

**SDA SHAH DROTOS & ASSOCIATES**  
ENGINEERING SURVEYING PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456  
1885 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale, FL 33309  
PH: 954-776-7604 • FAX: 954-776-7608

JUNE 1999

# PALMA VISTA

A PORTION OF THE PONTE VERDE P.U.D.

A REPLAT OF LOTS 21 THROUGH 50, TRACT "B", THE PEDESTRIAN TRACT, AND A PORTION OF THE LANDSCAPE BUFFER TRACTS, PONTE VERDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A REPLAT OF TRACT 12, LESS THE NORTH 30 FEET, BLOCK 78, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record at \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 2000, and duly recorded in Plat Book No. \_\_\_\_\_ on Pages \_\_\_\_\_ and \_\_\_\_\_

DOROTHY H. WILKEN, CLERK

BY: \_\_\_\_\_ DC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF JUNE, 2000.

WITNESS: [Signature]  
(PRINTED NAME) BRIDGET LEE TURNER  
PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT  
BY: [Signature]  
(PRINTED NAME) Daniel Kods  
(TITLE) President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Daniel Kods, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ PRESIDENT OF PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, 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 21 DAY OF JUNE, 2000.

MY COMMISSION EXPIRES:

[Signature]  
(PRINTED NAME) Isis E. Bernstein  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

PONTE VERDE MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF JUNE, 2000.

WITNESS: [Signature]  
(PRINTED NAME) BRIDGET LEE TURNER  
PONTE VERDE MASTER ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT  
BY: [Signature]  
(PRINTED NAME) Daniel Kods  
(TITLE) Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Daniel Kods, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ VICE PRESIDENT OF PONTE VERDE MASTER ASSOCIATION, 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 21 DAY OF June, 2000.

MY COMMISSION EXPIRES:

[Signature]  
(PRINTED NAME) Isis E. Bernstein  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF TEXAS  
COUNTY OF HARRIS

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12109, AT PAGE 1991, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF November, 2000.

WITNESS: [Signature]  
(PRINTED NAME) DAVID S. BOURG  
PRISM MORTGAGE COMPANY AN ILLINOIS CORPORATION  
BY: [Signature]  
JOHN T. DESPAIN, VICE PRESIDENT

### MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME PERSONALLY APPEARED JOHN T. DESPAIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PRISM MORTGAGE COMPANY, 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 2nd DAY OF NOVEMBER, 2000.

MY COMMISSION EXPIRES: 1-10-02

NOTARY PUBLIC:  
[Signature]  
PRINTED NAME BRENDA D. GARRO

### MORTGAGEE'S CONSENT

STATE OF TEXAS  
COUNTY OF HARRIS

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10535 AT PAGE 54 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 Managing Dir. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF JUNE, 2000.

WITNESS: [Signature]  
(PRINTED NAME) DAVID S. BOURG  
AMRESCO COMMERCIAL FINANCE, INC. A NEVADA CORPORATION  
BY: [Signature]  
(PRINTED NAME) John T. DeSpain  
TITLE: Managing Director

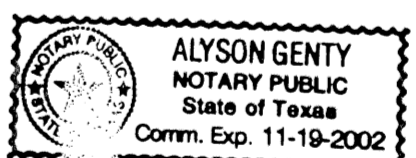
### MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME PERSONALLY APPEARED John T. DeSpain, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Managing Director OF AMRESCO COMMERCIAL FINANCE, 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 26th DAY OF June, 2000.

MY COMMISSION EXPIRES: 11-19-02  
NOTARY PUBLIC:  
[Signature]  
PRINTED NAME Alyson Gentry



### SURVEY NOTES:

- COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- LINEAR UNIT = US SURVEY FOOT
- SCALE FACTOR = 1.000009332 ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "A", ARBOR OAKS AT BOCA RATON, RECORDED IN PLAT BOOK 72, PAGES 93-95, PALM BEACH COUNTY RECORDS. SAID LINE BEARS NORTH 00°53'32" WEST. ROTATE PLAT BEARINGS CLOCKWISE 00°00'52" FOR GRID BEARINGS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- LINES INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR'S PROJECT NO. 97-0359

SDA SHAH DROTOS & ASSOCIATES  
1885 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale, FL 33309  
PH: 954-776-7604 • FAX: 954-776-7608

ACCEPTANCE OF RESERVATIONS (PONTE VERDE MASTER ASSOCIATION, INC.) NO SEAL	ACKNOWLEDGEMENT Isis E. Bernstein My Commission CC750321 Expires June 11, 2002	ACCEPTANCE OF RESERVATIONS (PALMA VISTA-AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC.) NO SEAL	ACKNOWLEDGEMENT Isis E. Bernstein My Commission CC750321 Expires June 11, 2002	MORTGAGEE'S CONSENT (PRISM MORTGAGE COMPANY) NO SEAL	MORTGAGEE'S ACKNOWLEDGEMENT BRENDA D. GARRO NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES JAN. 10, 2002
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