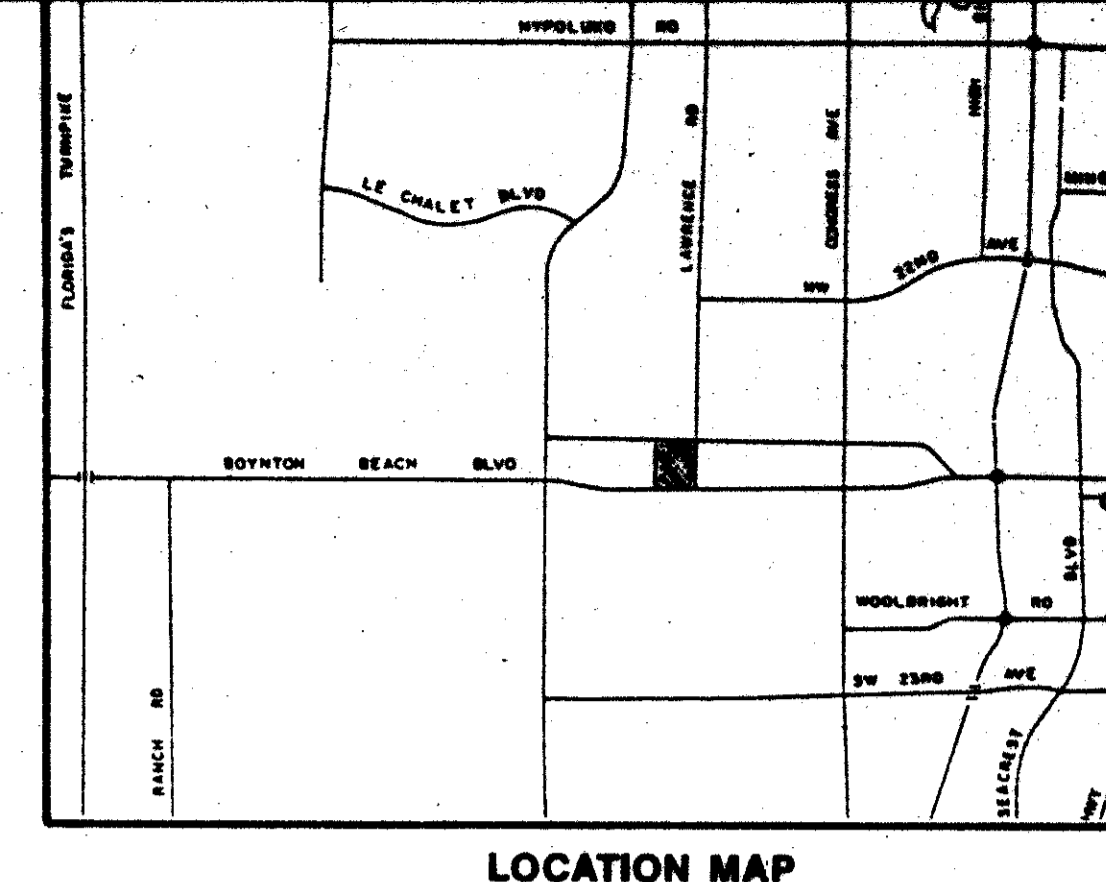


A PART OF COUNTRY CLUB TRAILS, P.U.D.
PLAT OF
ISLAND REACH APARTMENTS
 IN SECTIONS 24 AND 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA
 BEING A REPLAT, IN PART, PAGES 71 AND 72 OF THE REPLAT OF BENT TREE GARDENS
 AS SAME IS SHOWN AND RECORDED IN PLAT BOOK 40, PAGES 71,72, AND 73
 SHEET NO. ONE OF TWO SHEETS
 1989



LOCATION MAP

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 23rd day of June 1989 and duly recorded in Plat Book No. 40 on page 16-17
 JOHN B. DUNKLE, Clerk, Orange County
 Barbara A. Platt, D.C.

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ISLAND REACH PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 24 AND 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF ISLAND REACH APARTMENTS, BEING A REPLAT IN PART OF BENT TREE GARDENS AS RECORDED IN PLAT BOOK 40, PAGES 71 AND 72, PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID CORNER ALSO BEING A POINT LYING ON THE CENTERLINE OF LAWRENCE ROAD; THENCE NORTH 00°15'10" WEST ALONG THE CENTERLINE OF LAWRENCE ROAD, FOR A DISTANCE OF 30.47 FEET TO A POINT; THENCE SOUTH 89°58'50" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT LYING ON THE NORTH LINE OF TRACT D-3 AS RECORDED IN PLAT BOOK 38, PAGES 51 THROUGH 54, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 89° 58' 50" WEST ALONG THE AFORESAID NORTH LINE OF TRACT D-3 FOR A DISTANCE OF 74.58 FEET; THENCE CONTINUING SOUTH 44° 58' 50" WEST FOR A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A NON RADIAL CURVE HAVING A RADIUS POINT THAT BEARS NORTH 00° 22' 44" WEST, A RADIUS OF 21,325.90 FEET, A DELTA OF 00° 23' 14", A CHORD BEARING OF SOUTH 89° 48' 53" WEST, AND AN ARC LENGTH OF 144.13 FEET; THENCE CONTINUE ALONG SAID ARC FOR A DISTANCE OF 144.13 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTH 89° 59' 30" WEST FOR A DISTANCE OF 185.51 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF THIS PARCEL OF LAND AND ALSO A POINT LYING ON THE AFORESAID LINES OF TRACT D-3 AND TRACT W-1; THENCE NORTH 00° 00' 30" EAST ALONG THE WESTERLY LINE OF THIS PARCEL OF LAND AND A LINE OF SAID TRACT W-1 FOR A DISTANCE OF 1,440.43 FEET TO THE NORTHWEST CORNER OF THIS PARCEL; THENCE NORTH 89° 52' 42" EAST ALONG A LINE PARALLELING THE CENTERLINE OF OLD BOYNTON ROAD TO THE SOUTH BY 100.00 FEET, SAID LINE ALSO BEING A LINE OF SAID TRACT W-1 AND THE NORTH LINE OF THIS PARCEL OF LAND FOR A DISTANCE OF 537.37 FEET TO THE NORTHEAST CORNER OF THIS PARCEL, ALSO BEING A POINT LYING ON A LINE OF SAID TRACT W-1; THENCE SOUTH 00° 15' 10" EAST ALONG A LINE PARALLELING THE CENTERLINE OF LAWRENCE ROAD TO THE WEST BY 100.00 FEET, SAID LINE ALSO BEING A LINE OF TRACT W-1 AND THE EAST LINE OF THIS PARCEL OF LAND, FOR A DISTANCE OF 1,301.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.42 ACRES MORE OR LESS.

