

KNOW ALL MEN BY THESE PRESENTS that LRX Properties, Inc., a Florida Corporation, Harris Brett Development L.R., Inc., a Florida Corporation, Harris Brett RIS Inc., a Florida Corporation, Los Rayos de Sol Association, Inc., a Florida Corporation, David L. Rice and Marcia Rice, owners of land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Phase II Los Rayos De Sol a Part of Boca Grove Plantation, P.U.D." being more particularly described as follows:

LEGAL DESCRIPTION:

A portion of Tract "C" and Lots 24 through 34 of the PLAT OF LOS RAYOS DE SOL, recorded in Plat Book 47, pages 3 and 4, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the point of intersection of the Easterly right of way line of Wittaker Drive and the Southerly line of said Tract "C"; the following (4) four courses being along the Southwesterly boundary of said PLAT OF LOS RAYOS DE SOL; (1) thence South 59°-52'-00" East for 289.77 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; (2) thence continue along the previously described course for 201.53 feet; (3) thence South 24°-42'-00" East for 77.60 feet to a point on a circular curve concave to the North and whose radius point bears North 58°-44'-35" East; (4) thence Southeast along a 175.00 foot radius curve leading to the left through a central angle of 65°-56'-47" for an arc of 201.42 feet; the following (6) six courses being along the exterior boundary of said Tract "C"; (1) thence North 07°-12'-12" West for 1.00 feet to a point on a circular curve concave to the East and whose radius point bears North 6°-48'-43" West; (2) thence run Westerly Northerly and Easterly along a 40.00 foot radius curve leading to the right through a central angle of 176°-59'-53" for an arc of 123.57 feet to a point on a circular curve concave to the West and whose radius point bears North 84°-42'-07" West; (3) thence Northwesterly along a 138.00 foot radius curve leading to the left through a central angle of 36°-58'-53" for an arc of 89.07 feet to a point of compound curvature; (4) thence run Northwesterly along a 348.00 foot radius curve leading to the left through a central angle of 35°-00'-00" for an arc of 212.58 feet to a point of reverse curvature; (5) thence Northwesterly along a 382.00 foot radius curve leading to the right through a central angle of 17°-41'-00" for an arc of 117.90 feet to a point of reverse curvature; (6) thence Northwesterly along a 283.00 foot radius curve leading to the left through a central angle of 12°-20'-45" for an arc of 60.98 feet; thence South 15°-00'-00" West for 150.05 feet to the POINT OF BEGINNING.

Lying and being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida.

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

1. UTILITY EASEMENTS, as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

IN WITNESS WHEREOF, the above named corporations and association have caused these presents to be signed by their respective Presidents and their respective corporate seals to be affixed hereto by and with the authority of their respective Board of Directors this 11th day of January, 1994

WITNESS: Clare Karant
WITNESS: Teri L. Windle

LRX Properties, Inc.
a Corporation of the State of Florida

By: Alvin Wilensky
Alvin Wilensky, President

Harris Brett Development L.R., Inc.
a Corporation of the State of Florida

By: Robert Mufson
Robert Mufson, President

Harris Brett RIS, Inc.
a Corporation of the State of Florida

By: Robert Mufson
Robert Mufson, President

Los Rayos de Sol Association, Inc.
a Corporation of the State of Florida

By: Alvin J. Levine
President

David L. Rice

By: David L. Rice
David L. Rice

Marcia Rice

By: Marcia Rice
Marcia Rice

ACKNOWLEDGEMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME personally appeared Alvin Wilensky who is personally known to me, or has produced identification and did not take an oath, and who executed the foregoing instrument as President of LRX Properties, Inc., a Corporation, 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 11th day of January, 1994

My Commission Expires: 2/22/94

Notary Public
(Seal)
Teri L. Windle

ACKNOWLEDGEMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME personally appeared Robert Mufson who is personally known to me, or has produced identification and did not take an oath, and who executed the foregoing instrument as President of Harris Brett Development L.R., Inc., a Corporation, 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 8th day of December, 1993.

