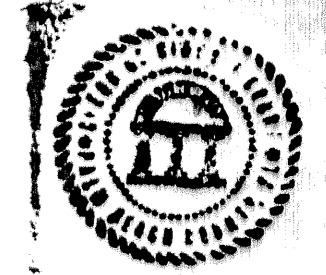


LAKE WYMAN ESTATES

93

BEING A PORTION OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF LOTS 21 & 22 OF REDLHAMMER SUBDIVISION AS RECORDED IN PLAT BOOK 20 PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF BOCA RATON, FLORIDA WALTER A. CORNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS
JUNE 1996 SHEET 1 OF 1

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 1:14 P.M.
this 11 day of July 1996
and duly recorded in Plat Book No. 77
on page 93
DOROTHY H. WYMAN, Clerk of Circuit Court
by *[Signature]*



DESCRIPTION:

The North 75 feet of Lot 22 and the South 50 feet of Lot 21, lying West of a line of 1,102.68 feet of the Westerly right-of-way of A-I-A Highway, as shown on the Plat of REDLHAMMER SUBDIVISION recorded in Plat Book 20, Page 37, Public Records of Palm Beach County, Florida being 70 feet, more or less.

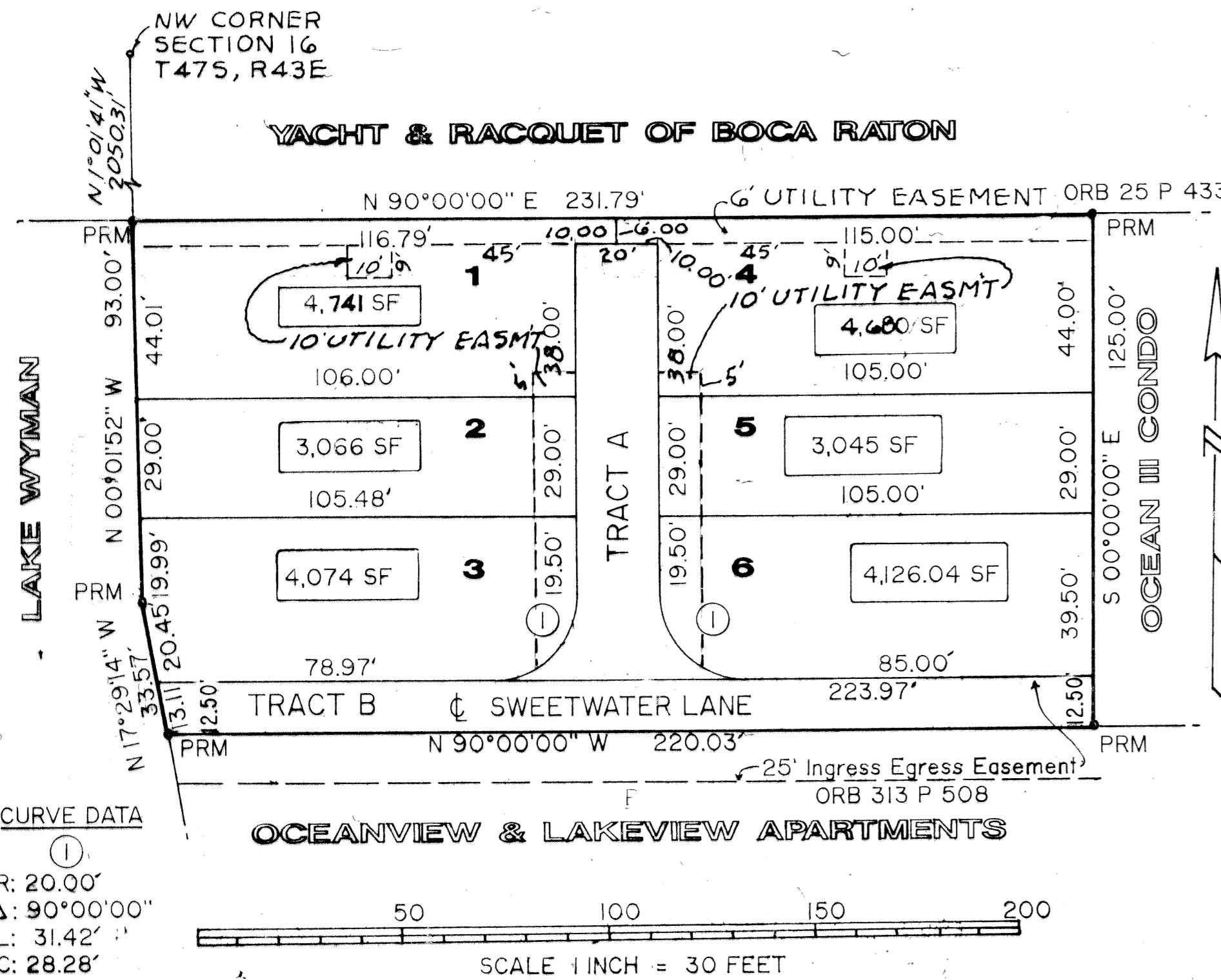
Together with:

The West 75 feet of the East 525 feet of the following described parcel of land:
A parcel of land in Section 16, Township 47 South, Range 43 East, Palm Beach County, Florida, and described as follows: That portion of the North 75 feet of Lot 22 and the South 50 feet of Lot 21 REDLHAMMER SUBDIVISION, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 37, lying West of the following described Reference Line; for a Point of Beginning of said Reference line commence on the North line of the South 50 feet of said Lot 21 at a distance of 577.68, measured along the said North line of the South 50 feet of said Lot 21 from the West right-of-way line of State Road NO. A-I-A. Thence run Southerly at right angles to the North line of the South 50 feet of said Lot 21, a distance of 125 feet to the South line of the North 75 feet of said Lot 22 and the South end of said Reference line.

Also together with:

The West 75 feet of the East 450 feet of the following described parcel, to-wit: That portion of the North 75 feet of Lot 22 and the South 50 feet of Lot 21 of REDLHAMMER SUBDIVISION, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 37, and lying West of the following described Reference Line; for a Point of Beginning of said Reference Line commence on the North line of the South 50 feet of said Lot 21 at a distance of 577.68 feet, measured along the said North line of the South 50 feet of said Lot 21, from the West right-of-way line of State Road NO A-I-A; thence run Southerly at right angles to the North line of the South 50 feet of said Lot 21, a distance of 125 feet to the South line of the North 75 feet of said Lot 22 and the South end of said Reference Line.

Together with an easement in common with other property owner of the South 50 feet of Lot 21, and the North 75 feet of Lot 22 of said REDLHAMMER SUBDIVISION, over the following described private walk; the North 5 feet of the South 30 feet of Lot 22A of said REDLHAMMER SUBDIVISION; but subject to an easement over the South 12.5 feet for road purposes.



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that Lake Wyman Estates Associates, Inc., a Florida Corporation, owner of the land shown hereon as LAKE WYMAN ESTATES and described hereon under Description, being in Section 16, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida, has caused the land to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

Tract A, Parking Court, as shown hereon is hereby dedicated to the Lake Wyman Estates Homeowners' Association, Inc., a Florida not-for-profit Corporation for private ingress and egress, utilities, drainage, and other proper purposes and is the perpetual maintenance obligation of said Association, its successors and/or assigns without recourse to the City of Boca Raton, Florida

Tract B, Sweetwater Lane, as shown hereon is hereby dedicated to the Lake Wyman Estates Homeowners' Association, Inc., a Florida not-for-profit Corporation for private ingress and egress, utilities, drainage, and other proper purposes and shall be the perpetual maintenance obligation of said Association, its successors and/or assigns without recourse to the City of Boca Raton, Florida

Utility Easements. The utility easements as shown hereon are hereby dedicated to the City of Boca Raton in perpetuity for the construction and maintenance of utility facilities including cable television, installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

IN WITNESS WHEREOF, Lake Estates Associates, Inc., a Florida Corporation has caused these presents to be signed by Jeffrey H. Norman, President, this 20th day of June, 1996

By: *[Signature]* (PRES.)
Jeffrey H. Norman, President
Witness: *[Signatures]*
Jonathan Harpman, Jeannie Sterling
Signature Signature
Print Name Print Name

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared Jeffrey H. Norman, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of Lake Wyman Estates Associates, Inc., a Florida Corporation, and acknowledged before me that he executed said instrument for the purposes expressed herein.

