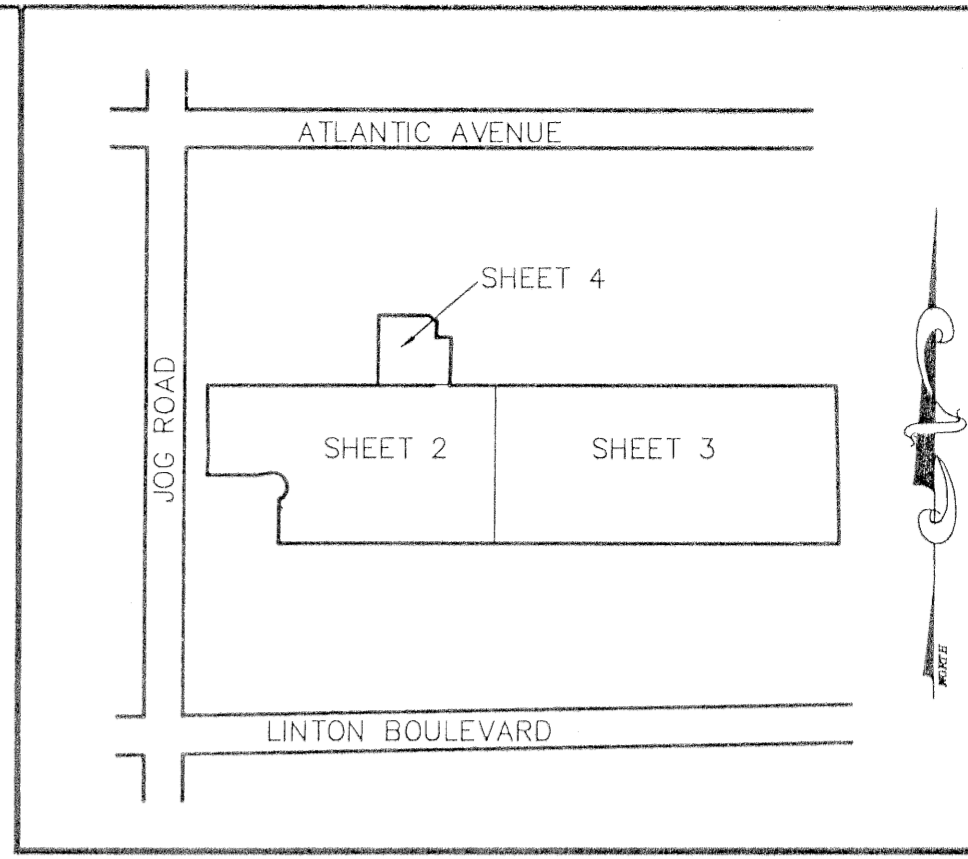


FLORAL LAKES PLAT ONE

A PLANNED UNIT DEVELOPMENT
 BEING A PART OF THE NORTHEAST ONE-QUARTER OF
 SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (407)392-1991
 JULY - 1994

615-002



78

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 2:25 P.M.
 THIS 30 DAY OF MAY
 A.D. 1996 AND DULY RECORDED
 IN PLAT BOOK 77 ON
 PAGES 79 AND 81

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT
 BY: Leif J. Stally
 DEPUTY CLERK

SHEET 1 OF 4

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Regency at Floral Lakes, a Florida Joint Venture, comprised of Regency at Floral Lakes, Inc., a Florida corporation and Floral Lakes of Delray, Inc., a Florida corporation, the owners of the land shown hereon as FLORAL LAKES PLAT ONE, being a part of the northeast one-quarter (NE 1/4) of Section 22, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows: That part of the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) of Section 22, Township 46 South, Range 42 East, Palm Beach County, Florida, described as follows:

