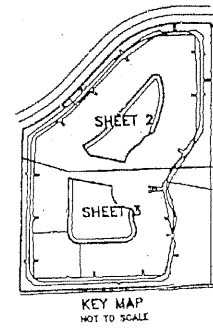


PLAT OF VIA LUGANO BEING A PORTION OF THE "MELEAR P.U.D.", LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 3 JANUARY, 1998



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record of 12.23 P.M. This 17 day of March 1998 and duly recorded in Plat Book No. 32 on Page 33-25 Dorothy H. Wilken, Clerk of the Circuit Court By Dawn A. Martin, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT EGB INSURANCE AGENCY, INC., AN INDIANA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VIA LUGANO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 00°34'40" WEST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 1362.30 FEET; THENCE NORTH 89°25'20" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE (120 FEET IN WIDTH) AND THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 00°34'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 1261.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT (L.W.D.D.) L-21 CANAL; THENCE SOUTH 87°55'18" WEST ALONG SAID L-21 CANAL RIGHT-OF-WAY LINE, SAID LINE BEING PARALLEL WITH AND 15 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 18, A DISTANCE OF 927.84 FEET; THENCE NORTH 01°19'11" EAST, A DISTANCE OF 793.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SANDALWOOD DRIVE AS SHOWN ON THE PLAT OF CHALET IV PLAT THREE AS RECORDED IN PLAT BOOK 53, PAGE 176 THRU 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A POINT ON A 790.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 24°19'42" AND A CHORD BEARING OF NORTH 53°34'31" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 335.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°24'40" EAST, A DISTANCE OF 233.45 FEET TO A POINT OF CURVATURE OF 460.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 49°10'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 394.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°25'21" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 44°25'21" EAST, A DISTANCE OF 35.36 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SANDALWOOD DRIVE AS SHOWN ON THE PLAT OF CHALET IV PLAT ONE AS RECORDED IN PLAT BOOK 52, PAGES 42 THRU 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 23.60 ACRES MORE OR LESS.

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

- 1. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
2. WATER MANAGEMENT TRACTS "W-1" AND "W-2", AS SHOWN HEREON AND THE AFFILIATED DRAINAGE SYSTEM, ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO THE CITY OR ANY OTHER PUBLIC AGENCY.
3. THE 20 FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER WHICH THE EASEMENT IS LOCATED WITHOUT RECOURSE TO THE CITY OR ANY OTHER PUBLIC AGENCY.
4. TRACT "A-1", AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR MULTI-FAMILY DWELLINGS AND OTHER RELATED PURPOSES WITHOUT RECOURSE TO THE CITY OR ANY OTHER PUBLIC AGENCY.
5. THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS, UTILITIES AND DRAINAGE FACILITIES. THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER SAID EASEMENT WITHOUT RECOURSE TO THE CITY OR ANY OTHER PUBLIC AGENCY.
6. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR CONTROL OF ACCESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF JANUARY, 1998.

EGB INSURANCE AGENCY, INC. AN INDIANA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA. ATTEST: Thomas J. Grande, ASSISTANT SECRETARY. BY: James T. Bisesi, SENIOR VICE PRESIDENT.

ACKNOWLEDGMENT

STATE OF INDIANA COUNTY OF MARION

BEFORE ME PERSONALLY APPEARED JAMES T. BISESI WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF EGB INSURANCE AGENCY, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 20th DAY OF January 1998. My Commission Expires: 5-7-00. Notary Public Donna L. Coonin, Resident of Hamilton County.

NOTES:

- 1. L.M.E. DENOTES LAKE MAINTENANCE EASEMENT. C/L DENOTES CENTERLINE. P DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M./S/P.S.M. #5019). L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.O.C. DENOTES POINT OF COMMENCEMENT. P.O.B. DENOTES POINT OF BEGINNING. O.A. DENOTES OVERALL BEARING AND DISTANCE. C.H.B. DENOTES CHORD BEARING. O.R.B. DENOTES OFFICIAL RECORD BOOK.
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, BEARING SOUTH 00°34'40" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. ALL SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED MASTER PLAN AND THE CITY CODE OF ORDINANCES.
7. THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
8. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.

CITY APPROVALS

CITY COUNCIL CITY OF BOYNTON BEACH

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 6 DAY OF MARCH, 1998.

BY: Jerry Taylor, JERRY TAYLOR/MAYOR

CITY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND CITY LAWS AND ORDINANCES.

BY: John Yeend, JOHN YEEND, P.E., CITY ENGINEER REG. ENGINEER NO. 20809 STATE OF FLORIDA

BY: Suzanne Kruse, SUZANNE KRUSE, CITY CLERK

ACREAGE TAB

Table with 2 columns: Description and Acres. Overall Acres: 23.60 ACRES ±. Water Management Tract "W-1": 1.86 ACRES ±. Water Management Tract "W-2": 1.66 ACRES ±. Tract "A-1": 20.08 ACRES ±.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF ORANGE

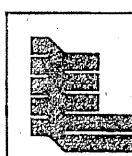
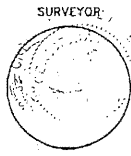
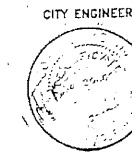
I, LEE STUART SMITH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO EGB INSURANCE AGENCY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID AS REQUIRED BY SECTION 197.051, FLORIDA STATUTES, AS AMENDED, THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD. Holland & Knight, LLP

DATED: 1/22/98 BY: Lee Stuart Smith, ATTORNEY

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

C.S.P. Feb. 2, 1998 CRAIG S. PUSEY, P.S.M. LICENSE NO. 5019 STATE OF FLORIDA



Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA

PLAT OF VIA LUGANO