

PART OF BOCA POINTE P.U.D.

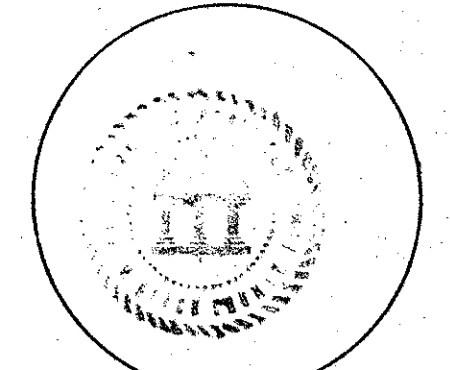
PALLADIUM

A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT R, 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



COUNTY CLERK

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 11:43A 5 day of July 1990 and duly recorded in Plat Book No. 46 on pages 37-38 in the Public Records of Palm Beach County, Florida. Barbara A. Platt

SEPTEMBER 1989

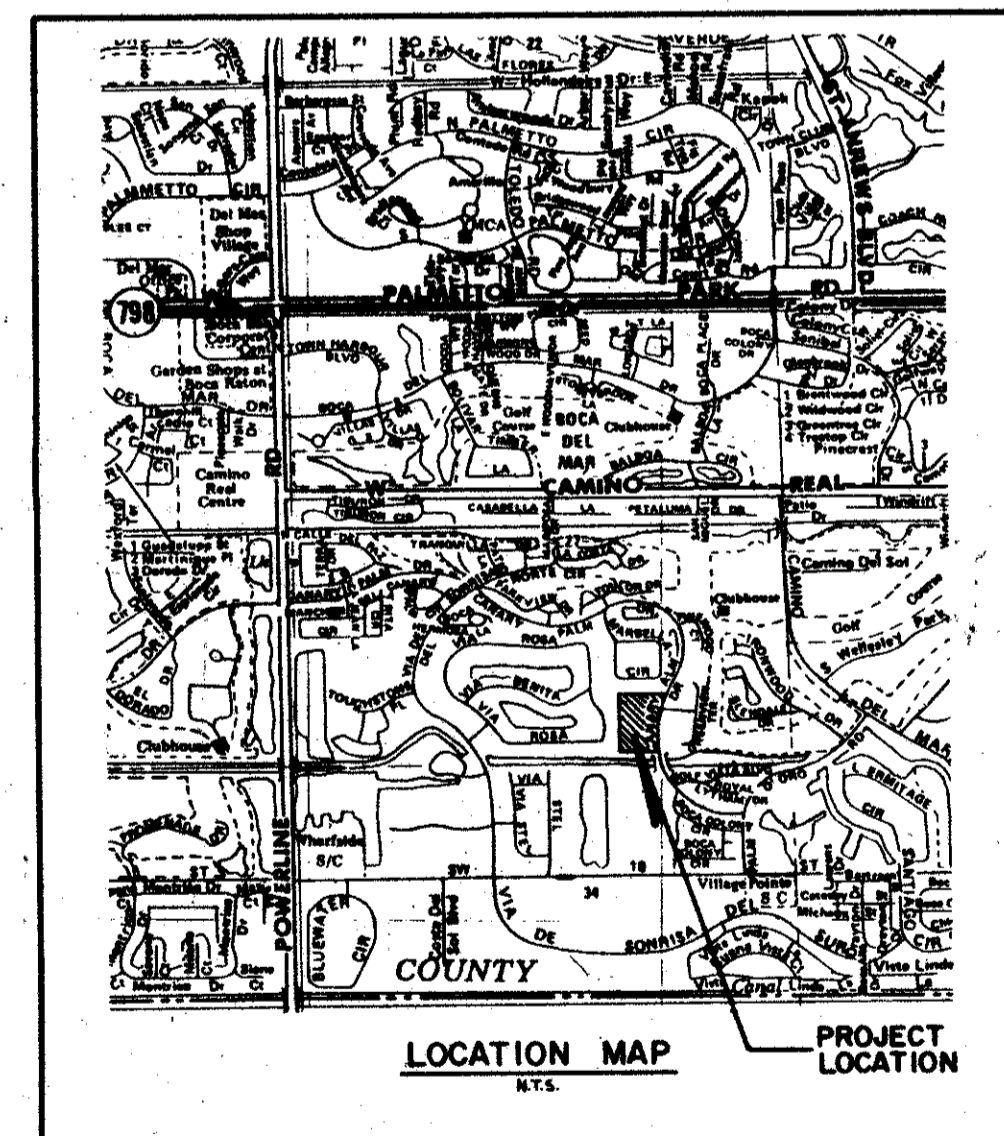
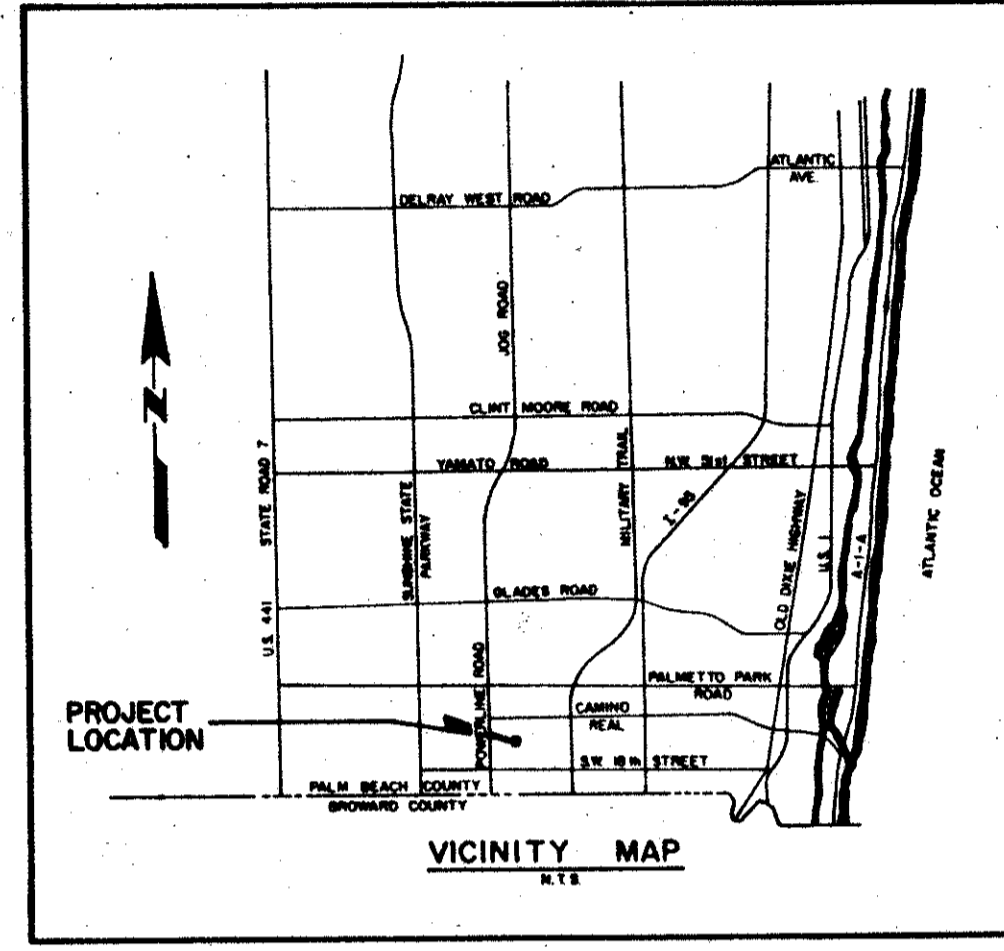
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS that THE KENNEDY GROUP, LTD., a Florida Limited Partnership (whose General Partner is KENNEDY BUILDERS CORP., a Florida Corporation), owner of land shown hereon, being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as PALLADIUM, being more particularly described as follows:

