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

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 BEACH, INC., A FLORIDA CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS FLORAL LAKES PHASES THREE AND FOUR, A PLANNED UNIT DEVELOPMENT, A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "L-1", "FLORAL LAKES PLAT TWO", AS RECORDED IN PLAT BOOK 82, PAGES 83 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01° 26' 44" W ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID TRACT "L-1" AND THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 924.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE S 89° 56' 53" W ALONG SAID SOUTH LINE, A DISTANCE OF 2015.71 FEET THENCE S 01' 30' 21" E ALONG THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 880.45 FEET TO THE NORTHWEST CORNER OF TRACT "F-2" OF SAID "FLORAL LAKES PLAT TWO"; THENCE N88" 29'39"E, A DISTANCE OF 144.50 FEET; THENCE NO1'30'21"W, A DISTANCE OF 32.50 FEET; THENCE N44"13'16"E, A DISTANCE OF 35.62 FEET: THENCE N89'56'53"E, A DISTANCE OF 100.83 FEET; THENCE N00°03'07"W, A DISTANCE OF 40.00 FEET; THENCE N89°56'53"E, A DISTANCE OF 101.29 FEET; THENCE N01°28'30"E, A DISTANCE OF 5.00 FEET; THENCE N89°56'53"E, A DISTANCE OF 540.08 FEET; THENCE N44*56'53"E, A DISTANCE OF 35.36 FEET; THENCE S 84" 36' 32" A DISTANCE OF 49.96 FEET; THENCE S 45° 03' 07" E, A DISTANCE OF 35.73 FEET; THENCE N 89° 56' 53" E, A DISTANCE OF 78.00 FEET: THENCE S 00° 03' 07" E, A DISTANCE OF 144.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 293.00 FEET, A CENTRAL ANGLE OF 00° 10' 00", AN ARC DISTANCE OF 0.85 FEET TO A POINT; THENCE N 89° 56' 53" E, A DISTANCE OF 560.25 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 87 06' 55" E, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 00° 23' 05", AN ARC DISTANCE OF 0.97 FEET TO A POINT OF TANGENCY; THENCE N 02' 30' 00" E, A DISTANCE OF 78.21 FEET; THENCE N 43° 46' 33" W, A DISTANCE OF 35.83 FEET; THENCE N 00° 03' 07" W, A DISTANCE OF 40.00 FEET; THENCE N 89' 56' 53" E, A DISTANCE OF 89.87 FEET: THENCE SOO' 03'07"E, A DISTANCE OF 40.00 FEET; THENCE S 46' 13' 27" W. A DISTANCE OF 34.56 FEET; THENCE S 02° 30' 00" W. A DISTANCE OF 81.69 FEET; THENCE N 89° 56' 53" E, A DISTANCE OF 326.75 FEET TO A POINT OF BEGINNING (THE PREVIOUS TWENTY THREE COURSES AND DISTANCES ARE ALONG THE NORTHERLY BOUNDARY LINE OF SAID "FLORAL LAKES PLAT TWO")

CONTAINING 39.252 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. 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.

2. RESIDENTIAL ACCESS STREET:

TRACT "R-1", R-2 AND "R-3", 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.

2. DRIVEWAY TRACTS:

3

TRACTS "D", "D-1", "D-2" AND "D-3", 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

WATER MANAGEMENT TRACTS:

TRACT "W" AND "W-1", 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. SUBJECT TO EXISTING LITTORAL RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 10853, PAGE 264 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA

5. OPEN SPACE/LANDSCAPE BUFFER TRACTS:

TRACT "L" AND "L-1" AS 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.

DRAINAGE AND LAKE MAINTENANCE EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FLORAL LAKES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

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

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.

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.

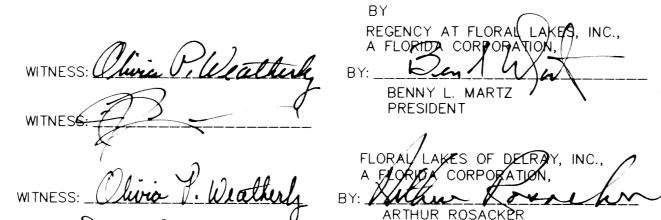
8. UTILITY EASEMENTS:

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.