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

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.

THE WATER LINE AND SANITARY SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID LINE BY THE CITY OF BOYNTON BEACH UTILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT SOLE GENERAL PARTNER BOYNTON / PALM BEACH HARBOR CORP., A FLORIDA CORPORATION, WHICH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF January, 1990.

ATTEST: *Margarita Olivella*
 ASSISTANT SECRETARY
 MARGARITA OLIVELLA

BY: *John Chappellear*
 PRESIDENT
 JOHN CHAPPELEAR

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED, John Chappellear and Margarita Olivella TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Assistant Secretary of BOYNTON/PALM BEACH HARBOR CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 SEAL THIS 31 DAY OF January, 1990
 NOTARY PUBLIC, STATE OF FLORIDA,
 MY COMMISSION EXPIRES: SEPT. 24, 1993.
Marjorie D. Dyach
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A FIRST MORTGAGE AND SECURITY AGREEMENT 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 AGRREE THAT ITS FIRST MORTGAGE AND SECURITY AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5925 AT PAGE 1015 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED STOCK ASSOCIATION PRESENTS TO BE SIGNED BY ITS FIRST VICE PRESIDENT ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF January, 1990.

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED STOCK ASSOCIATION

ATTEST: *R. C. Rumley*
 SENIOR VICE PRESIDENT
 RICHARD C. RUMLEY

BY: *Glen D. Hammett*
 FIRST VICE PRESIDENT
 GLEN D. HAMMETT

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO SS

BEFORE ME PERSONALLY APPEARED, Glen D. Hammett and Richard C. Rumley TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT AND SENIOR VICE PRESIDENT OF HOME FEDERAL SAVINGS AND LOAN ASSOCIATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, 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 SEAL THIS 24 DAY OF January, 1990.
Alexander
 NOTARY PUBLIC
 STATE OF CALIFORNIA AT LARGE
 My Commission Expires: December 17, 1993

NOTES

1. THIS REPLAT SUPERCEDES THE PLATS RECORDED IN PLAT BOOK 40, PAGES 6, 7, AND 8, AND PLAT BOOK 40, PAGES 71 AND 72 AS TO THE PORTIONS OF PROPERTY REPLATTED HEREBY.
2. THIS REPLAT ONLY APPLIES TO THE PROPERTY AS DESCRIBED HEREON.
3. TRACTS 1-E THROUGH 14-E INCLUSIVE, TOGETHER WITH TRACT R-2, AND TRACT "B" AS SHOWN ON "A REPLAT OF THE PLAT OF BENT TREE GARDENS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 71 AND 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVE BEEN ABANDONED BY RESOLUTION RECORDED IN ORD 5868, PAGES 103-105 AND IS HEREBY REPLACED BY THIS REPLAT.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH SS

I, MICHAEL M. LISTICK A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ISLAND REACH PARTNERS, LTD. A FLA 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 THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

March 27, 1990
 DATE

Michael M. Listick
 ATTORNEY AT LAW
 Michael M. Listick

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JUNE 1990.
Curt E. Engstrom
 CURT E. ENGSTROM, CHAIRMAN

ATTEST:
 JOHN B. DUNKLE, CLERK
 BY: *William Oswald*
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JUNE 1990.
 BY: *Herbert F. Karlert*
 HERBERT F. KARLERT, P.E.
 COUNTY ENGINEER

P.U.D. DATA
 PETITION NO. 72-51B
 UNITS 280
 DENSITY 16 UNITS/AC
 ACRES 17.42

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 PLACED AS REQUIRED BY LAW 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.

John M. Perkins
 JOHN M. PERKINS, P.L.S.
 REGISTERED SURVEYOR NO. 4566
 STATE OF FLORIDA

THIS PLAT PREPARED BY JOHN M. PERKINS
 IN THE OFFICES OF

JAMES E. NEUHAUS, Inc.
 Consulting Engineers, Surveyors, Planners
 Suite 201 4114 Northlake Boulevard Palm Beach Gardens, FL 33410 305/622-1000



ISLAND REACH APARTMENTS

SUBDIVISION: Island Reach Apartments
 BOOK: 66 PAGE: 16
 FLOOD ZONE: B
 QUAD: 35
 ZIP CODE: 33486
 PUD NAME: 244 251 4542
 TAZ: 488