COMMENCE at the Southwest corner of the Northeast one-quarter (NE 1/4) of said Section 22; thence N 01° 31' 34" W along the West line of the Northeast one-quarter (NE 1/4) of Section 22, a distance of 218.41 feet; thence N 88° 28' 26" E, a distance of 60.00 feet; thence N 02° 17' 17" E, a distance of 70.35 feet to the Northwest corner of the plot of "FLORAL LAKES CIVIC SITE", as recorded in Plat Book 70, Page 133 of the Public Records of Palm Beach County, Florida and the POINT OF BEGINNING; thence N 90° 00' 00" E along the North line of said plot, a distance of 205.34 feet; thence N 81° 00' 00" E along said North line, a distance of 59.72 feet to a point of curvature of a curve concave westerly with a radius of 60.00 feet and a central angle of 164° 17' 45"; thence Easterly, Southerly and Southwesterly along the arc of said curve and along the boundary of said plot of "FLORAL LAKES CIVIC SITE", 172.05 feet; thence S 00° 00' 00" E, a distance of 185.80 feet to the South line of the Northeast one-quarter (NE 1/4) of Section 22; thence N 90° 00' 00" E along said South line, a distance of 2329.10 feet to the East line of the Northeast one-quarter (NE 1/4) of Section 22; thence N 01° 26' 44" W along said East line, a distance of 667.12 feet to the North line of the South one-quarter (S 1/4) of the Northeast one-quarter (NE 1/4) of Section 22; thence S 89° 58' 58" W along said North line, a distance of 635.32 feet; thence N 00° 01' 02" W, a distance of 5.50 feet; thence S 89° 58' 58" W, and parallel with the North line of the South one-quarter (S 1/4) of the Northeast one-quarter (NE 1/4) of Section 22, a distance of 971.41 feet; thence N 05° 00' 46" E, a distance of 24.71 feet to a point of curvature; thence Northerly along the arc of a curve to the left having a radius of 205.00 feet, a central angle of 03° 32' 16", an arc distance of 12.65 feet to a point of tangency; thence N 01° 28' 30" E, a distance of 157.65 feet; thence S 89° 42' 17" W, a distance of 65.03 feet; thence N 01° 28' 30" E, a distance of 169.80 feet; thence N 44° 16' 16" W, a distance of 35.81 feet; thence S 89° 58' 58" W, a distance of 39.77 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right having a radius of 185.00, a central angle of 48° 06' 34", an arc distance of 155.34 feet to a point; thence S 88° 29' 39" W, a distance of 163.31 feet to a point of intersection with the West line of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 22; thence S 01° 30' 21" E, along said West line, a distance of 452.61 feet; thence S 89° 58' 58" W, a distance of 599.42 feet to a line 72.00 feet East of and parallel with the West line of the Northeast one-quarter (NE 1/4) of Section 22; thence S 01° 31' 34" E, along said parallel line, a distance of 266.02 feet; thence S 02° 17' 17" W, a distance of 110.05 feet to the said POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida, Containing 41.915 Acres, more or less. Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

- Private Street:**
 Tract "R", as shown hereon, is hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, 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.
- Residential Access Street:**
 Tracts "R-1", "R-2", "R-3", "R-4" and "R-5", as shown hereon, are hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, as residential access streets for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Driveway Tracts:**
 TRACTS D, D-1 and D-2, as shown hereon, are hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, as driveway tracts serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Water Management Tracts:**
 Tracts "W-1", "W-2", "W-3", "W-4" and "W-5", as shown hereon, are hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Lift Station Easement:**
 Tract "LS", as shown hereon, is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.
- Open Space/Landscape Buffer Tracts:**
 Tracts "L-1", "L-2", "L-3", "L-4", "L-5", "L-6", "L-7", "L-8", "L-9", "L-10" and "L-11" are shown hereon, are hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF BROWARD)
 BEFORE ME personally appeared Charlene Bender, who is personally known to me, and who executed the foregoing instrument as Vice President of SunTrust Bank South, a national association, and severally acknowledged to and before me that she 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 said instrument is the free act and deed of said corporation.
 WITNESS my hand and official seal this 19 day of APRIL, 1996.

The lake maintenance easements, as shown hereon, are hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said 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 and private roads associated with said drainage system.

8. Littoral Zone/Preservation/Conservation Areas:
 Tracts LZ-1, LZ-2, LZ-3, LZ-4 and LZ-5, as shown hereon, are hereby reserved for littoral zone and water management purposes for the Floral Lakes Community Association, Inc., its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said tract without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

9. Roadway Construction Easement:
 The Roadway Construction Easement as shown hereon is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of performing any and all construction activities associated with adjacent thoroughfare road.

10. Recreation Tract:
 Tract F, as shown hereon, is hereby reserved for the Floral Lakes Community Association, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

11. 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.

12. 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.

IN WITNESS WHEREOF, the above-named Regency at Floral Lakes, a Florida Joint Venture, comprised of Regency at Floral Lakes, a Florida corporation and Floral Lakes of Delray, Inc., a Florida corporation, has caused these presents to be signed by their Presidents and their corporate seals to be affixed hereto by and with the authority of their Board of Directors, this 17th day of April, 1996.

Regency at Floral Lakes, a Florida Joint Venture
 By
 Regency at Floral Lakes, Inc.,
 a Florida Corporation
 WITNESS: David P. Lindley (Darrell London)
 WITNESS: Donna Mason (Donna Mason)
 BY: E.C. Jensen (E.C. Jensen)
 President
 WITNESS: David P. Lindley (Darrell London)
 WITNESS: Donna Mason (Donna Mason)
 BY: Arthur Rosacker (Arthur Rosacker)
 President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF BROWARD)
 BEFORE ME personally appeared E.C. JENSEN, who is personally known to me, and who executed the foregoing instrument as President of Regency at Floral Lakes, Inc., 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 official seal this 17th day of April, 1996.

