

51/129

PART OF BOCA POINTE P.U.D. EL DORADO COURT

A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT O, BOCA POINTE NO. 1 AS RECORDED IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

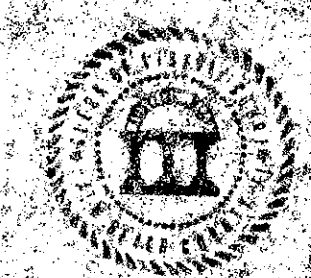
BOCA RATON, FLORIDA

FEBRUARY 1985

SHEET 1 OF 2

129

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11/21/85
at 2:00 day of July
1985 and duly recorded in Plat Book No.
51 and pages 129+130
JOHN B. DUNKLE, Clerk, Circuit Court
Margaret E. Newland



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that EL DORADO, LTD., a Florida Limited Partnership, owner of land shown hereon, being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as EL DORADO COURT being more particularly described as follows:

Tract O of the plat of BOCA POINTE NO. 1, as recorded in Plat Book 42, Pages 141, 142 and 143 of the Public Records of Palm Beach County, Florida,

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate, as follows:

- Street:**
That tract for private road and utility purposes, shown hereon as Tract F, is hereby dedicated to the El Dorado Neighborhood Association, Inc., a Florida corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors, or 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. The drainage easements are the perpetual maintenance obligation of the El Dorado Neighborhood Association, Inc., its successors, or assigns, without recourse to Palm Beach County. Tract F, as shown, is hereby declared to be utility and drainage easements.
 - Limited Access Easements** - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 - Pedestrian Access Easements** - The pedestrian access easements as shown are dedicated to the El Dorado Neighborhood Association, Inc., for pedestrian access purposes, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
 - Lift Station Easement** - The lift station easement as shown hereon is dedicated in perpetuity to Palm Beach County, its successors, or assigns, for lift station and related purposes.
- Dry Retention Area:**
The dry retention area, shown hereon as Tract A, is hereby dedicated to the El Dorado Neighborhood Association, Inc., for drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.
- Open Space:**
The open space tracts, shown hereon as Tracts B, C, D, and E, are hereby dedicated to the El Dorado Neighborhood Association, Inc., and are the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named EL DORADO, LTD., a Florida Limited Partnership, has caused these presents to be signed by its General Partner, this 21st day of June, 1985.

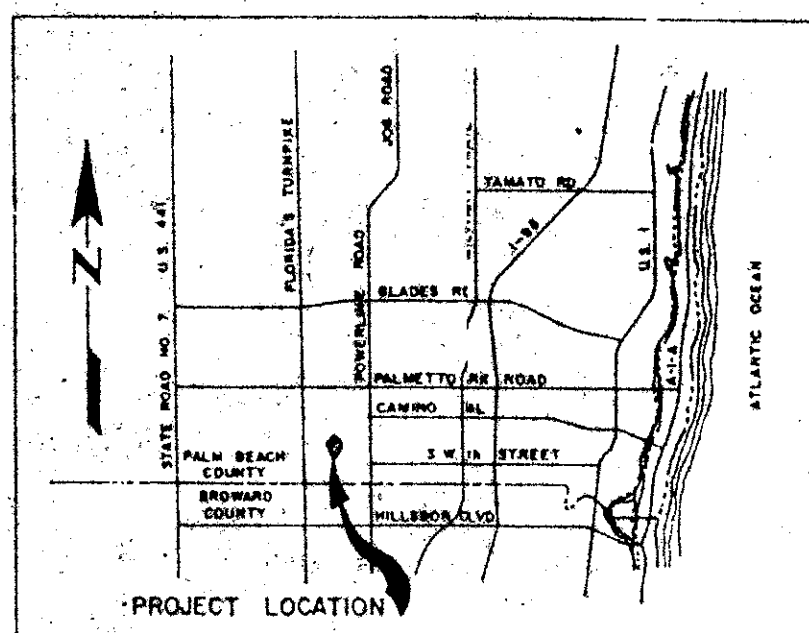
EL DORADO, LTD.
a Florida Limited Partnership

Witness: Carol Oleska
Witness: Cindi Krupar
By: Ledyard H. Dewees
LEDYARD H. DEWEES, General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA) Before me personally appeared LEDYARD H. DEWEES, to me well known and known to
COUNTY OF PALM BEACH) SS me to be the individual described in and who executed the foregoing
instrument as General Partner of EL DORADO, LTD., a Florida Limited Partnership, and acknowledged to me
before me that he executed such instrument as such General Partner of said Partnership, and that said
instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 21st day of June, 1985.
My commission expires July 31, 1988
Shaw J. Evans
Notary Public, State of Florida



VICINITY MAP
N.T.S.