Tract R of the plat of BOCA POINTE NO. 3, as recorded in Plat Book 46, Pages 123, 124 and 125 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:

- 1. Street: That private road tract, shown hereon as Tract L, is hereby dedicated to the Palladium at Boca Pointe Homeowners' Association, Inc., a Florida corporation not-for-profit, for ingress/egress, utility, and drainage purposes... 2. Easements: a. Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities... b. Drainage Easements - The drainage easements as shown hereon are hereby dedicated to the Palladium at Boca Pointe Community Association, Inc... c. Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida... d. Lake Maintenance Easement - The Lake Maintenance Easement as shown is hereby dedicated to the Palladium at Boca Pointe Homeowners' Association, Inc... e. Landscape Easements - The landscape easements as shown are hereby dedicated to the Palladium at Boca Pointe Homeowners' Association, Inc... 3. Access Tracts: The access tracts, shown hereon as Tracts J, K and M, are hereby dedicated to the Palladium at Boca Pointe Homeowners' Association, Inc... 4. Water Management Tract: The Water Management Tract, shown hereon as Tract N, is hereby dedicated to the Palladium at Boca Pointe Community Association, Inc... 5. Landscape and Buffer Tracts: The landscaping and buffer tracts, shown hereon as Tracts A, B, D, E, G and H, are hereby dedicated to the Palladium at Boca Pointe Homeowners' Association, Inc... 6. Open Space Tract: The open space tract, shown hereon as Tract O, is hereby dedicated to the Palladium at Boca Pointe Homeowners' Association, Inc... 7. Drainage Rights-of-Way: The tract for drainage rights-of-way, shown hereon as Tract F, is hereby dedicated to the Lake Worth Drainage District for Proper purposes and is the perpetual maintenance obligation of said Drainage District, without recourse to Palm Beach County.

NOTE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County.



MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS The undersigned hereby certifies that it is the holder of a mortgage upon the property COUNTY OF PALM BEACH } 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 6437 at Page 71 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by its Senior Vice President and attested to by its Vice President and its seal to be affixed hereon by and with the authority of its Board of Directors this 22nd day of MARCH, 1990.

BARNETT BANK OF PALM BEACH COUNTY a Florida bank corporation

Attest: D. SCOTT DIXON, Vice President

By: RAYMOND E. WEEKS, Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA } SS BEFORE ME personally appeared RAYMOND E. WEEKS, and D. SCOTT DIXON to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President, and Vice President, respectively, of BARNETT BANK OF PALM BEACH COUNTY a Florida Bank corporation and severally acknowledged to and before me that they executed such instrument as such officers of said Bank that the seal affixed to the foregoing instrument is the seal of said Bank 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 Bank.

WITNESS my hand and official seal this 22nd day of March, 1990.

My Commission Expires: 1-8-93

Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } SS I, FRED COHEN, of the firm of COHEN, COHN AND SILVERMAN, 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 I find the title to the property is vested in THE KENNEDY GROUP, LTD., a Florida Limited Partnership, whose General Partner is KENNEDY BUILDERS CORP., a Florida Corporation; 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 19, 1990 March 26, 1990

FRED COHEN, COHEN, COHN AND SILVERMAN, 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 Referenced 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 requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida, and complies with the Minimum Technical Standards of Chapter 21-HH-6, Rules of the Department of Professional Regulations, Board of Land Surveyors.

Date: 5/7/90

JOHN A. GRANT, JR. Registered Land Surveyor No. 1141 State of Florida

APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this ___ day of ___, A.D., 1990.

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

CAROL J. ELMQUIST, Chair

COUNTY ENGINEERS

This plat is hereby approved for record this ___ day of ___, A.D., 1990.

County Engineer

STATISTICAL DATA table with columns for various tracts and their areas, including TOTAL AREA THIS PLAT (8.095 AC), AREA OF LOTS 1-35 (4.629 AC), AREA OF PRIVATE ROAD R/W (0.564 AC), etc.

IN WITNESS WHEREOF, the said Florida Limited Partnership, THE KENNEDY GROUP, LTD., has caused these presents to be executed by its General Partner, KENNEDY BUILDERS CORP., a Florida Corporation, to be signed by its President, W.W. KENNEDY, and attested by its Secretary, ROBERT M. KENNEDY, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of MARCH, 1990.

KENNEDY BUILDERS CORP. a Florida Corporation being the General Partner of THE KENNEDY GROUP, LTD. a Florida Limited Partnership

Attest: ROBERT N. KENNEDY, Secretary

By: W.W. KENNEDY, President

STATE OF FLORIDA } SS BEFORE ME personally appeared W.W. KENNEDY, and ROBERT N. KENNEDY, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary respectively, of the above named KENNEDY BUILDERS CORP., a Florida Corporation, General Partner of THE KENNEDY GROUP, LTD., a Florida General Partnership, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, 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 7th day of MARCH, 1990.

Notary Public, State of Florida

My Commission Expires: _____

Handwritten notes: SUBDIVISION - Palladium, BOOK 46, PAGE 37, FLOOD ZONE A01, FLOOD MAP #040B, QUAD # 39, ZONING RS, SE 73-85, ZIP CODE 33422, BOCA POINTE P.U.D. NAME Boca Pointe P.U.D. 2745246, TAZ 73-85, 11/25/89, 11/13/89

PART OF BOCA POINTE P.U.D. PALLADIUM 66/37