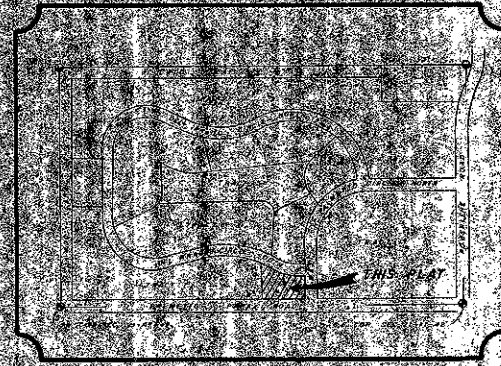


P.U.D.

# CASTEL GARDENS

A PLAT OF A PORTION OF SECTION 21, TWP. 47 S. RGE. 42 E.

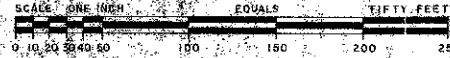
ALSO BEING A REPLAT OF TRACT B, A PORTION OF BOCA DEL MAR NO. 5 AS RECORDED IN PLAT BOOK 30, PAGE 127 AND 128, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



### P.U.D. STATISTICS

ACREAGE: 5.537 AC.  
UNITS: 83 UNITS  
DENSITY: 9.87 UNITS/AC.  
OPEN SPACE: 2.54 AC.

NOTE: Boundaries shown hereon are based on data as shown on the plat of BOCA DEL MAR No. 5, as recorded in Plat Book 30, Pages 127 & 128, Palm Beach County, Florida.



NOTE: o indicates P.R.M.  
□ indicates P.C.P.  
No planting or structures will be constructed on the easements.

THIS INSTRUMENT WAS PREPARED BY  
GREGORY B. DARBY  
*Darby and Way, P.A.*  
PROFESSIONAL LAND SURVEYORS  
6621 W. WINDY ROAD TAMARAC, FLORIDA

39  
March  
37  
39 + 40  
Kyle [unclear]

FLOOD ZONE B

### DEDICATION

Know all men by these presents that CASTEL DEL MAR, INC., a Florida Corporation, owner of the land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as CASTEL DEL MAR, being more particularly described as follows:

A parcel of land lying in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being Tract B, BOCA DEL MAR NO. 5, as recorded in Plat Book 30, Pages 127 & 128 of the Public Records of Palm Beach County, Florida. Said lands situate, lying and being in Palm Beach County, Florida, have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows: The tract for private road purposes, Tract "A", is hereby dedicated to the CASTEL GARDENS Homeowners Association, Inc. and will be the perpetual maintenance obligation of said Association; the utility & drainage easements are hereby dedicated in perpetuity for the construction and maintenance of utilities; the limited access easements are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS for the purposes of control and jurisdiction over access rights.

In witness whereof the above-named corporation has caused these presents to be signed by its PRESIDENT and attested by its ASST. SECRETARY and its corporate seal to be affixed hereto by and with the authority of its board of CASTEL DEL MAR, INC., a Florida Corporation directors this 27th day of MARCH A.D. 1979.

Witness: [Signature] [Signature]  
By: [Signature]  
Attest: [Signature]

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
Before me personally appeared Philip Mead and Dorothy Mead to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and ASST. SECRETARY of CASTEL DEL MAR, INC., a Florida Corporation, and severally acknowledged to and before me that they executed the 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 27th day of MARCH A.D. 1979.

My commission expires: Sept 27, 1981

[Signature]  
Notary Public

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach  
We, GOLDCOAST TITLE COMPANY, a title insurance company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to CASTEL DEL MAR, INC., a Florida Corporation; that the current taxes have been paid; and that we find that the property is free of encumbrances.

March 7, 1979  
Date

[Signature]  
GOLDCOAST TITLE COMPANY

### APPROVAL - PALM BEACH COUNTY, FLORIDA

Board of County Commissioners  
This Plat is hereby approved for record  
this 27 day of MARCH A.D. 1979.

By: [Signature] Chairman  
Attest: [Signature] Clerk  
Board of County Commissioners

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, and (P.C.P.'s) Permanent Control Points, will be set within one year of the recording of this Plat 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.

GREGORY B. DARBY, P.A.  
By: [Signature]  
Gregory B. Darby R.L.S. No. 2990  
State of Florida

0205-348

54

21/47/42

37/30

CASTEL GARDENS BOCA DEL MAR