

PART OF BOCA POINTE P. U. D.

VILLA FLORA AT BOCA POINTE

A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST
AND ALSO BEING A REPLAT OF TRACT B-1 OF BOCA POINTE NO. 3, AS RECORDED IN
PLAT BOOK 46, PAGES 123-125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

OCTOBER 1983

SHEET 2 OF 4

#4290

Board of County Commissioners
Karen T. Marcus, Chair
Jerry L. Owens, Vice Chairman
Ken Spillane
Dorothy Wilken
Kenneth M. Adams

County Administrator
John C. Sansbury
Department of Engineering
and Public Works
H. F. Kahlert
County Engineer



9/2/86

August 27, 1986

John A. Grant, Jr., Inc.
3333 N. Federal Highway
Boca Raton, FL 33431

ATT: Grier Edmunds, P.E.

RE: BOCA POINTE, P.U.D. - VILLA FLORA
PREAPPLICATION WAIVER OF PLATTING

Gentlemen:

On August 20, 1986, your above referenced Preapplication was considered and approved by the Subdivision Review Committee subject to the condition the revised Homeowners' Association Documents be reviewed and approved by the County Attorney's office prior to recording the Waiver with the Clerks office.

After the above condition has been fulfilled, please submit a check in the amount of \$140.40 to this office made payable to John Dunkle, Clerk of the Circuit Court, for Recording Fees.

Should you have any questions, please contact Signe Hardy at 684-4097.

Sincerely yours,

Signe Hardy

Alan A. Kurtis, P.E., Chairman
Subdivision Review Committee

AAK:SEH:ev

cc: Lucille Carter, Building Department
Umesh Asrani, P.E., Health Department
Chip Carlson, Ass't County Attorney

BOX 2425 WEST PALM BEACH, FLORIDA 33402 (305) 684-4000

MORTGAGE CERTIFICATE

STATE OF FLORIDA) ss The undersigned hereby certifies that it is the holder of mortgages upon the
COUNTY OF PALM BEACH) property described hereon and does hereby join in and consent to the
dedications of the lands described in said dedications by the owners thereof, and agrees that its
mortgages, which are recorded in Official Record Book 4108 at Page 825, and in Official Record
Book 4108 at Page 839 of the public records of Palm Beach County, Florida, shall be subordinated to
the dedications shown hereon.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed by its Vice President
and attested to by its Project Engineer and its seal to be affixed hereon by and with the authority
of its Board of Directors this 6 day of APRIL, 1984.

MARKBOROUGH PROPERTIES, LIMITED
an Ontario Company
authorized to do business in Florida

ATTEST: *William C. Powell*
WILLIAM C. POWELL, Project Engineer

BY: *C. D. Brooks*
C. D. BROOKS, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA) ss BEFORE ME personally appeared C. D. BROOKS and WILLIAM C. POWELL, to me
COUNTY OF PALM BEACH) 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 Florida, and severally acknowledged to and
before me that they executed such instrument as such officers of said Company, that the seal affixed
to the foregoing instrument is the seal of said Company, 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 6 day of APRIL, 1984.

My commission expires: 4/8/85

Victoria S. Conydale
Notary Public
State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA) ss I, MICHAEL BERKE, of the firm of Fromberg, Fromberg, Roth, Gross, Cohen,
COUNTY OF PALM BEACH) Shore & Berke, P.A., a duly licensed attorney in the State of Florida, do
hereby certify that I have examined the title to the hereon described property; that the title to
the property is vested in FLORIDA COMMUNITY DEVELOPERS and FLORIDA COMMUNITY DEVELOPERS II, both
Florida General Partnerships; that the current taxes have been paid; that the property is encumbered
by the mortgages shown hereon; that all mortgages are shown and are true and correct; and there are
no other encumbrances of record.

Date: 16 APRIL, 1984

Michael Berke
MICHAEL BERKE
Fromberg, Fromberg, Roth, Gross, Cohen, Shore
& Berke, P.A.
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; that said survey is accurate to the best of my
knowledge and belief; that (P. R. M.'s) Permanent Reference Monuments have been placed as required
by law; 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: 4/17/84

