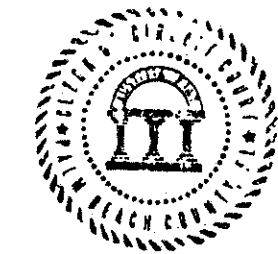
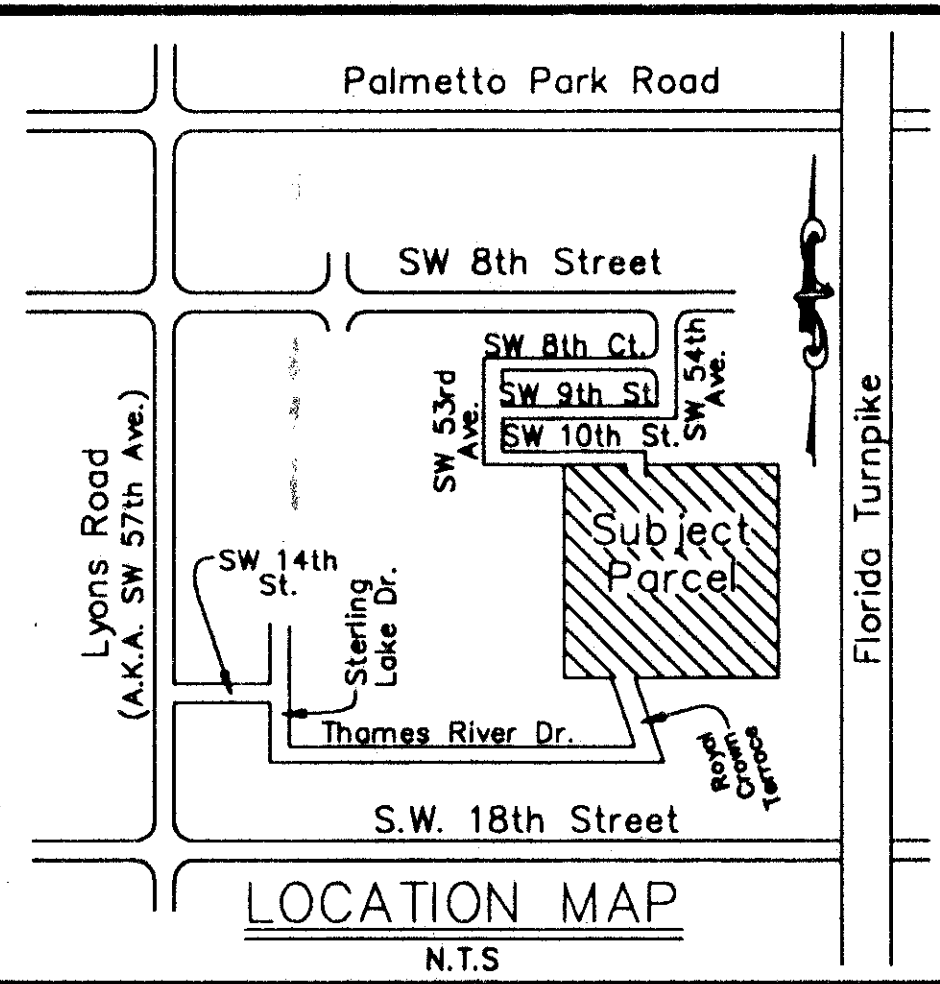


# BOCA PINES II

Being a replat of all of Boca Pines, P.U.D.  
 as recorded in Plat Book 55, Page 92 and 93, of the  
 Public Records of Palm Beach County, Florida  
 Situate in Section 29, Township 47 South, Range 42 East  
 March, 1995 Sheet 1 of 2



STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH  
 This plat filed for record at 9:05am  
 this 14th day of May  
 1995 and duly recorded in Plat  
 Book 75 on page 16 #17  
 DOROTHY H. WILKEN, CLERK of the  
 Circuit Court.  
 By: Barbara D. Best D.C.

PET 84-43  
 5/3/95  
 Assoc. #001

### DEDICATION :

KNOW ALL MEN BY THESE PRESENTS that Levitt Homes Incorporated, a Delaware Corporation licensed to do business in Florida, owner of the land shown hereon as BOCA PINES II, being a replat of all of Boca Pines, P.U.D., as recorded in Plat Book 55, Page 92 and 93, of the Public Records of Palm Beach County, Florida, situate in Section 29, Township 47 South, Range 42 East, Palm Beach County Florida, being more particularly described as follows:

All of BOCA PINES, P.U.D. according to the plat thereof, as recorded in Plat Book 55, Pages 92 through 93, of the Public Records of Palm Beach County, Florida.

Said Lands Situate, lying and being in Palm Beach County, Florida, Containing 9.98818 acres (435,085 Square Feet) , more or less.

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

#### 1. Street Tract:

Tract A, as shown hereon, is hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assign, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

#### 2. Utility Easements:

The 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.