Witness my hand and official seal this 20th day of June 1996
By: *[Signature]* My Commission Exp: 4/6/98
Notary Public
[Signature]
T. Diane Smith
Print Name

SURVEYORS 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 the 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 further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Boca Raton, Palm Beach County, Florida.

By: *[Signature]* Date: 6-20-96
Walter A. Cornell, PLS 1757

NOTICE:
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.
This instrument was prepared by Kelly C. Coletto at the Offices of Walter A. Cornell, Inc., at 22 Southeast 4th Street, Boca Raton, Florida 33432

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon portions of the hereon described property and does hereby join in and consent to the grant and conveyance (Dedication) of lands described in the Dedication hereto by the owner hereto by the owner thereof and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 8845 at Page 1936 and following of the official records of Palm Beach County, Florida said upon due recordation thereof be subordinated to the grant and conveyance (Dedication) shown hereon.

IN WITNESS WHEREOF, Ohio Savings Bank, a Federal Savings Bank, has caused these presents to be executed on its behalf by its SR. Vice President & its Vice President, duly authorized, and has caused its seal to be affixed hereon by and with the authority of its Board of Directors this 19th day of JUNE, 1996.
By: *[Signature]* Witness: *[Signature]*
Title: Sr. Vice President PATRICIA A. HADOM
By: *[Signature]* Witness: *[Signature]*
Title: Vice President PATRICIA A. HADOM