IN WITNESS WHEREOF, THE ABOVE-NAMED REGENCY AT FLORAL LAKES, A FLORIDA I 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 _10# DAY OF MARCH ______, 1999.

REGENCY AT FLORAL LAKES, A FLORIDA JOINT VENTURE

PRESIDENT

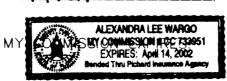


ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED BENNY L. MARTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DINDONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION, 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 th DAY OF __, 1999.



ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ARTHUR ROSACKER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION, 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.

<u>WINESS</u> MY HAND AND OFFICIAL SEAL THIS _**25**__ DAY OF **FEBBURNY**, 1999.

MY COMMISSION EXPIRES: OFFICIAL NOTARY SEAL BRIDGET M HUNTER OTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC750510

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 <u>ORB 9/43</u>
PAGE <u>/868</u> OF THE PUBLIC RECORDS OF PA ___ OF THE PUBLIC RECORDS OF PALM BEACH COUNT 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 _____ DAY OF ______

WITNESS: SPANIC CONCRETE PRINT CONTRELE

SUNTRUST BANK SOUTH, A NATIONAL ASSOCIATION rahene Bends CHARLENE BENDER VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED CHARLENE BENDER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, 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 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 9^{2} DAY OF MARCH



Cotter Cotheld

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 __/OT_ DAY OF ______, 1999.

FLORAL LAKES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT BENNY L. MARTZ PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

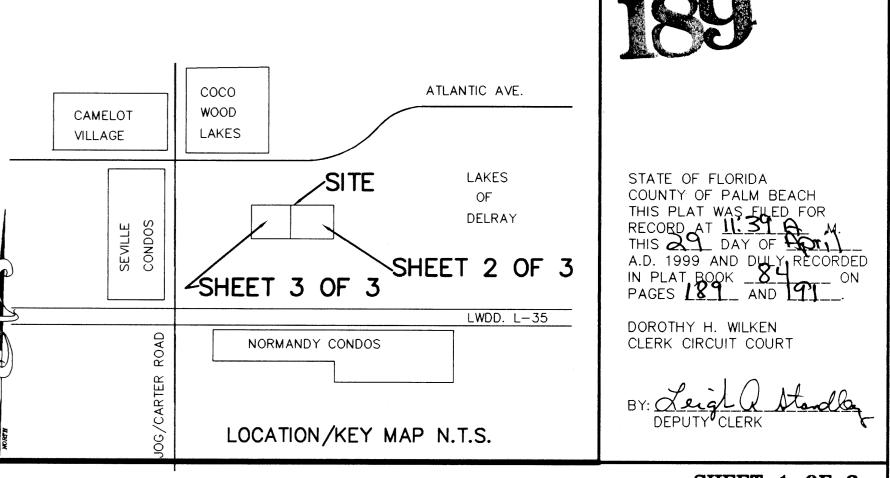
BEFORE ME PERSONALLY APPEARED BENNY L. MARTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED QUOTALLY KNOWN TO ME OR HAS PRODUCED QUOTALLY KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLORAL LAKES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED 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 _10 TAY OF

MY COMMISSION EXPIRES:

alexandra Lee Wargo





PREPARED BY DAVID P. LINDLEY SHEET 1 OF 3

CAULFIELD AND WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD. SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JUNE - 1998

NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EASTLINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000313GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

S89°58'53"W(PLAT BEARING) \S89'19'03"W(GRID BEARING) NORTH LINE THIS PLAT

 $00^{\circ}39'50" = BEARING ROTATION$ (PLAT TO GRID) COUNTER CLOCKWISE

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 BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY

COUNTY ENGINEER

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 NOR 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: MARCH 10, 1999

R. BOWEN GILLESPIE HI 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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 ORDINANCES OF PALM BEACH COUNTY FLORIDA.



LB #3591