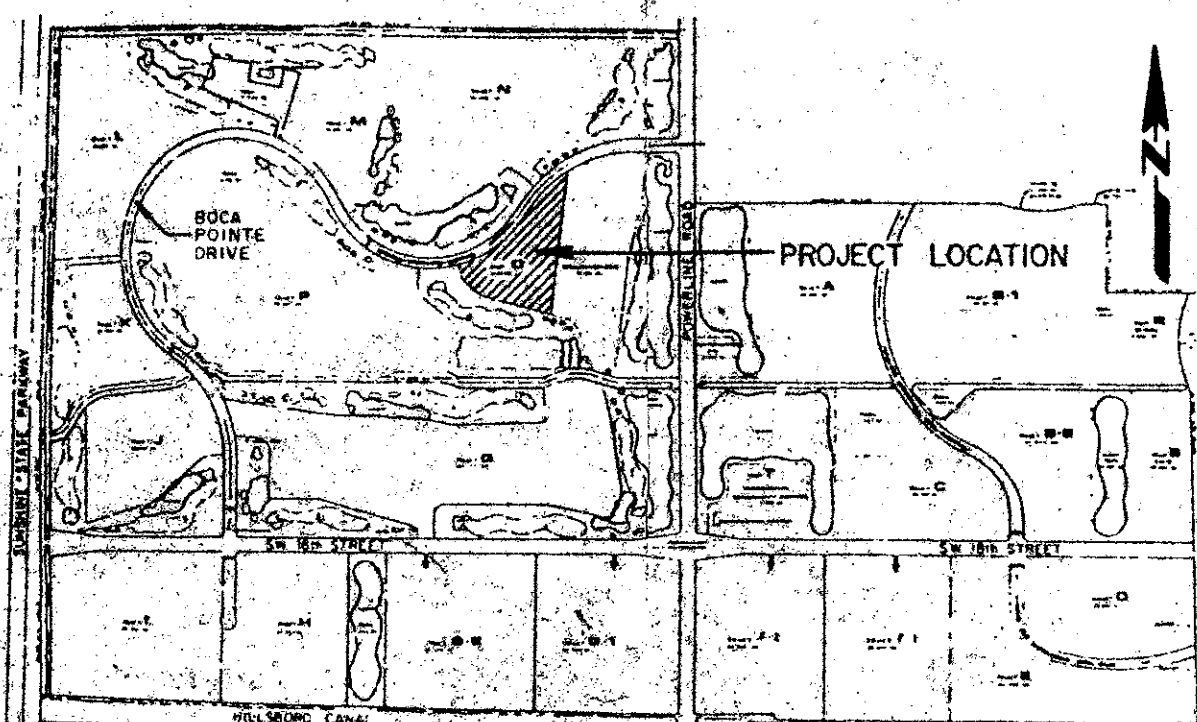
INDEX OF SHEETS

SHEET No. 1 — TITLE SHEET AND CERTIFICATES
SHEET No. 2 — DETAIL SHEET

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

STATISTICAL DATA

TOTAL AREA THIS PLAT	9,919 AC.
AREA OF LOTS	7,315 AC.
AREA OF OPEN SPACE (TRACTS A, B, C, D & E)	1,328 AC.
AREA OF PRIVATE ROAD (TRACT F)	1,276 AC.
NO. OF UNITS PROPOSED — THIS PLAT	50 UNITS
DENSITY PROPOSED — THIS PLAT	5.04 UNITS / AC.
LAND USE	TOWNHOUSE



KEY MAP
N.T.S.