ACKNOWLEDGEMENT
STATE OF OHIO
COUNTY OF CLEVELAND

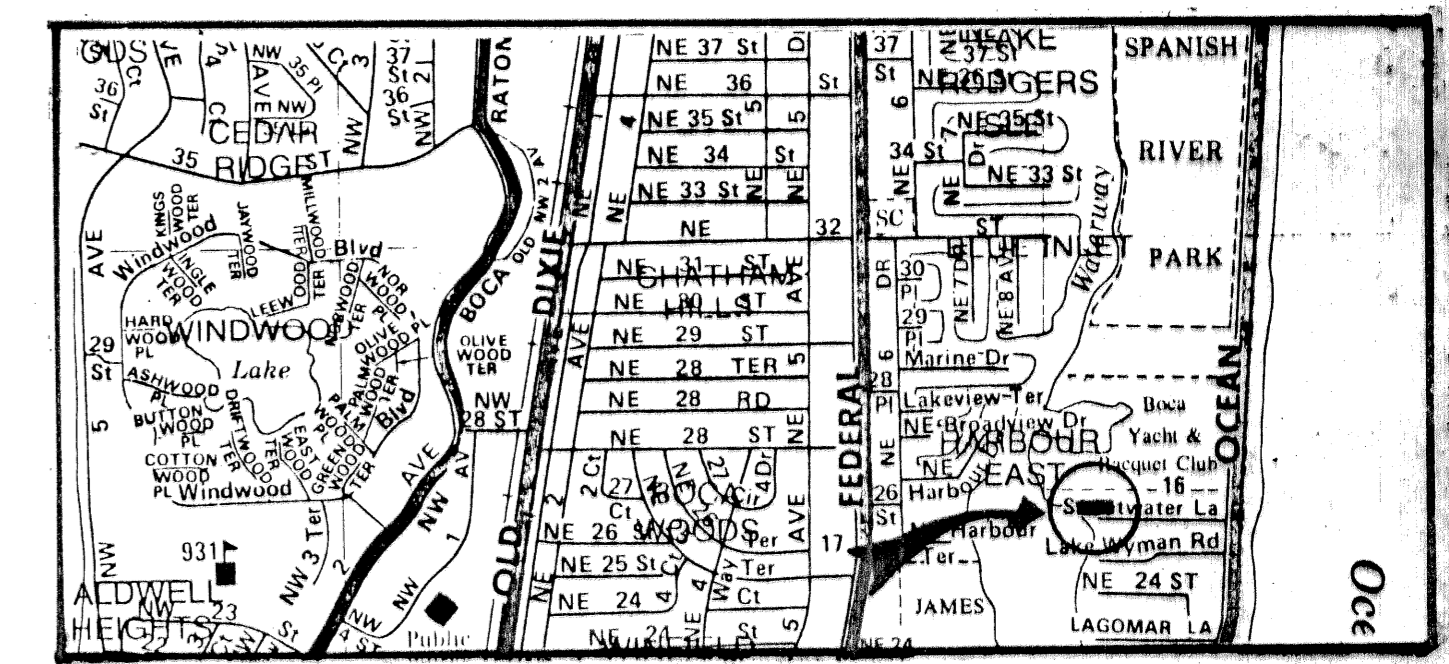
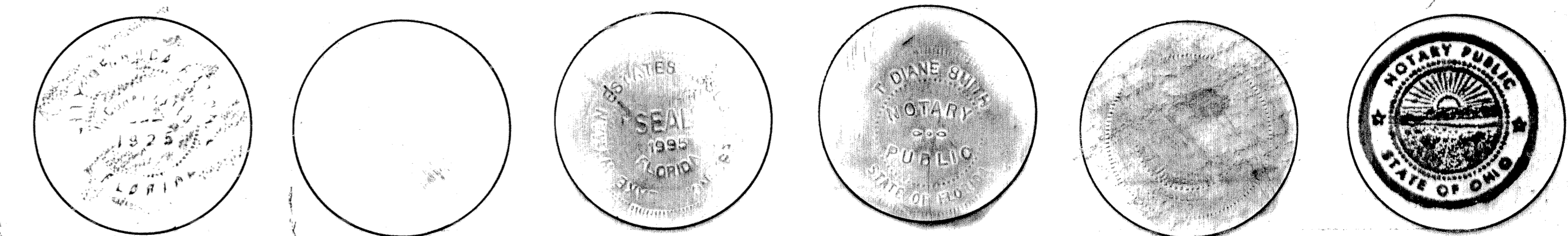
Before me personally appeared Frank J. Bolognia & J. A. Ledin, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice President & Vice President of Ohio Savings Bank, a Federal Savings Bank, and severally acknowledged to and before me that they executed such instrument as 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 official seal this 19 day of JUNE, 1996
By: *[Signature]* My Commission Expires: 9-21-98
Notary Public
[Signature]
Toni Perkins
Print Name

TITLE CERTIFICATE
State of Florida
County of Palm Beach

I, Jeffrey A. Levine, 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 that the Title to the property is vested to Lake Wyman Estates Associates, Inc.; that I find that the current taxes have been paid; and that I find that the property is free and clear of any encumbrance this day of 1996
By: *[Signature]* Date: 6/20/96
Jeffrey A. Levine 200689 FI Bar No.

CITY OF BOCA RATON SURVEYOR'S SEAL OWNER OWNERS NOTARY MORTGAGEE MORTGAGEE'S NOTARY



LOCATION MAP
N.T.S.

CITY APPROVAL

This is to certify that this plat has been approved and accepted by the City Council of Boca Raton, Florida, but infers no obligation on the part of the Municipality to improve such streets other than those provided under existing Charter, nor install water mains, sanitary sewers or storm drainage.

Accepted and Approved this 25 Day of June 1996
By: *[Signature]*
Carol G. Hanson, Mayor
By: *[Signature]*
Sandra M. McGinn, Director of Development Services
By: *[Signature]*
Walter A. Johnson, PE, Acting City Civil Engineer
By: *[Signature]*
Candace Bridgwater, City Clerk

NOTES:

- Bearings based on assumed datum with the centerline of Sweetwater Lane being North 90°00'00" West.
- PRM denotes Permanent Reference Monument
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.