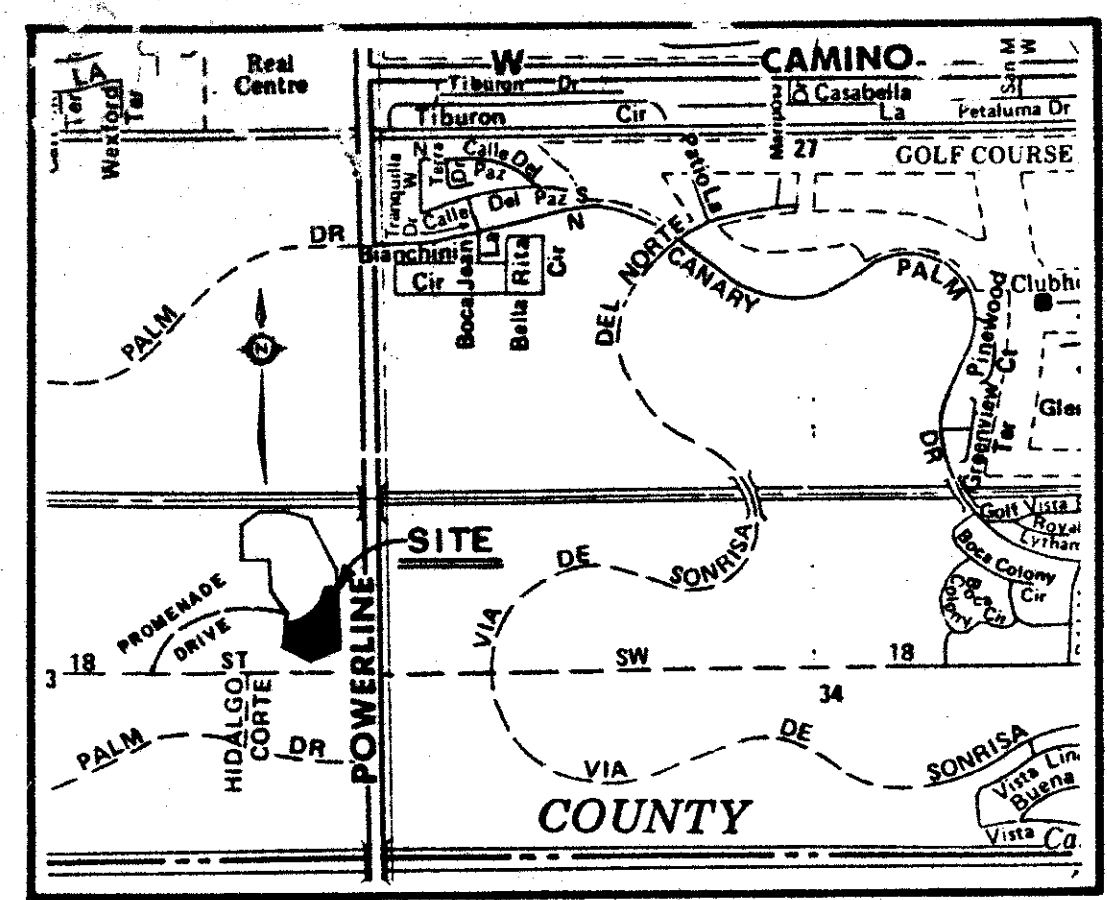


47/102



LOCATION MAP (N.T.S.)

PROMENADE AT BOCA POINTE NO. 2 PART OF BOCA POINTE, A P.U.D.

SITUATE IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION
OF TRACT Q OF BOCA POINTE NO. 1, A P.U.D. (PLAT BOOK 42,
PAGES 141 THROUGH 143).

JANUARY, 1984

SHEET 1 OF 2

P.U.D. TABULAR DATA

GROSS AREA OF PROJECT	3.46± ACRES
TOTAL NUMBER OF DWELLING UNITS	76
GROSS DENSITY	22.0 D.U./ACRE
BUILDING COVERAGE	0.76± AC 21.97%
UNCOVERED PARKING	0.47± AC 13.58%
ACCESS ROADS	0.48± AC 13.87%
OPEN SPACE	1.75± AC 50.58%
REMAINING AREA	1.75± AC 50.58%
TOTAL OPEN SPACE	1.75± AC 50.58%

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 10:00 A.M.
THIS 29th DAY OF FEBRUARY
AD, 1984 AND DULY RECORDED
IN PLAT BOOK 47 ON PAGES
102 AND 103.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Gentry Schuch*, D.C.

