

FOX HILL ESTATES OF BOCA RATON

BEING A REPLAT OF A PARCEL OF LAND LYING WITHIN TRACTS 74-87, 108-112, BLOCK 70, PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2, PAGE 45, WITH RIGHT-OF-WAY QUIT-CLAIMED PER OFFICIAL RECORD BOOK 9075, PAGE 1600 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 1 OF 9 APRIL, 1999

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT FOX HILL LTD., A FLORIDA LIMITED PARTNERSHIP, THOMAS H. PLUMMER AND JEROME E. PLUMMER, OWNERS OF THE LAND SHOWN HEREON AS FOX HILL ESTATES OF BOCA RATON, BEING A REPLAT OF A PARCEL OF LAND LYING WITHIN TRACTS 74-87, 108-112, BLOCK 70, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45, WITH RIGHT-OF-WAY QUIT-CLAIMED PER OFFICIAL RECORD BOOK 9075, PAGE 1600, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 112, BLOCK 70, OF THE AFOREMENTIONED PALM BEACH FARMS COMPANY PLAT NO. 3, THENCE NORTH 01°27'31" WEST ALONG THE WEST LINE OF SAID TRACTS 112, 81 AND 80, A DISTANCE OF 1,966.56 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 43.75 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 80; THENCE NORTH 89°34'01" EAST ALONG SAID LINE, A DISTANCE OF 529.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT 79; THENCE NORTH 00°25'59" WEST ALONG SAID WEST LINE, A DISTANCE OF 5.47 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 38.28 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 79; THENCE NORTH 89°34'01" EAST ALONG SAID LINE, A DISTANCE OF 1,845.86 FEET; THENCE SOUTH 00°25'59" EAST, A DISTANCE OF 76.72 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 193.50 FEET, A CENTRAL ANGLE OF 84°26'33" AND WHOSE RADIUS POINT BEARS SOUTH 00°25'59" EAST FROM SAID POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 285.18 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 05°07'28" WEST, A DISTANCE OF 80.73 FEET; THENCE SOUTH 03°19'27" WEST, A DISTANCE OF 147.53 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,790.00 FEET AND A CENTRAL ANGLE OF 04°21'59"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 136.41 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,160.00 FEET AND A CENTRAL ANGLE OF 12°07'33"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 245.50 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 02°35'44" WEST, A DISTANCE OF 128.09 FEET; THENCE SOUTH 02°35'44" WEST, A DISTANCE OF 88.43 FEET; THENCE SOUTH 76°12'09" EAST, A DISTANCE OF 92.52 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 51°45'12"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 4.52 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 283°30'24"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 494.81 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 51°45'12"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 4.52 FEET, TO A POINT OF TANGENCY; THENCE NORTH 76°12'09" WEST, A DISTANCE OF 204.14 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 19°03'36"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 312.70 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 84°41'15" WEST, A DISTANCE OF 117.89 FEET; THENCE SOUTH 00°25'59" EAST, A DISTANCE OF 494.98 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 80.92 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 208.60 FEET AND A CENTRAL ANGLE OF 75°00'13"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 273.07 FEET; THENCE SOUTH 00°25'59" EAST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH SOUTH LINE OF SAID TRACT 108; THENCE SOUTH 89°34'01" WEST ALONG THE SOUTH LINE OF SAID TRACTS 108, 109, 110, 111 AND 112, A DISTANCE OF 1,657.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 86.754 ACRES MORE OR LESS
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX HILL ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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. TRACT "A" IS SUBJECT TO THE RESTRICTIONS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AS CALLED OUT IN OFFICIAL RECORD BOOK 11131, PAGES 581 THROUGH 584.
- TRACTS "OS1" THROUGH "OS7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX HILL ESTATES 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.
- TRACTS "BT1" THROUGH "BT6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX HILL ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L1" THROUGH "L6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX HILL ESTATES 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 LITORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 11122, PAGE 1562, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FOX HILL ESTATES 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.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX HILL ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 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 FOX HILL ESTATES ASSOCIATION, INC., 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.
- 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.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX HILL ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.
- EACH OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY TO THE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ABUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

13 TRACTS "E" AND "F" AS SHOWN HEREON ARE HEREBY RESERVED FOR FOX HILL LTD., A FLORIDA LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOX HILL LTD., THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, SAID TRACTS "E" AND "F" ARE SUBJECT TO LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 11131, PAGES 581 THROUGH 584 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

14 TRACTS "G" AND "H" AS SHOWN HEREON ARE HEREBY RESERVED FOR FOX HILL LTD. A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE FOX HILL ESTATES ASSOCIATION, INC., ITS SUCCESSORS FOR INGRESS/EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, SRK FOX HILL, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 10th DAY OF June, 1999.

FOX HILL LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: SRK FOX HILL, INC.
MANAGING GENERAL PARTNER

BY: L. William Rudnick
L. WILLIAM RUDNICK, VICE PRESIDENT
WITNESS: Michael S. Greene

PRINT NAME: MICHAEL S. GREENE

WITNESS: Jeffrey D. Weinstock
PRINT NAME: Jeffrey D. Weinstock

IN WITNESS WHEREOF, I, JEROME E. PLUMMER, DO HERETO SET MY HAND AND SEAL THIS 10th DAY OF June, 1999.

WITNESS: Jerome E. Plummer
BY: Jerome E. Plummer
JEROME E. PLUMMER

IN WITNESS WHEREOF, I, THOMAS H. PLUMMER, DO HERETO SET MY HAND AND SEAL THIS 10th DAY OF June, 1999.

WITNESS: Thomas H. Plummer
BY: Thomas H. Plummer
THOMAS H. PLUMMER

WITNESS: Jeffrey D. Weinstock

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED L. WILLIAM RUDNICK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SRK FOX HILL, INC., A 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 10th DAY OF JUNE, 1999.

