

SOUTHWINDS AT BOCA POINTE PLAT ONE PART OF A P.U.D.

72

AP-1

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:28 AM
on the 17th day of January
1985, and duly recorded in Plat Book No.
50 on page 720-73
JOHN B. DUNKLE, Clerk, Circuit Court
By: *[Signature]*



A REPLAT OF A PORTION OF TRACT Q OF THE PLAT OF BOCA POINTE No. 1, RECORDED AT PLAT BOOK 42, PAGES 141, 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST.
PALM BEACH COUNTY, FLORIDA.
JULY 1984

DEDICATION AND RESERVATION

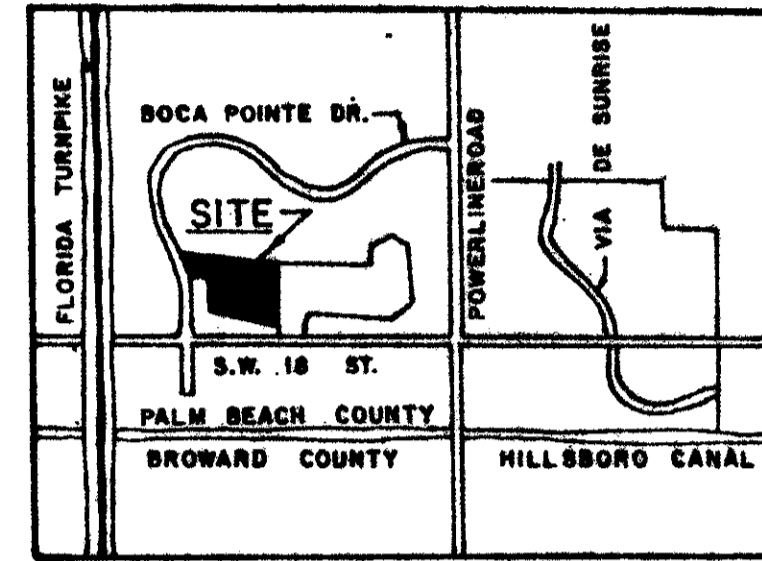
KNOW ALL MEN BY THESE PRESENTS that Sterling Associates, a Florida General Partnership, owner of land shown hereon, being in Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Southwinds at Boca Pointe, Plat One," being more particularly described in the legal description shown hereon, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets: Tract "C" shown hereon, is for private road, utility and drainage purposes, and is hereby dedicated to the Southwinds at Boca Pointe Homeowners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Access: Tracts "D", "E" & "F" are designated for ingress and egress, drainage and utilities, as shown, and are hereby dedicated to the Southwinds at Boca Pointe Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Easements: Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- Water Management: Tract "J", as shown, is hereby dedicated in perpetuity for the construction and maintenance of water management facilities and is the perpetual maintenance obligation of the Southwinds at Boca Pointe Homeowners' Association, Inc., its successors and assigns, without recourse to Palm Beach County.
- Open Space: Tracts "H", "K" & "L" are hereby designated as open space for the residents of the development and are hereby dedicated to the Southwinds at Boca Pointe Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Recreation: Tract "G", as shown, is hereby dedicated to the Southwinds at Boca Pointe Homeowners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Tracts "A" and "B" are reserved by the developer for residential purposes in accordance with the Declaration of Condominium to be recorded in the Public Records of Palm Beach County, Florida.

LEGAL DESCRIPTION

A PORTION OF TRACT Q, BOCA POINTE NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, AT PAGE 141 THRU 143 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT Q; THENCE SOUTH 83°-02'-59" EAST ALONG THE NORTH LINE OF SAID TRACT Q FOR 855.26 FEET; THENCE SOUTH 88°-21'-34" EAST ALONG SAID NORTH LINE FOR 55.00 FEET; THENCE SOUTH 01°-07'-20" EAST FOR 297.14 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS NORTH 00°-36'-58" WEST FOR 385.00 FEET; THENCE EASTERLY ALONG SAID CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°-29'-48" FOR AN ARC OF 23.50 FEET; THENCE SOUTH 01°-07'-20" EAST FOR 91.86 FEET; THENCE SOUTH 49°-45'-20" WEST FOR 55.00 FEET; THENCE SOUTH 40°-14'-40" EAST FOR 94.88 FEET; THENCE SOUTH 01°-07'-20" WEST FOR 203.33 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT Q, THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT Q: (1) THENCE NORTH 75°-01'-53" WEST FOR 145.71 FEET; (2) THENCE SOUTH 88°-52'-40" WEST FOR 410.00 FEET; (3) THENCE NORTH 01°-07'-20" WEST FOR 415.00 FEET; (4) THENCE NORTH 43°-56'-52" WEST FOR 146.27 FEET; (5) THENCE SOUTH 88°-05'-00" WEST FOR 85.00 FEET; (6) THENCE SOUTH 77°-30'-00" WEST FOR 125.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST AND WHOSE RADIUS POINT BEARS SOUTH 77°-24'-02" WEST FOR 998.54 FEET; (7) THENCE NORTHWESTERLY ALONG SAID RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°-32'-52" FOR AN ARC OF 305.82 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 447,849 SQUARE FEET OR 10.281 ACRES, MORE OR LESS.