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUINTA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS PROMENADE AT BOCA POINTE NO. 2, SITUATE IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT Q OF BOCA POINTE NO. 1, A P.U.D., AS RECORDED IN PLAT BOOK 42 ON PAGES 141 THROUGH 143 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF PROMENADE AT BOCA POINTE NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45 ON PAGES 119 AND 120 OF THE AFORESAID PUBLIC RECORDS, WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT Q, THENCE S10°05'00"E, ALONG THE PERIMETER OF SAID TRACT Q, A DISTANCE OF 386.79 FEET; THENCE S25°10'00"W A DISTANCE OF 230.00 FEET; THENCE N78°35'00"W A DISTANCE OF 330.24 FEET; THENCE, DEPARTING FROM SAID PERIMETER, N10°05'00"W A DISTANCE OF 211.21 FEET TO THE SOUTHERLY PLAT LINE OF SAID PROMENADE AT BOCA POINTE NO. 1, AND A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 214.87 FEET, FROM WHICH A RADIAL LINE BEARS N04°25'43"E, THENCE NORTHEASTERLY ALONG SAID PLAT LINE AND SAID ARC, SUBTENDING A CENTRAL ANGLE OF 31°55'10", A DISTANCE OF 119.71 FEET TO THE END OF SAID CURVE; THENCE N58°30'33"E A DISTANCE OF 128.17 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 225.24 FEET, FROM WHICH A RADIAL LINE BEARS N31°29'27"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 63°31'13", A DISTANCE OF 249.71 FEET; THENCE N04°59'21"E, RADIAL TO SAID CURVE, A DISTANCE OF 61.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.4550 ACRES, MORE OR LESS.

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

- TRACT A IS HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR OPEN SPACE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS EASEMENT, ACROSS TRACT A, IS HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR INGRESS/EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C-2 IS HEREBY RESERVED BY THE FEE-SIMPLE OWNER FOR RESIDENTIAL PURPOSES AND SHALL BE DEDICATED TO A CONDOMINIUM ASSOCIATION TO BE NAMED IN THE FUTURE. THE ACCESS/PARKING EASEMENT ACROSS TRACT C-2 IS HEREBY DEDICATED IN PERPETUITY TO THE FEE-SIMPLE OWNER FOR INGRESS/EGRESS AND OTHER PROPER PURPOSES, AND SAID TRACT C-2 INCLUDING THE EASEMENT, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE-SIMPLE OWNER, HIS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, MORRIS RICHTER, AS A GENERAL PARTNER OF QUINTA ASSOCIATES, DO HEREBY SET MY HAND AND SEAL THIS 4 DAY OF JAN, 1984.

WITNESS: *Morris Richter*, TRUSTEE
WITNESS: *Cynthia A. Crane*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF JANUARY, 1984, BY MORRIS RICHTER, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

Annemarie Shultz
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: 9/24/84

SEAL NOTARY

SEAL MARKBOROUGH PROPERTIES LTD.

SEAL NOTARY

SEAL MFC FINANCIAL SERVICES CORP.

SEAL NOTARY

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3606 AT PAGE 227 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MARKBOROUGH PROPERTIES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS PROJECT ENGINEER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF DEC, 1983.

BY: *Donald Brooks*, VICE-PRESIDENT
WITNESS: *Victoria S. Cuyadale*, NOTARY PUBLIC
WITNESS: *William C. Powell*, PROJECT ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED C. DONALD BROOKS 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 VICE-PRESIDENT AND PROJECT ENGINEER OF MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID CORPORATION, THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 21 DAY OF DEC, 1983.
MY COMMISSION EXPIRES: 4/8/85
Victoria S. Cuyadale, NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF TEXAS)
COUNTY OF DALLAS)

MFC FINANCIAL SERVICES CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 234 AT PAGE 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MFC FINANCIAL SERVICES CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3 DAY OF JANUARY, 1984.

ATTEST: *John Simoes*, ASSISTANT SECRETARY
BY: *J. Robert Fraser*, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME PERSONALLY APPEARED J. ROBERT FRASER AND JOHN SIMOES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF MFC FINANCIAL SERVICES CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 3 DAY OF JANUARY, 1984.
MY COMMISSION EXPIRES: 12-24-85
John Smith, NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JEFFREY A. DEUTCH, 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 MORRIS RICHTER, TRUSTEE; THAT THE TAXES FOR 1983 AND ALL PRIOR YEARS, HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND FURTHER, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 1/4/84
BY: *Jeffrey A. Deutch*, ESQUIRE

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 22H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 25th DAY OF JANUARY, 1984.
Wesley B. Hays
WESLEY B. HAYS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO THE BEARINGS DATUM OF BOCA POINTE NO. 1.
- U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: ■ THIS PLAT □ PLAT NO. 1
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- TRACT A IS PROPOSED OPEN SPACE; TRACT C-2 IS A PROPOSED RESIDENTIAL HOUSING TRACT.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF FEBRUARY 1984.
BY: *Kenneth Spillias*, CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF FEBRUARY 1984.
BY: *Herbert F. Kahmert*, COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Elizabeth B. Richards*, DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

0211-315

47/102

Meridian Surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

DATE	JUNE 1983
SCALE	
CHECKED	
DRAWING NO.	81-P-077

PROMENADE AT BOCA POINTE NO. 2
PART OF BOCA POINTE, A P.U.D.