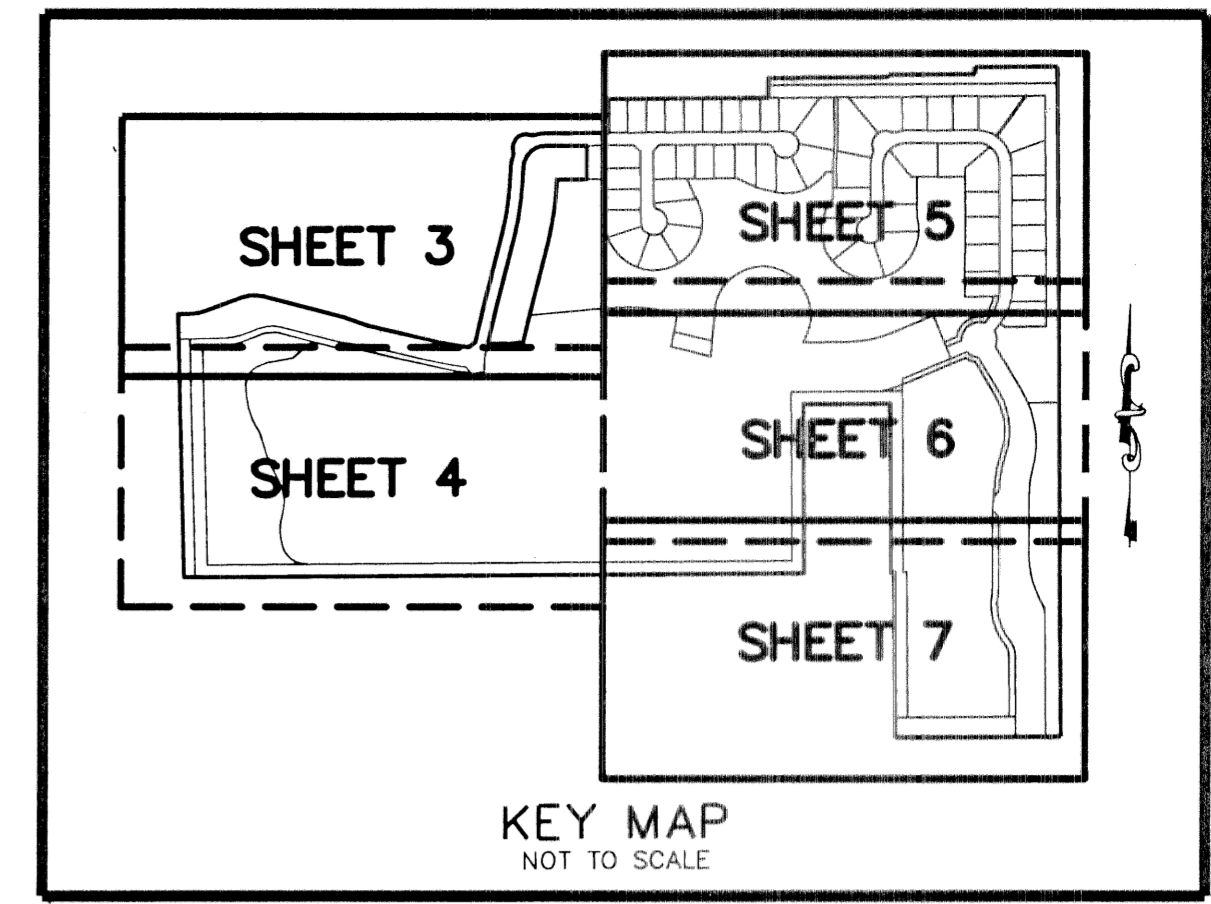


# OAKS AT BOCA RATON PLAT ONE

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT A PORTION OF "FOX HILL ESTATES OF BOCA RATON",  
 AS RECORDED IN PLAT BOOK 87, PAGES 4 THROUGH 12, AND  
 A PORTION OF BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3",  
 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,  
 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 OCTOBER - 2001



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 4:22 P.M.  
 THIS 31<sup>st</sup> DAY OF May  
 A.D. 2002 AND DULY RECORDED  
 IN PLAT BOOK 95 ON  
 PAGES 16 AND 22