#### 3. Limited Access Easements:

The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

#### 4. Landscape Tracts:

Tracts E and F, as shown hereon, are hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, for landscape purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. No Landscaping over any portion encumbered by Easements except in accordance with Surveyor's Note No. 2.

#### 5. Zero Lot Line Maintenance Easements:

In Accordance with the Declaration of Restrictions and Protective Covenants for the Crescent Lakes at Boca Raton Homeowners Association, the Zero Lot Line Maintenance Easements, as shown, are hereby reserved to the owner of the Lot abutting each Easement, and to the Utility Companies providing service to such abutting Lot, for the roof overhang and maintenance of the abutting residence, as well as construction and maintenance of Utility Facilities serving the abutting Lot, without recourse to Palm Beach County.

#### 6. Drainage Easements:

The Drainage Easements over Tract D and Tract F, as shown hereon, together with all of Tract C, less and except the North 5.00 feet thereof being adjacent to Lot 34, are hereby dedicated in perpetuity for drainage purposes. The Maintenance of all Drainage Facilities Located therein shall be the perpetual maintenance obligation of the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of Public Streets, including the right to utilize for proper purposes any and all Drainage, Lake Maintenance and Lake Maintenance Access Easements associated with said drainage system.

#### 7. Preservation Tract:

The Preservation Tract, Tract C, as shown hereon, is hereby dedicated as a natural preserve, and is the perpetual maintenance obligation of the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, without recourse to Palm Beach County.

#### 8. Wetlands Buffer:

The Wetlands Buffer as shown hereon, is hereby dedicated as a natural preserve, and is the perpetual maintenance obligation of the Crescent

Lakes at Boca Raton Homeowners Association, its successors and assigns, without recourse to Palm Beach County.

#### 9. Conservation Tract:

The Conservation Tract, Tract B, as shown hereon, is hereby dedicated as a natural preserve, and is the perpetual maintenance obligation of the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, without recourse to Palm Beach County.

#### 10. Recreation Area:

Tract D, the Recreation Area, as shown hereon, is hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns for recreation purposes, and is the Perpetual Maintenance Obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

In Witness whereof, Levitt Homes Incorporated has caused these Presents to be signed by its Senior Vice-President, and its Corporate Seal to be affixed hereto, by and with the Authority of its Board of Directors, this 6 day of MARCH 1995.

Levitt Homes Incorporated,  
 A Delaware Corporation,  
 Licensed to do Business  
 in Florida.

Witness: William Maxwell  
 By: Harry T. Sleek  
 Senior Vice-President

#### ACKNOWLEDGEMENT :

State of Florida  
 County of Palm Beach

Before me personally appeared Harry T. Sleek who is personally known to me, and who executed the foregoing instrument as Senior Vice-President of Levitt Homes Incorporated, a Delaware 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 seal this 6 day of MARCH 1995.

My Commission expires: JANUARY 1996  
 Notary Public

#### ACCEPTANCE OF RESERVATIONS :

State of Florida  
 County of Palm Beach

The Crescent Lakes at Boca Raton Homeowners Association hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, this 6 day of MARCH 1995.

Witness: William Maxwell  
 By: Harry T. Sleek  
 President  
 Crescent Lakes at Boca Raton Homeowners Association, A Florida Corporation Not for Profit

#### ACKNOWLEDGEMENT :

State of Florida  
 County of Palm Beach

Before me personally appeared Harry T. Sleek who is personally known to me, and who executed the foregoing instrument as President of Crescent Lakes at Boca Raton Homeowners Association, a Florida 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 seal this 6 day of MARCH 1995.

My Commission expires: JANUARY 1996  
 Notary Public

#### MORTGAGEE'S CONSENT :

State of Florida  
 County of Palm Beach Broward

The undersigned hereby certifies that it is the holder of a mortgage upon 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 agrees that its Mortgage, which is recorded in Official Record Book 8226 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

In Witness whereof, said Corporation has caused these presents to be signed by its President, and its Corporate Seal to be affixed hereto, by and with the Authority of its Board of Directors, this 14th day of MARCH 1995.

Witness: Kay Ramago  
 Bank Atlantic, A Federal Savings Bank,  
 By: Marcia K. Snyder  
 Executive Vice President

#### ACKNOWLEDGEMENT :

State of Florida  
 County of Palm Beach Broward

Before me personally appeared Marcia K. Snyder who is personally known to me, and who executed the foregoing instrument as E.V.P. of Bank Atlantic, A Federal Savings Bank, 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 seal this 14th day of MARCH 1995.