My Commission Expires:

July 23, 1995

Notary Public
(Seal)
Crika J. Nardozzi

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Robert Mufson who is personally known to me, or has produced FL DRIVERS Lic. as identification and did not take an oath, and who executed the foregoing instrument as President of Harris Brett RIS, Inc., a Corporation, 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 8th day of December, 1993.

My Commission Expires:

July 23, 1995

Notary Public
(Seal)
Crika J. Nardozzi

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY: that on this day personally appeared before me, an office duly authorized to administer oaths and take acknowledgements, David L. Rice and Marcia Rice well known to be the persons herein described and who executed the foregoing instrument and who acknowledges before me that he/she/they executed the same freely and voluntarily for the uses and purposes herein described and did not take an oath.

Type of Identification FL DRIVERS LIC.

Printed Name of Notary Public CRIKA J. NARDOZZI
Notary Public State of FLORIDA
Serial Number CC12994
Commission Expires 7/23/95

Notary Public
(Seal)
Crika J. Nardozzi

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared ALVIN J. LEVINE who is personally known to me, or has produced OHIO DRIVERS LICENSE as identification and did not take an oath, and who executed the foregoing instrument as President of Los Rayos de Sol Association, Inc., a Corporation, 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 6th day of December, 1993.

My Commission Expires:

9/29/96

Notary Public
(Seal)
Brian James Glett

NOTES: P R M Indicates Permanent Reference Monument
P C P Indicates Permanent Control Point
Bearing Reference of - Florida State Plane System Grid North

Minimum building floor elevation is 18.50 N.G.V.D.

All lines which intersect curves are radial to those curves unless otherwise noted.

There shall be no buildings of any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in confirmation with Ordinance 86-21 and all other building and zoning codes and/or ordinance of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.

Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.

The building set back lines shall be as required by the Palm Beach County Zoning Regulations.
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

TABULATION: Type of Units: 6 single family homes
Total Acres: 1.4234
Density: 4.21 units per acre
Petition No. 80-214

CERTIFICATE OF TITLE STATE OF FLORIDA COUNTY OF PALM BEACH

We, FIRST AMERICAN TITLE INSURANCE COMPANY, a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to LRX Properties, Inc., a Florida Corporation, Harris Brett Development L.R., Inc., a Florida Corporation, Harris Brett RIS, Inc., a Florida Corporation, Los Rayos de Sol Association, Inc., a Florida Corporation, David L. Rice and Marcia Rice, that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances of record do not prohibit the creation of the subdivision depicted by this plat.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Glenda Bellamy
Name & Title: Asst. Vice Pres.
Date: 1/11/94

APPROVALS COUNTY ENGINEER

This plat is hereby approved for record this 25 day of January 1994

By: George T. Webb
George T. Webb, P.E., County Engineer

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 25 day of January 1994

By: Mary McCarty
Mary McCarty, Chair

ATTEST:

Dorothy Wilken, Clerk of the Circuit Court.

Deputy Clerk

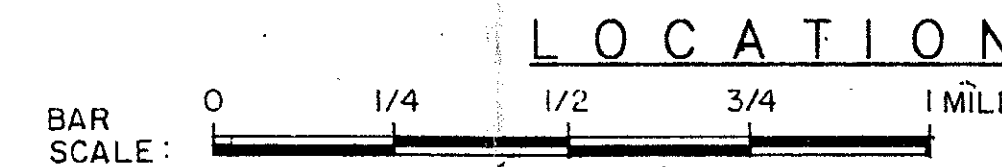
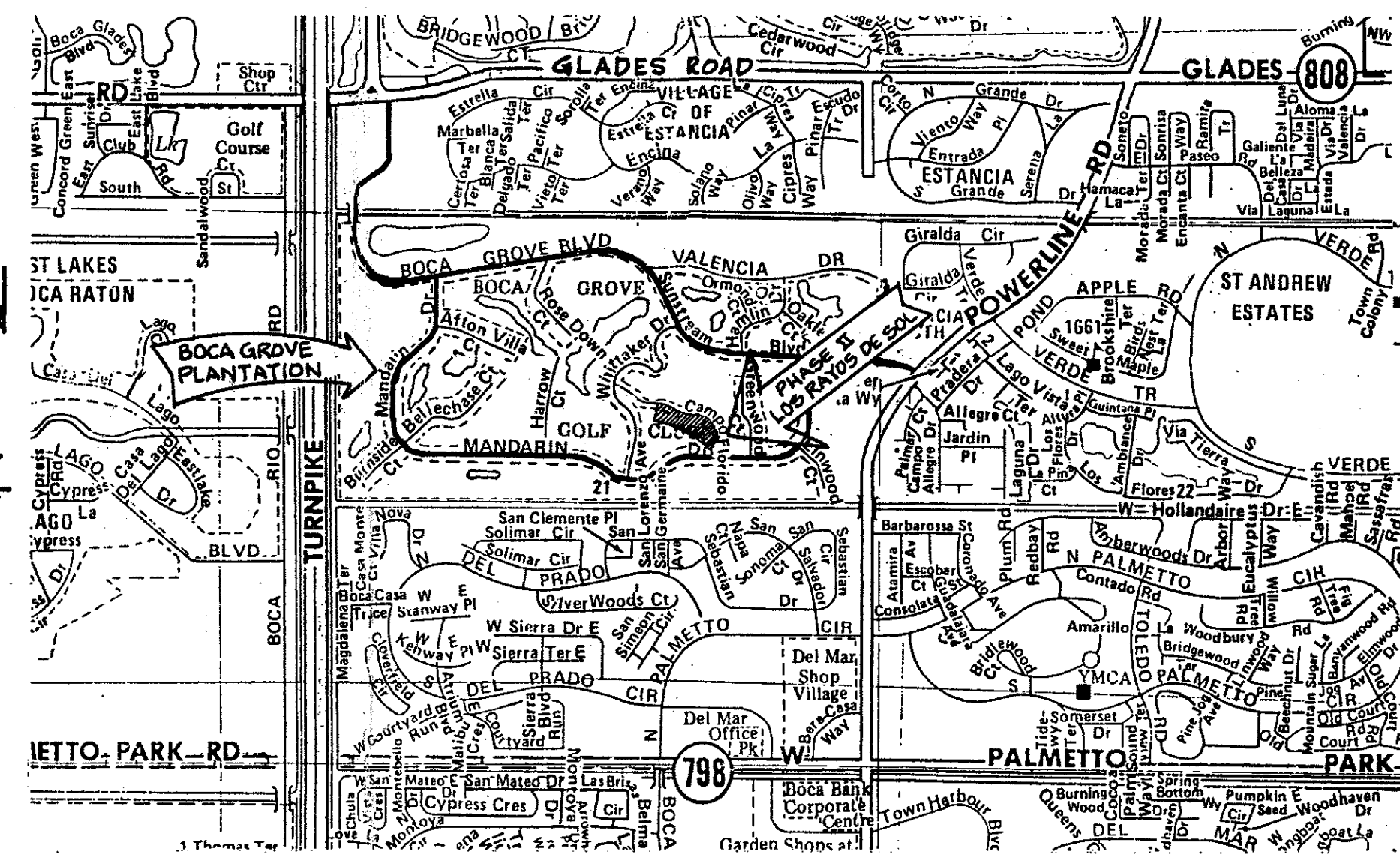
SURVEYOR'S CERTIFICATE

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 were placed on September 16, 1993 as required by law, that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and complies with the Minimum Technical Standards for Chapter 21-446, Florida Administrative Code, and ordinances of Palm Beach County, Florida.

FORTIN, LEAVY, SKILES, INC.

"NOT VALID UNLESS SEALED"

By: James W. Levy
James W. Levy
Registered Surveyor No. 2094
State of Florida



THIS INSTRUMENT WAS PREPARED BY: CARL L. SKILES
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
180 Northeast 108th Street / North Miami Beach, Florida. 33162
Dade 053-4493 / Broward 463-7100
930212/9241 SHEET 1 OF 3

PHASE II LOS RAYOS DE SOL
0209-006

TAZ 677
SUBDIVISION - Los Rayos De Sol PH 2
BOOK 72
PAGE 14
PLAT BOOK B
PAGE 54
7-11-94-80-214
BOCA GROVE PLANTATION