John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this
7 day of MAY, 1984

By: *Ken Spillane*
KEN SPILLANE, Chairman

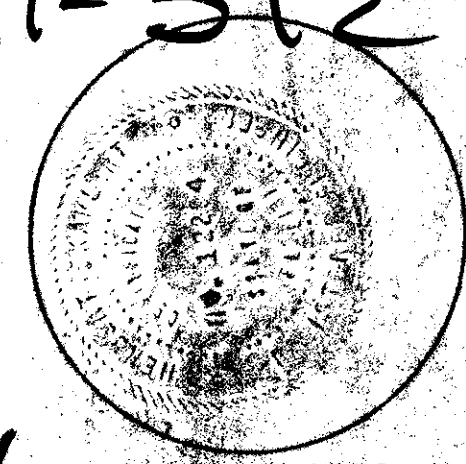
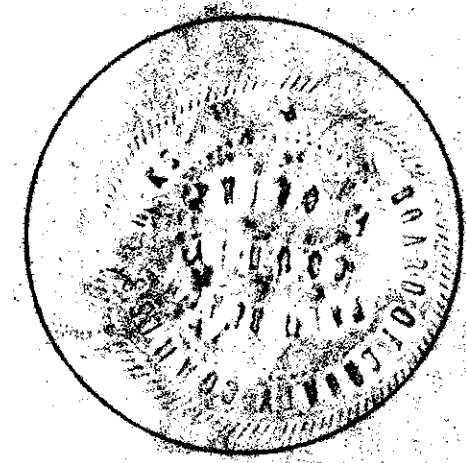
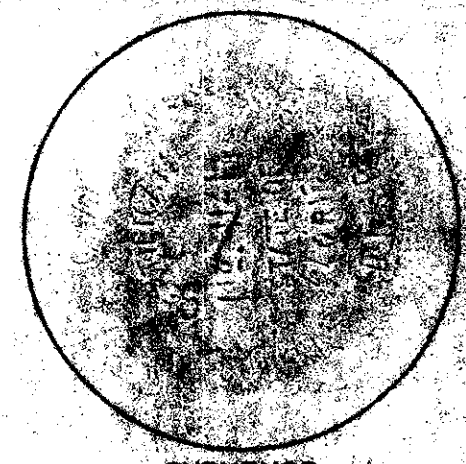
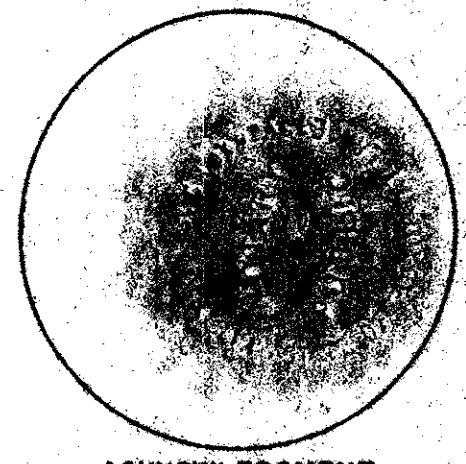
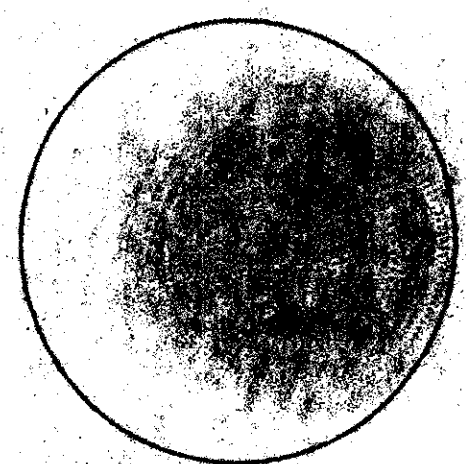
COUNTY ENGINEER

This plat is hereby approved for record this
7 day of MAY, 1984

By: *H.F. Kahlert*
H.F. KAHLERT, P.E., County
Engineer

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

By: *Elizabeth Richard*
DEPUTY CLERK



0211-312

48/54

VILLA FLORA AT BOCA POINTE

DRAWING NUMBER
48/54

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAT HOLD CORPORATION • IRVINE, CALIFORNIA

Board of County Commissioners
Kenneth M. Adams, Chairman
Karen T. Marcus, Vice Chair
Ken Spillane
Jerry L. Owens
Dorothy Wilken



August 15, 1985

TO WHOM IT MAY CONCERN:

Please be informed that the abandonment/vacation of vacating a two foot wide portion of a limited access and utility easement lying within Lots 33-46 of Villa Flora at Boca Pointe Plat as Recorded in Plat Book 48, Pages 53-56, Public Records of Palm Beach County, Florida was approved by the Board of County Commissioners on August 13, 1985.

Resolution R-85-1262 approving said vacation was adopted and is being recorded in the public records of Palm Beach County.

Beverly Hansen

Beverly Hansen
Engineering Assistant
Land Development Division

BAH:ev

BOX 2425 WEST PALM BEACH, FLORIDA 33402 (305) 684-4000

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431