DOROTHY H. WILKIN  
 CLERK CIRCUIT COURT

BY: *Sharon J. Matthews-Gray*  
 DEPUTY CLERK

SHEET 1 OF 7

**DEDICATIONS AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; AND CHARLSE WATT COMMUNITIES II, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "OAKS AT BOCA RATON PLAT ONE", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF "FOX HILL ESTATES OF BOCA RATON", AS RECORDED IN PLAT BOOK 87, PAGES 4 THROUGH 12, AND A PORTION OF BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "FOX HILL ESTATES OF BOCA RATON"; THENCE N.01°27'31"W. ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,048.63 FEET TO THE NORTHWEST CORNER OF TRACT "A" OF SAID PLAT; THENCE N.88°32'29"E. ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 54.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 18°52'45"; THENCE EASTERLY ALONG THE ARC OF SAID NORTHERLY LINE A DISTANCE OF 49.43 FEET; THENCE N.69°39'44"E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 158.87 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 34°45'14"; THENCE EASTERLY ALONG THE ARC OF SAID NORTHERLY LINE A DISTANCE OF 90.99 FEET; THENCE S.75°35'02"E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 329.18 FEET; THENCE S.70°50'31"E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.75 FEET; THENCE S.77°17'20"E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 311.73 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 08°03'28"; THENCE EASTERLY ALONG THE ARC OF SAID NORTHERLY LINE A DISTANCE OF 101.50 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT "D" OF SAID PLAT; THENCE N.54°39'57"E. ALONG SAID WESTERLY LINE, A DISTANCE OF 33.45; THENCE N.12°40'41"E. ALONG SAID WESTERLY LINE, A DISTANCE OF 106.98 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2525.00 FEET AND A CENTRAL ANGLE OF 01°31'25"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE A DISTANCE OF 67.14 FEET; THENCE N.14°12'05"E. ALONG SAID WESTERLY LINE, A DISTANCE OF 275.65 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 10°52'38"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE A DISTANCE OF 185.10 FEET; THENCE N.03°19'27"E. ALONG SAID WESTERLY LINE, A DISTANCE OF 83.79 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 138.00 FEET AND A CENTRAL ANGLE OF 17°49'45"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE A DISTANCE OF 42.94 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 38°33'30"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE A DISTANCE OF 16.82 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF 128°05'02"; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID WESTERLY LINE A DISTANCE OF 118.48 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "D" AND A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 38°33'30"; THENCE EASTERLY ALONG THE ARC OF SAID NORTHERLY LINE A DISTANCE OF 16.82 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 138.00 FEET AND A CENTRAL ANGLE OF 17°26'48"; THENCE EASTERLY ALONG THE ARC OF SAID NORTHERLY LINE A DISTANCE OF 42.02 FEET; THENCE N.89°34'01"E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 253.15 FEET TO THE SOUTHEAST CORNER OF LOT 117 OF SAID PLAT; THENCE N.00°25'59"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 135.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 117 AND THE POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT "BT-1" OF SAID PLAT; THENCE N.89°34'01"E. ALONG SAID SOUTH LINE, A DISTANCE OF 636.93 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "BT-1", AND THE EAST LINE OF SAID PLAT; THENCE N.00°25'59"W. ALONG SAID EAST LINE, A DISTANCE OF 76.72 FEET TO THE NORTHEAST CORNER OF SAID "FOX HILL AT BOCA RATON"; THENCE N.89°34'01"E. A DISTANCE OF 134.14 FEET; THENCE N.00°25'59"W., A DISTANCE OF 1.32 FEET; THENCE N.89°34'01"E., A DISTANCE OF 345.00 FEET; THENCE N.00°25'59"W., A DISTANCE OF 8.96 FEET; THENCE N.89°34'01"E., A DISTANCE OF 345.00 FEET; THENCE N.00°25'59"W., A DISTANCE OF 28.00 FEET TO THE NORTHWEST CORNER OF TRACT 71 OF SAID BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE N.89°34'01"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 71; THENCE S.00°25'59"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 2,670.00 FEET TO THE SOUTHEAST CORNER OF TRACT 122 OF SAID BLOCK 70; THENCE S.89°34'01"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 660.00 FEET TO THE SOUTHWEST CORNER OF TRACT 121 OF SAID BLOCK 70; THENCE N.00°25'59"W. ALONG THE WEST LINE THEREOF, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 121; THENCE S.89°34'01"W., A DISTANCE OF 15.00 FEET; THENCE N.00°25'59"W., A DISTANCE OF 675.00 FEET; THENCE S.89°34'01"W., A DISTANCE OF 345.00 FEET; THENCE S.00°25'59"E., A DISTANCE OF 675.00 FEET TO THE SOUTHEAST CORNER OF TRACT 106 OF SAID BLOCK 70; THENCE S.89°34'01"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2,474.24 FEET TO THE SOUTHWEST CORNER OF SAID "FOX HILL AT BOCA RATON"; AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

ALL OF LOTS 139 THROUGH 149, "FOX HILL ESTATES OF BOCA RATON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 4 THROUGH 12, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5,650,765 SQUARE FEET OR 129.724 ACRES, MORE OR LESS.

