KNOW ALL MEN BY THESE PRESENTS THAT STRATA DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HUNTERS COURT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 89'36'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 AND THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-29, A DISTANCE OF 669.43 FEET TO A POINT; THENCE SOUTH 01'59'11" EAST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 66.06 FEET TO A POINT ON THE SOUTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-29 PER CHANCERY CASE 407 AS DESCRIBED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89'36'14" EAST, ALONG THE SOUTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-29, 66.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 414.95 FEET TO A POINT ON THE WEST LINE OF THE PRESTWICK PLAT AS RECORDED IN PLAT BOOK 38, PAGE 19 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 01'52'12" EAST, ALONG THE WEST LINE OF THE SAID PRESTWICK PLAT, A DISTANCE OF 1215.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COCONUT LANE AS DESCRIBED IN OFFICIAL RECORD BOOK 8856, PAGE 713 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH 89'19'25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COCONUT LANE, 65.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 412.56 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE NORTH 01'59'11" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 1213.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.525 ACRES OF LAND MORE OR LESS.

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

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OAK RUN OF BOYNTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET 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. A UTILITY EASEMENT FOR POTABLE WATER AND SANITARY SEWER ONLY IS HEREBY GRANTED OVER TRACT "A" FOR MAINTENANCE AND INSTALLATION OF SAID UTILITIES TO THE CITY OF BOYNTON BEACH.

2. TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OAK RUN OF BOYNTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OAK RUN OF BOYNTON HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, IT SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPUTITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF OAK RUN OF BOYNTON HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. 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.

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.

8. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAK RUN OF BOYNTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR THE PURPOSE 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 29 DAY OF Light, 1999.

Lyoned Hinnessy (PRINT NAME)

Leslie Anzel (PRINT NAME)

Les/10 Anzel (PRINT NAME)

STRATA DEVELOPMENT CORPORATION
A FLORIDA CORPORATION

BY:

OWEN ALTMAN — PRESIDENT (PRINT NAME)

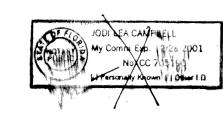
## ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED (WEN ALTMAN), WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF STRATA DEVELOPMENT 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 29 DAY OF September, 1999.

Jodi L. Campbell (PRINT NAME)





P		
	ACREAGE TABULAR DATA	
TRACT A	STREET TRACT	1.625 ACRES
TRACT B	LANDSCAPE BUFFER TRACT	0.084 ACRES
TRACT C	LANDSCAPE BUFFER TRACT	0.032 ACRES
TRACT D	STORMWATER MANAGEMENT TRACT	2.617 ACRES
	RESIDENTIAL TRACTS	7.167 ACRES
TOTAL AC	REAGE OF THESE TRACTS =	11.525 ACRES
TOTAL DW	ELLINGS	34
GROSS AF	REA	11.525 ACRES
DENSITY	3 DII/AC	

# HUNTERS COURT

A PORTION OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

SEPTEMBER, 1999

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

OAK RUN OF BOYNTON 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 29 IN DAY OF 1999.

OAK RUN OF BOYNTON, HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT, FOR PROFIT

OWEN ALTMAN - PRESIDENT (PRINT NAME)

WITHESS PANSSLY (PRINT NAME)

Leslie Anzele (PRINT NAME)

#### ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ( ) WEN ALTIMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OAK RUN OF BOYNTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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.

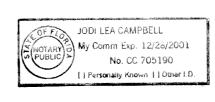
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF September, 1999.

NOTARY PUBLIC: Jodi L. Campbell

Jodi L. Campbell (PRINT NAME)

MY COMMISSION EXPIRES: 12/28/01





### MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH)

STATE OF FLORIDA)

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 WHIS IS RECORDED IN OFFICIAL RECORD BOOK/1059 AT PAGE(S) 98 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 290 DAY OF SEPTEMBER., 1999.