MORTGAGE CERTIFICATE

STATE OF FLORIDA) The undersigned hereby certifies that it is the holder of a mortgage upon the
COUNTY OF PALM BEACH) SS 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 4510 at Page 1523 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 Senior Vice President and attested to by its Corporate Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 21st day of June, 1985.

SOUTHERN FLORIDABANC SAVINGS ASSOCIATION
a Florida Corporation

Attest: Lucille R. Brown
LUCILLE R. BROWN, Corporate Secretary
By: Richard K. Hollowell
RICHARD K. HOLLOWELL, Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA) BEFORE ME personally appeared RICHARD K. HOLLOWELL and LUCILLE R. BROWN, to me
COUNTY OF PALM BEACH) SS well known, and known to me to be the individuals described in and who executed
the foregoing instrument as Senior Vice President and Corporate Secretary, respectively, of
SOUTHERN FLORIDABANC SAVINGS ASSOCIATION, a Florida corporation, and severally acknowledged to and before me
that they executed such instrument as such officers of said corporation, 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 21st day of June, 1985.

My commission expires: Dec. 2, 1985
Michael C. McElroy, Jr.
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA) I, JEFFREY A. DEUTCH, of the County of Palm Beach and State of Florida, a duly licensed
COUNTY OF PALM BEACH) SS attorney in the State of Florida, do hereby certify that I have examined
the title to the herein described property, that I find the title to the property is vested in EL DORADO, LTD., a
Florida Limited Partnership; that the current taxes have been paid; that the property is encumbered by the
mortgage shown hereon; that all mortgages are shown and are true and correct; and there are no other
encumbrances of record.

Date: JUNE 14, 1985
Jeffrey A. Deutch
JEFFREY A. DEUTCH
Broad and Cassel
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: June 26, 1985
John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