NOTARY PUBLIC: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE
MY COMMISSION EXPIRES: OCT 23, 2000

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JEROME E. PLUMMER, WHO HAS PRODUCED Florida Lic AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

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

NOTARY PUBLIC - STATE OF FLORIDA
BY: Michael S. Greene
MICHAEL S. GREENE
MY COMMISSION # CC 566310
EXPIRES: October 23, 2000
Bonded Through Notary Public Underwriters

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS H. PLUMMER, WHO HAS PRODUCED Florida Lic AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

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

NOTARY PUBLIC - STATE OF FLORIDA
BY: Michael S. Greene
MICHAEL S. GREENE
MY COMMISSION # CC 566310
EXPIRES: October 23, 2000
Bonded Through Notary Public Underwriters

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS H. PLUMMER, WHO HAS PRODUCED Florida Lic AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

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

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH
FOX HILL ESTATES 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 10th DAY OF August, 1999.

FOX HILL ESTATES ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: William Rudnick
L. WILLIAM RUDNICK, PRESIDENT

WITNESS: Jeffrey D. Weinstock
PRINT NAME: Jeffrey D. Weinstock
WITNESS: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE

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 10th DAY OF June, 1999.

WACHOVIA BANK, N.A.
BY: Michael S. Greene
WITNESS: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE

WITNESS: Jeffrey D. Weinstock
PRINT NAME: JEFFREY D. WEINSTOCK

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED L. WILLIAM RUDNICK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FOX HILL ESTATES HOMEOWNERS ASSOCIATION, INC. A 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 10th DAY OF August, 1999.

NOTARY PUBLIC: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE
MY COMMISSION EXPIRES: OCT 23, 2000

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RON WEEKS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Lic AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, N.A. 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 10th DAY OF June, 1999.

NOTARY PUBLIC: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE
MY COMMISSION EXPIRES: OCT 23, 2000

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JOSEPH F. KEELY, 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 IN FOX HILL LTD., A FLORIDA LIMITED PARTNERSHIP, THOMAS H. PLUMMER AND JEROME E. PLUMMER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

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 10th DAY OF July, 1999.

FARM CREDIT OF SOUTH FLORIDA, ACA
BY: Don Rice
WITNESS: Don Rice
PRINT NAME: Don R. Rice

WITNESS: Lois F. Keely
BY: Lois F. Keely
ATTORNEY AT LAW
FLORIDA BAR NO. 142660 J.F.K. 1/23/99
DATE: October 28, 1999

WITNESS: Sagea V. Rohrbach
PRINT NAME: Sagea V. Rohrbach

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Don Rice WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FARM CREDIT OF SOUTH FLORIDA, ACA, A 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 10th DAY OF July, 1999.

NOTARY PUBLIC: Kim C. Brailey
PRINT NAME: Kim C. Brailey
MY COMMISSION EXPIRES: March 24, 2003

OFFICIAL NOTARY SEAL
KIM C. BRAILEY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC82596
MY COMMISSION EXP. MAR. 24, 2003

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
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 11173 AT PAGE 1090 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 10th DAY OF June, 1999.

WACHOVIA BANK, N.A.
BY: Michael S. Greene
WITNESS: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE

WITNESS: Jeffrey D. Weinstock
PRINT NAME: JEFFREY D. WEINSTOCK

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RON WEEKS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Lic AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, N.A. 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 10th DAY OF June, 1999.

NOTARY PUBLIC: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE
MY COMMISSION EXPIRES: OCT 23, 2000

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Lois F. Keely WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Lic AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY AT LAW 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 10th DAY OF June, 1999.

NOTARY PUBLIC: Michael S. Greene
PRINT NAME: MICHAEL S. GREENE
MY COMMISSION EXPIRES: OCT 23, 2000

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JOSEPH F. KEELY, 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 IN FOX HILL LTD., A FLORIDA LIMITED PARTNERSHIP, THOMAS H. PLUMMER AND JEROME E. PLUMMER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

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 10th DAY OF July, 1999.

FARM CREDIT OF SOUTH FLORIDA, ACA
BY: Don Rice
WITNESS: Don Rice
PRINT NAME: Don R. Rice

WITNESS: Lois F. Keely
BY: Lois F. Keely
ATTORNEY AT LAW
FLORIDA BAR NO. 142660 J.F.K. 1/23/99
DATE: October 28, 1999

WITNESS: Sagea V. Rohrbach
PRINT NAME: Sagea V. Rohrbach

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Don Rice WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FARM CREDIT OF SOUTH FLORIDA, ACA, A 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 10th DAY OF July, 1999.

NOTARY PUBLIC: Kim C. Brailey
PRINT NAME: Kim C. Brailey
MY COMMISSION EXPIRES: March 24, 2003

OFFICIAL NOTARY SEAL
KIM C. BRAILEY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC82596
MY COMMISSION EXP. MAR. 24, 2003

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

BY: Perry C. White
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE # 40,4213, STATE OF FLORIDA

DATE: 11-9-99

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 23 DAY OF December, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: George F. Webb
GEORGE F. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST WHICH BEARS NORTH 01°26'42" WEST (GRID).

2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE

4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

5. COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1980 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00002099
N 01°26'42" W (PLAT BEARING)
N 01°26'42" W (GRID BEARING) (PLAT = GRID)

(SEE SHEETS 2 AND 4 FOR GEODETIC CONTROL POINT TIES).

6. 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.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB-6674
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA

NOTARY FOR
WACHOVIA BANK, N.A.
NOTARY FOR
FOX HILL ESTATES ASSOCIATION, INC.

NOTARY FOR
SRK FOX HILL, INC.
MANAGING PARTNER