LOCATION MAP
1" = 1 Mile

NOTES:

- PRM Indicates Permanent Reference Monument
 - PCP Indicates Permanent Control Point
- Bearing Reference-Assumed Meridian
- No buildings or any kind of construction shall be placed on utility or drainage easements.
- No structures, trees or shrubs shall be placed on drainage easements.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

TABULATION:

Type of Units: 76 Condominiums
Total Acres: 10.281 Acres

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Richard B. MacFarland, ATTORNEY AT LAW, duly licensed 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 Sterling Associates, A Florida General Partnership, that the current taxes have been paid; and the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Date: 12/13/84 By: [Signature]
Richard B. MacFarland
Attorney at Law

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 4148 at Page 504 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

P. B. Mortgage Corporation
A Corporation of the State of New Jersey,
Authorized to do business in the State of Florida.
By: [Signature]
Vice-President

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 4148 at Page 1496 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 VICE PRESIDENT and attested to by its Attorney-in-Fact and its Company seal to be affixed hereon by and with the authority of its Board of Directors this 17 day of DEC, 1984.

ATTEST
Markborough Properties Limited
An Ontario Company, Qualified to do business in the State of Florida.
By: [Signature]
Vice President

ATTEST:

[Signature]
Margaret Sudderth
Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Craig D. Weber and Margaret Sudderth, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Asst. VP and Asst. Secretary of the P. B. Mortgage Corporation, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 10 day of December, 1984.

My commission expires: 11-15-1987
[Signature]
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared C.D. Brooks and Victoria S. Campbell, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and Attorney-in-Fact of the Markborough Properties Limited, an Ontario Company, qualified to do business in the State of Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said Company, and that the seal affixed to the foregoing instrument is the seal of 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 17th day of December, 1984.

My commission expires: 11-15-1987
[Signature]
Notary Public

IN WITNESS WHEREOF, STERLING ASSOCIATES, a Florida General Partnership, has caused this Plat to be executed this 9 day of November, 1984.

STERLING ASSOCIATES,
A Florida General Partnership,
By its General Partner:
STERLING DEVELOPERS, LTD.,
A Florida Limited Partnership,
By its General Partner:
STERLING BUILDERS, INC.,
A Florida Corporation

By: [Signature]
Gordon Deckelbaum, President
Attest: [Signature]
Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Gordon Deckelbaum and [Signature], to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Sterling Builders, Inc., a Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 as General Partner of Sterling Associates, a Florida General Partnership.

WITNESS my hand and official seal this 29th day of November, 1984.

My Commission Expires: 9/24/88
[Signature]
Notary Public

SEAL STERLING BUILDERS, INC.	SEAL NOTARY PUBLIC	SEAL P.B. MORTGAGE CORP.	SEAL NOTARY PUBLIC	SEAL MARKBOROUGH PROPERTIES LIMITED	SEAL NOTARY PUBLIC	SEAL DANIEL C. FORTIN SURVEYOR
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APPROVALS:

Board of County Commissioners
Palm Beach County, Florida

This plat is hereby approved for record this 15 day of January, 1985
By: [Signature]
Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 15th day of January, 1985
By: [Signature]
A.F. Kahlert, P.E.
County Engineer

ATTEST: John B. Dunkle, Clerk

By: [Signature]
Deputy Clerk

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, 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.

By: [Signature]
Daniel C. Fortin
Registered Surveyor No. 2853
State of Florida

Southwinds at Boca Pointe
50/72
THIS INSTRUMENT WAS PREPARED BY CARL L. SKILES
FORTIN, LEAVY, SKILES, INC.
855 SOUTH FEDERAL HIGHWAY, BOCA RATON, FLA. 33432
SHEET 1 OF 2 SHEETS

50/72

DRAWING NUMBER

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