My Commission expires: JULY 20, 1995  
 Notary Public

#### TITLE CERTIFICATION :

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, HENRY B. HANDLER, a duly Licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Levitt Homes Incorporated; that all current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Dated: MARCH 10, 1995  
 Attorney-at-Law

#### Statistical Data

Petition Number: DRC 84-43

Total Plat Area	: 9.98818 Acres (±)
Total Dwelling Units	: 44 Units
Density	: 4.41 Dwelling Units Per Acre
Streets & Driveways	: 1.97909 Acres (±)
Conservation Tract	: 0.12780 Acres (±)
Preservation Tract	: 0.60475 Acres (±)
Recreation Tract	: 0.26010 Acres (±)
Landscape Tracts	: 0.62027 Acres (±)
Net Developable Area	: 6.39617 Acres (±)

#### COUNTY APPROVALS :

County Engineer :  
 This Plat is hereby approved for record this 16 day of May 1995.  
 By: George Webb, P.E.  
 County Engineer

Board of County Commissioners  
 Palm Beach County, Florida :

This Plat is hereby approved for record this 16 day of May 1995.  
 Attest:  
 Dorothy H. Wilken, Clerk  
 By: Ken Foster  
 Deputy Clerk

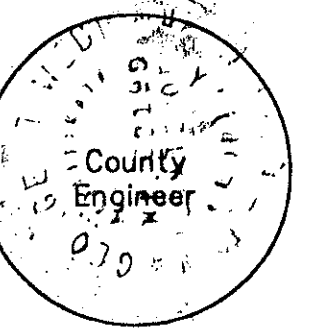
#### SURVEYOR'S CERTIFICATION :

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. That said survey is accurate to the best of my knowledge and belief; That Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantee. Posted with the Palm Beach County Board of County Commissioners for the required improvements and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Date: 3/23/95  
 Donald L. Todd  
 Professional Land Surveyor  
 Florida Registration No. 4380

#### SURVEYOR'S NOTES :

- Bearing Base: The East Line of BOCA PINES, P.U.D. as shown on the Plat thereof, recorded in Plat Book 55, Page 92 and 93, of the Public Records of Palm Beach County, Florida, as now monumented in the field. Said East Line is assumed to bear North 00°01'45" East, and all other bearings shown hereon are relative thereto.
- No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachment.
- In those instances where easements of different types cross or overlap, Drainage Easements shall have first priority, Utility Easements shall have second priority, and all other Easements shall be subordinate to these with their Priorities being determined by the use right, granted.
- The Building setbacks shall be as required by current Palm Beach County Zoning Regulations.
- There may be additional restrictions of record which are not shown on this Plat that are part of the Public Records of this County.
- All lines which intersect curves are non-radial to those curves unless otherwise noted.
- This instrument was prepared by Joseph C. O'Connor, P.L.S. in the Offices of Atlantic - Caribbean Mapping, Inc. 357 Liana Drive, West Palm Beach Florida, 33415

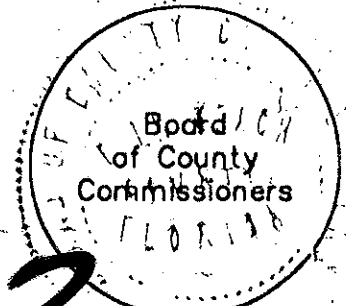
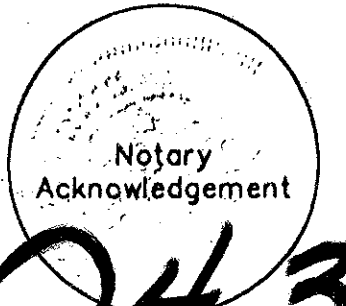
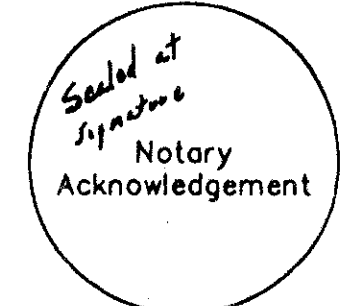
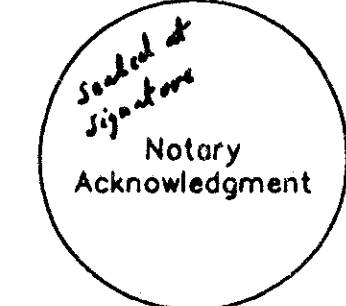
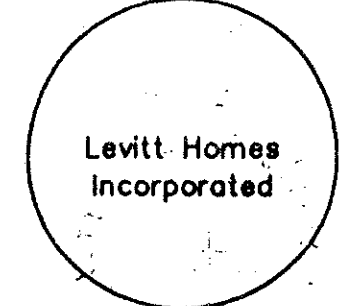


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Atlantic - Caribbean Mapping, Inc.  
 PROFESSIONAL LAND SURVEYORS AND MAPPERS  
 357 Liana Drive  
 West Palm Beach, Florida 33415  
 (407) 687-5898

Project No. 93445 Dwg No. 445\_P201  
 PLAT OF BOCA PINES II

0437-002



DIVISION - Boca Pines  
 BOOK 75 PAGE 16  
 FLOOD MAP #2400  
 ZONING RS  
 ROAD # 54  
 84-43  
 PLAT NAME Boca Pines PUD  
 ZIP CODE 33483

TAZ-789