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PART OF A P.U.D.

# BOCA POINTE NO. 4

## A REPLAT OF A PORTION OF PALM BEACH FARMS CO., PLAT NO. 6 AS RECORDED IN PLAT BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

PALM BEACH COUNTY, FLORIDA  
CONSULTING ENGINEERS AND LAND SURVEYORS

SHEET 2 OF 3  
JULY 1981

BOCA RATON, FLORIDA

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SHEET INDEX  
SHEET 1 & 2 - TITLE SHEET  
SHEET 3 - DETAIL SHEET

### MORTGAGE CERTIFICATE

STATE OF FLORIDA [ ] ss. The undersigned hereby certifies that it is the holder of mortgages upon the property shown hereon as Tract F-2 COUNTY OF PALM BEACH [ ] ss. and Tract T-2 and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owners thereof and agrees that its mortgages which are recorded in Official Record Book 3603 at Page 1772 and in Official Record Book 3562, Page 1540 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed by its Project Manager and attested by its Project Engineer, and its seal to be affixed hereon by and with the authority of its Board of Directors this 29<sup>TH</sup> day of DECEMBER, 1981.

MARKBOROUGH PROPERTIES LIMITED  
an Ontario Company

Attest: William C. Powell  
WILLIAM C. POWELL, Project Engineer  
By: D. A. Sinclair  
D. A. SINCLAIR, Project Manager

### ACKNOWLEDGMENT

STATE OF FLORIDA [ ] ss. Before me personally appeared D. A. SINCLAIR and WILLIAM C. POWELL, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Project Manager and Project Engineer of the above named MARKBOROUGH PROPERTIES LIMITED, an Ontario Company, authorized to do business in Florida, and severally acknowledged to and said Company 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 Company.

WITNESS my hand and official seal this 29<sup>TH</sup> day of DECEMBER, 1981.

My Commission expires: 4/8/85  
Victoria S. Condale  
Notary Public, State of Florida

### MORTGAGE CERTIFICATE

STATE OF FLORIDA [ ] ss. The undersigned hereby certifies that it is the holder of a mortgage upon the property shown hereon as Tract T-2 COUNTY OF DADE [ ] ss. and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owners thereof and agrees that its mortgage, which is recorded in Official Record Book 3552 at Page 1870 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 attested by its Asst Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 10 day of DECEMBER, 1981.

WALTER E. HELLER AND CO., SOUTHEAST, INC.  
a corporation of the State of Louisiana  
d/b/a HELLER MORTGAGE COMPANY

Attest: Jack A. Furman  
JACK A. FURMAN, Asst Secretary  
By: L. M. Gould  
L. M. GOULD, Vice-President

### ACKNOWLEDGMENT

STATE OF FLORIDA [ ] ss. Before me personally appeared L. M. GOULD and JACK A. FURMAN to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Asst Secretary of the above named WALTER E. HELLER AND CO., SOUTHEAST, INC., a corporation of the State of Louisiana d/b/a HELLER MORTGAGE COMPANY, and severally acknowledged to and before me that they executed such instrument as such officers 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 day of DECEMBER, 1981.

My Commission expires: 3-15-85  
Leslie A. Burkhardt  
Notary Public, State of Florida

### MORTGAGE CERTIFICATE

STATE OF NEW YORK [ ] ss. The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and COUNTY OF NEW YORK [ ] ss. does hereby join in and consent to the dedication of the land described in the dedication hereto, by the owners thereof and agrees that its mortgage, which is recorded in Official Record Book 3151, Page 1841 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Branch has caused these presents to be signed by its Manager, Corporate Banking, with the authority of its Board of Directors, this 23 day of DECEMBER, A.D. 1981.

BANK OF MONTREAL, NEW YORK BRANCH

Ross W. Nicol  
ROSS W. NICOL, MANAGER, CORPORATE BANKING

### ACKNOWLEDGMENT

STATE OF NEW YORK [ ] ss. Before me personally appeared ROSS W. NICOL, to me well known and known to me to be the named BANK OF MONTREAL, NEW YORK BRANCH and he acknowledged to and before me that he executed such instrument as such officer of said Branch, and that said instrument is the free act and deed of said Branch.

WITNESS my hand and official seal, this 29<sup>TH</sup> day of DECEMBER, 1981.

My Commission expires: MARCH 30, 1982  
[Signature]  
Notary Public, State of New York

### TITLE CERTIFICATE

STATE OF FLORIDA [ ] ss. I, HARRISON K. CHAUNCEY, JR., of the firm of Alley, Mass, Rogers, Lindsay, and Chauncey, a COUNTY OF PALM BEACH [ ] ss. 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 ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania Corporation not for profit (with respect to Tract F-2 shown hereon); FRED FRANKEL, individually and as Trustee (with respect to Tract T-2 shown hereon); and MARKBOROUGH PROPERTIES LIMITED, an Ontario Company authorized to do business in Florida (with respect to the balance of the lands platted, described and shown hereon); that the current taxes have been paid; that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

Date December 30, 1981  
[Signature]  
HARRISON K. CHAUNCEY, JR.  
Alley, Mass, Rogers, Lindsay and Chauncey  
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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date Jan 6, 1982  
[Signature]  
JOHN A. GRANT, JR.  
Registered Surveyor No. 1141  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 19 day of January, A.D. 1982.

By: [Signature]  
NORMAN GREGORY, Chairman

### COUNTY ENGINEER

This plat is hereby approved for record this 19 day of January, A.D. 1982.

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

By: [Signature]  
H.F. KAHLERT, P.E., COUNTY ENGINEER

By: [Signature]  
KATHRYN S. MILLER  
DEPUTY CLERK

0211-305  
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