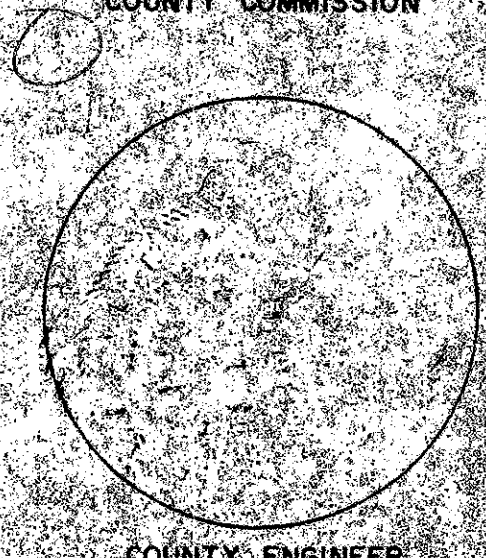
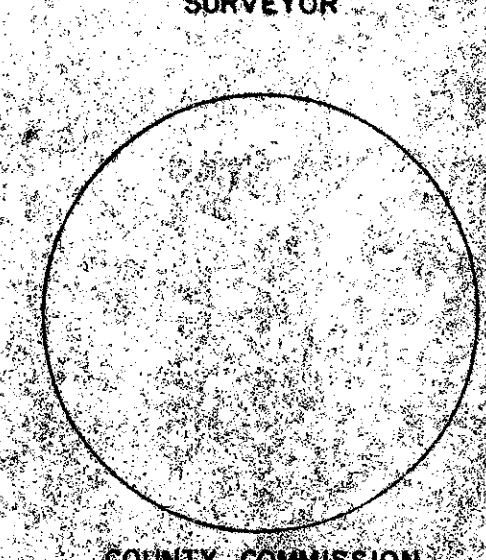
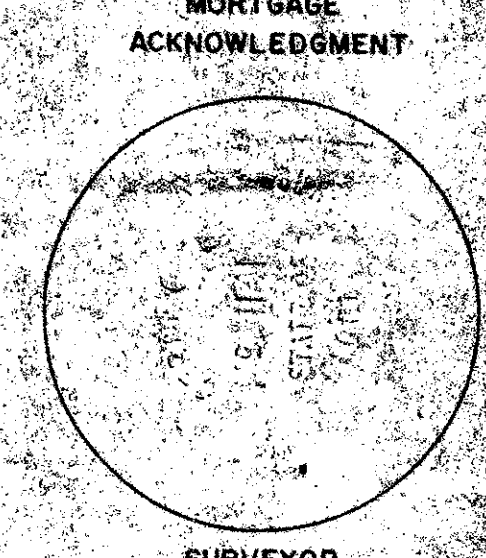
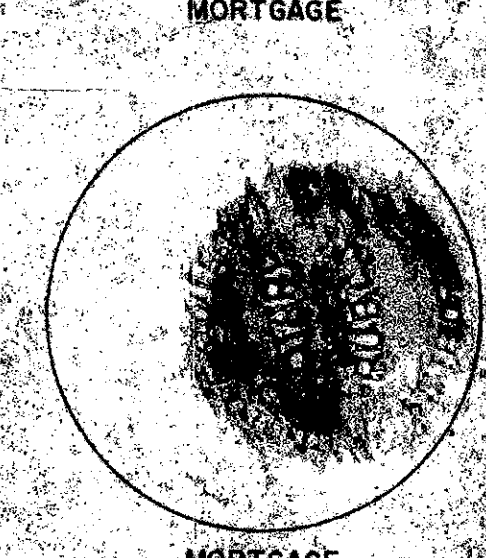
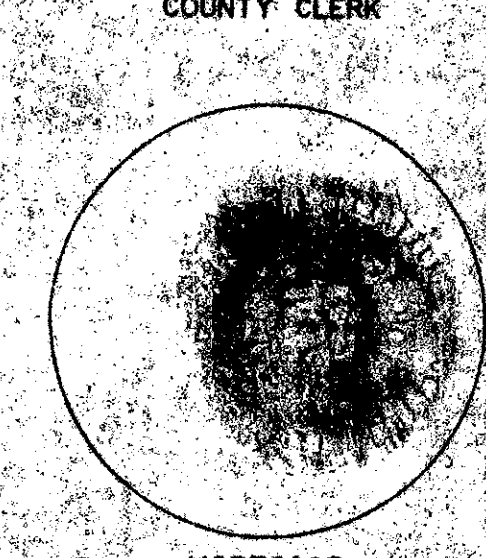
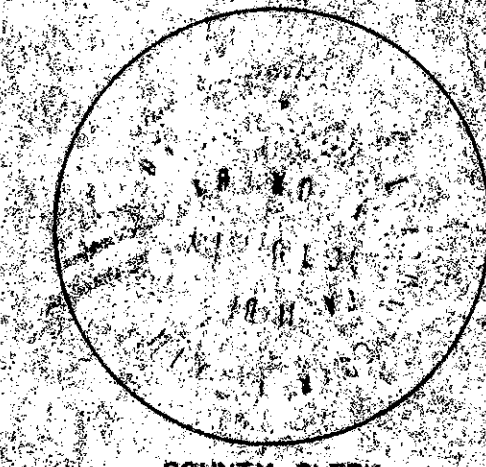
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 3 day of July, A.D., 1985.
BY: Kenneth M. Adams
KENNETH M. ADAMS, Chairman

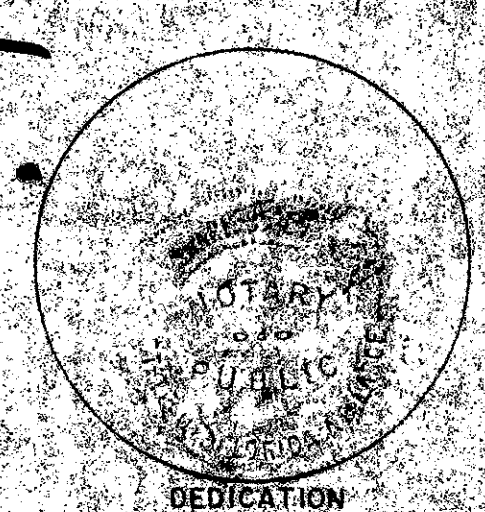
ATTEST: John B. Dunkle
JOHN B. DUNKLE, CLERK
BY: Richard H. Compton
DEPUTY CLERK

COUNTY ENGINEER

This plat is hereby approved for record this 23 day of July, A.D., 1985.
BY: H. F. Kahlert
H. F. KAHLERT, P.E., County Engineer



0211-323 REC-0
EL DORADO CT.
51/129



DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER