

# EAST RIDGE P.U.D.

A PLAT OF A PORTION OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT 27 AND ALL OF LOTS 28 AND 29 OF SAM BROWN JR.'S HYPOLUXO SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

MARCH 1997  
SHEET 2 OF 3

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss 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 10009 AT PAGE 1299 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF December, 1997.

WITNESS: David Lopez COLONIAL BANK, ITS SUCCESSORS AND/OR ASSIGNS BY: Tom McKnight TOM MCKNIGHT, VICE PRESIDENT

WITNESS: Rubia Hernandez

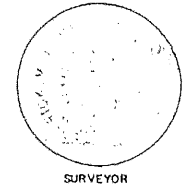
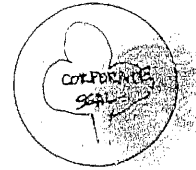
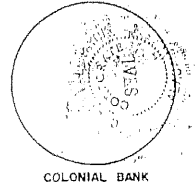
THIS INSTRUMENT WAS PREPARED BY:  
FREDERICK M. LEHMAN  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (561) 395-3333

### 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH. THE PLAT MAP MATHEMATICALLY CLOSES WITHIN ONE HUNDREDTH (01) OF A FOOT.

DATE: February 4, 1998  
(2/4/98)

[Signature]  
FREDERICK M. LEHMAN  
REGISTERED SURVEYOR NO. 4304  
STATE OF FLORIDA



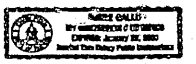
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss BEFORE ME PERSONALLY APPEARED TOM MCKNIGHT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE ABOVE NAMED COLONIAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF December, 1997.

MY COMMISSION EXPIRES: Jan. 28, 2000  
MY COMMISSION NUMBER: CC 527 893

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA



### ACCEPTANCE OF RESERVATIONS

STATE OF ILLINOIS )  
COUNTY OF LAKE ) ss THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 26 DAY OF December, 1997.

THE EAST RIDGE HOMEOWNER'S ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Heidi M. Degraf HEIDI M. DEGRAF, SECRETARY BY: David W. Degraf DAVID W. DEGRAF, PRESIDENT

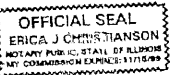
### ACKNOWLEDGEMENT

STATE OF ILLINOIS )  
COUNTY OF LAKE ) ss BEFORE ME PERSONALLY APPEARED DAVID W. DEGRAF AND HEIDI M. DEGRAF WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF THE ABOVE NAMED THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY 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 OFFICIAL SEAL THIS 26 DAY OF December, 1997.

MY COMMISSION EXPIRES: 11/15/99  
MY COMMISSION NUMBER: 410024

[Signature]  
NOTARY PUBLIC, STATE OF ILLINOIS



### TITLE CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss I, ROBERT EISEN, 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 DAVID W. DEGRAF; THAT THE CURRENT TAXES HAVE BEEN PAID AS REQUIRED BY SECTION 197.03, FLORIDA STATUTES, AS AMENDED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 1/21/98

[Signature]  
ROBERT EISEN  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

11/22/95