WITNESS

Jest Cet S. Cliger (PRINT NAME)

WANESS

Janice Daniels (PRINT NAME)

BANKATLANTIC

A FLORIDA SAVINGS BANK

BY: MON R. Imbignotta

Susan R. Imbrigiotta (PRINT NAME)

VICE PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

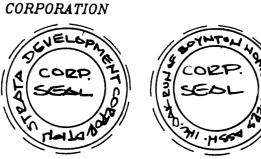
BEFORE ME PERSONALLY APPEARED SKARK Trabial who is personally known to me, or has produced a drivers license as identification, and who executed the foregoing instrument as president of Bankff lamic.

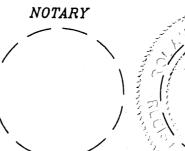
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

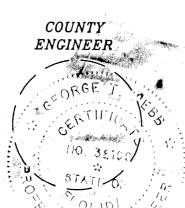
WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF SEPTEMBER , 195

NOTARY PUBLIC: Gariels (PRINT NAM

MY COMMISSION EXPIRES: 10/1/60
Bank Attontic Strata Development



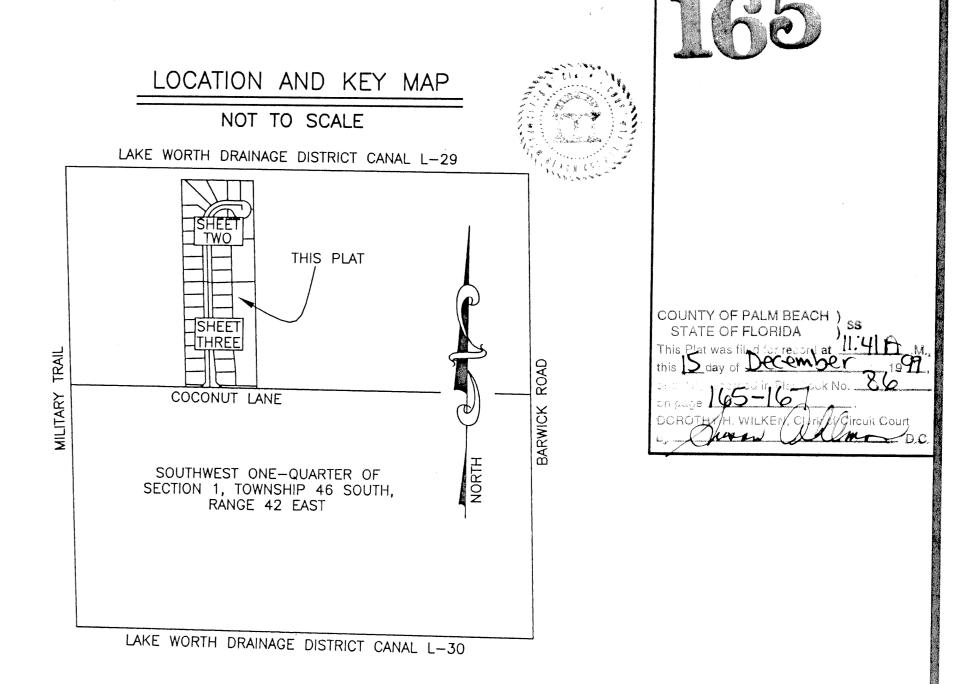




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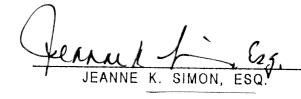
71dm 99-49481

## TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JEANNE K. SIMON, ESQ., 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 STRATA DEVELOPMENT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: SLDV. 29, 1999



# COUNTY ENGINEER APPROVAL

COUNTY ENGINEER

BY: J. WEBB, P.E.
COUNTY ENGINEER

#### 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 PLAT 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), F.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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

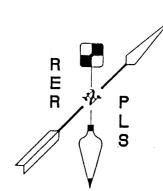
ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4945

DATE: 10/07/99

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

THIS INSTRUMENT WAS PREPARED BY



ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
2119 SOUTHEAST SUNFLOWER STREET
PORT ST. LUCIE, FLORIDA 34952
561-398-1509