My commission expires: 4/22/2000
David P. Lindley
 Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)
 BEFORE ME personally appeared Arthur Rosacker, who is personally known to me, and who executed the foregoing instrument as President of Floral Lakes of Delray, Inc., 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 official seal this 22 day of APRIL, 1996.

My commission expires: 7/4/96
David M. Hill
 Notary Public

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH)
 BEFORE ME personally appeared Arthur Rosacker, who is personally known to me, and who executed the foregoing instrument as President of Floral Lakes of Delray, Inc., 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 official seal this 22 day of APRIL, 1996.

My commission expires: 7/4/96
David M. Hill
 Notary Public

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 30 day of MAY, 1996.

BY: Swy T. Will
 George T. Webb, P.E.
 County Engineer

ACCEPTANCE OF RESERVATIONS:

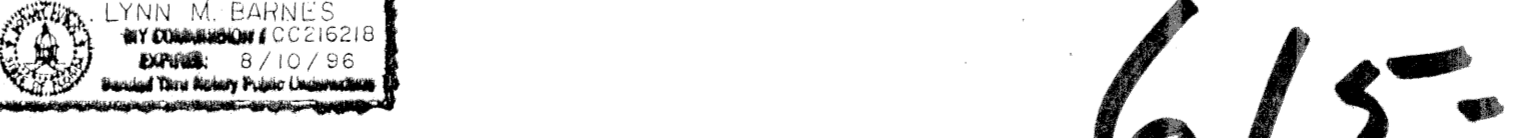
STATE OF FLORIDA
 COUNTY OF PALM BEACH)
 Floral Lakes Community Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 22 day of April, 1996.

Floral Lakes Community Association, Inc., a Florida Corporation not for profit
 WITNESS: David P. Lindley (Darrell London)
 WITNESS: Donna Mason (Donna Mason)
 BY: E.C. Jensen
 E.C. JENSEN
 President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)
 BEFORE ME personally appeared E.C. Jensen, who is personally known to me, and who executed the foregoing instrument as President of Floral Lakes Community Association, Inc., 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 official seal this 22 day of April, 1996.

My commission expires: 4/22/2000
David P. Lindley
 Notary Public



MORTGAGEE'S CONSENT:

STATE OF FLORIDA
 COUNTY OF 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 Records Book 9142 at Page 186B of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 19 day of April, 1996.

WITNESS: David K. Warne (David K. Warne)
 PRINT DAVID K. WARNE
 WITNESS: Esther Ostfeld (Esther Ostfeld)
 PRINT ESTHER OSTFELD
 SunTrust Bank South, Florida, National Association
 BY: Charlene Bender
 Charlene Bender
 Vice President

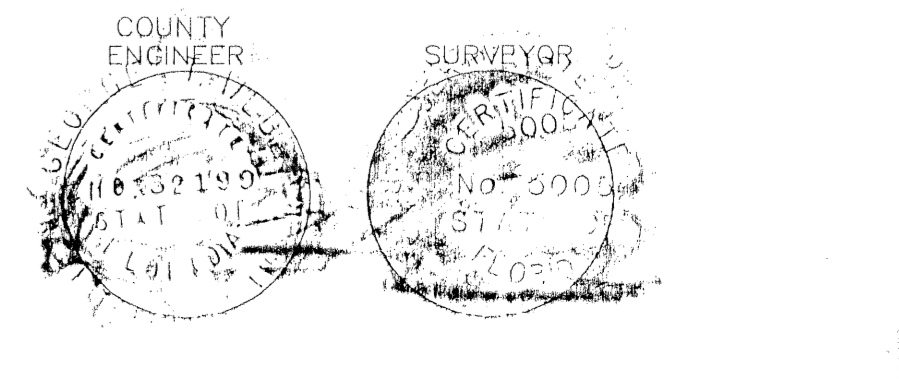
TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)
 I, R. Bowen Gillespie III, 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 Regency at Floral Lakes, a Florida Joint Venture comprised of Regency at Floral Lakes, Inc., a Florida Corporation and Floral Lakes of Delray, Inc., a Florida Corporation; that the current taxes have been paid; and that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon, and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.
 DATED: 4/18/96
R. Bowen Gillespie III
 R. Bowen Gillespie III
 Attorney at Law
 Licensed in Florida

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; 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 guarantees 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 ordinance of Palm Beach County, Florida.

DATE: 4/24/96
David P. Lindley
 David P. Lindley, P.L.S.
 Reg. Land Surveyor #5005
 State of Florida



SUBMISSION * Floral Lakes
 BOOK 77 PAGE 78
 FLOOD ZONE B FLOOD MAP #2574
 QUAD # 37 ZONING RM
 SE 91-40 ZIP CODE 33414
 PUB NAME Floral Lakes

615-002