse to Palm Beach County.
- 3. Utility easements as shown hereon are dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement, and repair of utility facilities and cable television facilities.

- 4. Limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control and jurisdiction of access rights.
- 5. The landscape easements as shown hereon are hereby reserved unto Ariel Homes Corporation of Boca Park, it's successors and assigns, for open space and landscape purposes and shall be the maintenance responsibility of Ariel Homes Corporation of Boca Park until such time as such easements become the maintenance responsibility of Boca Park Condominium Association, Inc., its successors and assigns, without recourse to Palm Beach County.
- 6. Drainage easements as shown hereon are hereby dedicated in perpetuity to Boca Del Mar Improvement Association, its successors and assigns, for the construction and maintenance of drainage facilities and are the maintenance obligation of said Boca Del Mar Improvement Association, it's successors and assigns, without recourse to Palm Beach County.
- 7. Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat associated with the drainage of a public right-of-way.
- 8. Tracts B-4 and B-5 are hereby reserved unto Ariel Hames Corporation of Boca Park for residential housing and other proper purposes and shall be the maintenance obligation of Ariel Homes Corporation of Boça Park until such time as such Tracts became the maintenance responsibility of Boca Park Condominium Association, Inc., its successors and assigns, without recourse to Palm Beach County.
- 9. Tract E-3, Tract E-4 and Buffer Tract E-5, as shown hereon, are hereby reserved unto Ariel Homes Corporation of Boca Park to be established as common element or association property for Boca Park Condominium Association, Inc. pursuant to Florida Statute 718 for open space, landscaping and buffer purposes and shall be the maintenance responsibility of Ariel Homes Corporation of Boca Park until such time as said Buffer and Tracts become the maintenance responsibility of Boca Park Condominium Association, Inc., its successors and assigns, without recourse to Palm Beach County.

In witness whereof, Ariel Hames Corporation of Boca Park, a Florida corporation, 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 10 TH day of OCTOBER , 1988.

By: Fron S. Lambert, presideNT Aron S. Lampert, President

This Instrument was prepared by Kevin M. Cornnell in the offices of Walter A. Cornnell, Inc., 22 S.E. 4th Street, Boca Raton, Florida.

Notice: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

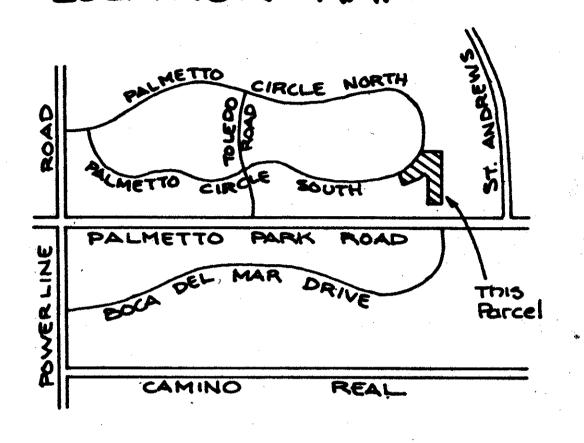
ACKNOWLEDGEMENT STATE OF florede, COUNTY OF Palm Bel

Before me personally uppeared Aron S. Lampert, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President and SECRETARY of Ariel Homes Corporation of Boca Park, a Florida corporation, and severally acknowledged to and before me that He executed such instrument as officers of said corporation, and that the seal affixed to the foregoring 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 10 day of October, 1988.

My commission expires: May 11 1991 Sinde Holast

LOCATION MAP



APPROVAL PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this _____ & day of _____

Attest: John B. Dunkle, Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 25 day of Feb

P.U.D. Statistical Data Boca Park	
Total Area this Plat	5,5839 Ac.
Number of Units Proposed this Plat	55 Units
Density Proposed this Plat	9.85 Units/Ac.
Unit Type	Condominium

P.U.D. Statistical Data

Overall, including Lakes of Woodhaven - Phase 1, Lakes of Woodhaven - Phase 2, and Boca Park.

Total Area of Plats	20.62 Ac.
Number of Units	139 Units
Density	6.74 Units/Ac.

0205-046

Pet. 84-152