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

**DEDICATION AND RESERVATIONS CONTINUED:**

**1. DRAINAGE, 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 OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' 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 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**2. WATER MANAGEMENT TRACT:**  
 TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS 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. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 13219, PAGE 431. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**3. PRIVATE STREET**  
 TRACTS R, R-1 AND R-2 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' 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. TRACT R IS SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 11131, PAGE 581 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. TRACT R-2 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 13450, PAGE 33 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

**4. RECREATIONAL AREA:**  
 TRACT F AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' 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.

**5. OPEN SPACE TRACTS**  
 TRACTS L THROUGH L-13 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT L IS SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 11131, PAGE 581 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. TRACTS L-3 AND L-11 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 13450, PAGE 33 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. TRACT L-2 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 5460, PAGE 1630 AND OFFICIAL RECORD BOOK 13450, PAGE 33 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

**6. LANDSCAPE BUFFER EASEMENTS**  
 LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**7. UTILITY EASEMENTS:**  
 THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**8. LIMITED ACCESS EASEMENTS:**  
 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.

**9. TRACTS C, D**  
 TRACTS C AND D AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**10. INGRESS/EGRESS EASEMENT**  
 AN EASEMENT OVER TRACT C IS HEREBY DEDICATED FOR INGRESS AND EGRESS PURPOSES TO THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

**11. UTILITIES NOTE:**  
 ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**DEDICATION AND RESERVATIONS CONTINUED:**

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 20<sup>th</sup> DAY OF MARCH, 2002.

THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP  
 BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER  
 BY: *Richard Finkelshteyn*  
 NAME: Richard Finkelshteyn  
 MANAGER

WITNESS: *Willis R. Strubbs*  
 PRINT: Willis R. Strubbs  
 WITNESS: *M. Elaine Browning*  
 PRINT: M. Elaine Browning

IN WITNESS WHEREOF, CHARLSE WATT COMMUNITIES II, INC. 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 27<sup>th</sup> DAY OF MARCH, 2002.

CHARLSE WATT COMMUNITIES II, INC. A FLORIDA CORPORATION  
 BY: *Steven Charles*  
 STEVEN CHARLSE  
 PRESIDENT

WITNESS: *Shannon Dudeck*  
 PRINT: Shannon Dudeck  
 WITNESS: *M. Elaine Browning*  
 PRINT: M. Elaine Browning

IN WITNESS WHEREOF, THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. 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 22<sup>nd</sup> DAY OF MARCH, 2002.

THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION  
 BY: *Nancy Walsh*  
 NANCY WALSH  
 PRESIDENT

WITNESS: *Judy Matthews-Gray*  
 PRINT: Judy Matthews-Gray  
 WITNESS: *M. Elaine Browning*  
 PRINT: M. Elaine Browning

**NOTES**  
 COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.00002099  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
 ADJUSTMENT, FLORIDA EAST ZONE.

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
 COUNTY OF Palm Beach )  
 BEFORE ME PERSONALLY APPEARED *Richard Finkelshteyn* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Id* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, 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 20<sup>th</sup> DAY OF March, 2002.  
 MY COMMISSION EXPIRES: *Judy Matthews-Gray*  
 NOTARY PUBLIC

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
 COUNTY OF Palm Beach )  
 BEFORE ME PERSONALLY APPEARED STEVEN CHARLSE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Id* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CHARLSE WATT COMMUNITIES II, INC., 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 27<sup>th</sup> DAY OF March, 2002.  
 MY COMMISSION EXPIRES: *Shannon Dudeck*  
 NOTARY PUBLIC

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
 COUNTY OF Palm Beach )  
 BEFORE ME PERSONALLY APPEARED *Nancy Walsh* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Id* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., 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 22<sup>nd</sup> DAY OF March, 2002.  
 MY COMMISSION EXPIRES: *Judy Matthews-Gray*  
 NOTARY PUBLIC

THE OAKS AT BOCA RATON DEVELOPMENT, LLC  
 THE OAKS AT BOCA RATON DEVELOPMENT, LLC NOTARY  
 CHARLSE WATT COMMUNITIES II, INC.  
 CHARLSE WATT COMMUNITIES II, INC. NOTARY  
 THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC.,  
 THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., NOTARY

