

45/43

PART OF A P.U.D. CARAVELLE

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

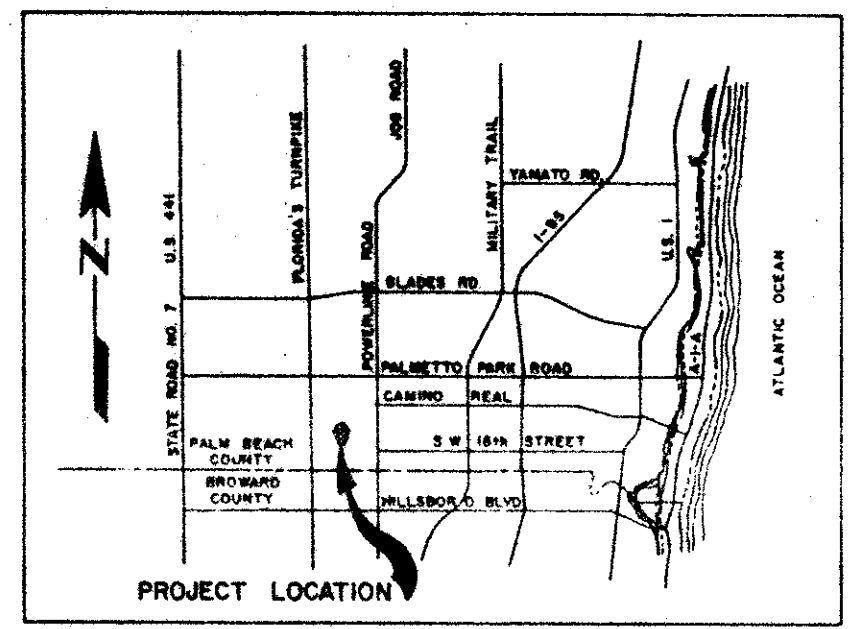
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

AUGUST 1982

SHEET 1 OF 2



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOUSING ADVENTURES NO. 3, INC., a Florida Corporation, owner of land shown hereon, being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as CARAVELLE, being more particularly described as follows:

Tract M 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:

- Streets:**
That tract for private road, utility, and drainage purposes, shown hereon as Tract 1, and that tract for access tract, utility, and drainage purposes, shown hereon as Tract 2 are hereby dedicated to The Caravelle Property Owners' Association, Inc. and are the perpetual maintenance obligation of said association, its successors, or assigns.
- 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 Caravelle Property Owners' Association, Inc., its successors, or assigns.
 - 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.
 - Landscape Easement - The landscape easement as shown is hereby dedicated to The Caravelle Property Owners' Association, Inc. and is the perpetual maintenance obligation of said association, its successors, or assigns.
- Water Management Tracts:**
The water management tract, shown hereon as Tract 3, is dedicated to The Caravelle Property Owners' Association, Inc. for water management purposes and is the perpetual maintenance obligation of said association, its successors, or assigns, and is also designated as a drainage easement.
- Recreation Areas:**
The recreation area, shown hereon as Tract 6, is hereby dedicated to The Caravelle Property Owners' Association, Inc. and is the perpetual maintenance obligation of said association, its successors, or assigns.
- Open Spaces:**
Tracts 4, 5, 6, 7 & 9 for open space are hereby dedicated to The Caravelle Property Owners' Association, Inc., and are the perpetual maintenance obligations of said association, its successors, or assigns.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 4th day of November, 1982.

HOUSING ADVENTURES NO. 3, INC.
corporation of the State of Florida

ATTEST: Kenneth M. Endelson
KENNETH M. ENDELSON, Secretary
BY: Stanley Charlse
STANLEY CHARLSE, President

ACKNOWLEDGMENT

STATE OF FLORIDA: BEFORE ME personally appeared STANLEY CHARLSE and KENNETH M. ENDELSON, to me well known, COUNTY OF PALM BEACH, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of HOUSING ADVENTURES NO. 3, INC., 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, 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 4th day of November, 1982.

My commission expires: Dec. 1, 1982
John A. Grant Jr.
Notary Public, State of Florida

AREA TABLE

TOTAL AREA THIS PLAT	13.304 AC.
AREA OF LOTS	10.211 AC.
AREA OF PRIVATE ROAD R/W (1)	0.563 AC.
AREA OF ACCESS TRACT (2)	1.190 AC.
AREA OF WATER MANAGEMENT TRACT (3)	0.810 AC.
AREA OF OPEN SPACE (4, 5, 6, 7, 9)	0.320 AC.
AREA OF RECREATION (8)	0.210 AC.
No. UNITS PROPOSED	78
DENSITY PROPOSED	5.86 UNITS/AC.
LAND USE	TOWNHOUSE

MORTGAGE CERTIFICATE

STATE OF FLORIDA: The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon COUNTY OF PALM BEACH 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 3621 at Page 188 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed by its Vice President and attested to by its Project Engineer and its seal to be fixed hereon by and with the authority of its Board of Directors this 15th day of November, 1982.

MARKBOROUGH PROPERTIES, LIMITED
an Ontario Company
authorized to do business in Florida

ATTEST: William C. Powell
WILLIAM C. POWELL, Project Engineer
BY: C.D. Brooks
C.D. BROOKS, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA: BEFORE ME personally appeared C.D. BROOKS and WILLIAM C. POWELL, to me well known, and COUNTY OF PALM BEACH, known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Project Engineer of MARKBOROUGH PROPERTIES, LIMITED, an Ontario Company authorized to do business in Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said Company, that the seal affixed to the foregoing instrument is the seal of said Company, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Company.

WITNESS my hand and official seal this 15 day of NOVEMBER, 1982.

My commission expires: 4/8/85
Victoria S. Campbell
Notary Public
State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA: I, CARL E. SIEGEL, III of the firm of Gold, Sax, Meyer, and Sirlin, 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 HOUSING ADVENTURES NO. 3, INC.; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: 11/9/82
Carl E. Siegel
CARL E. SIEGEL
Gold, Sax, Meyer, and Sirlin
Attorney-at-law, licensed in the State of 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: Dec. 9, 1982
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 4 day of JANUARY, A.D., 1983.
Peggy B. Evatt
PEGGY B. EVATT, Chairperson

COUNTY ENGINEER

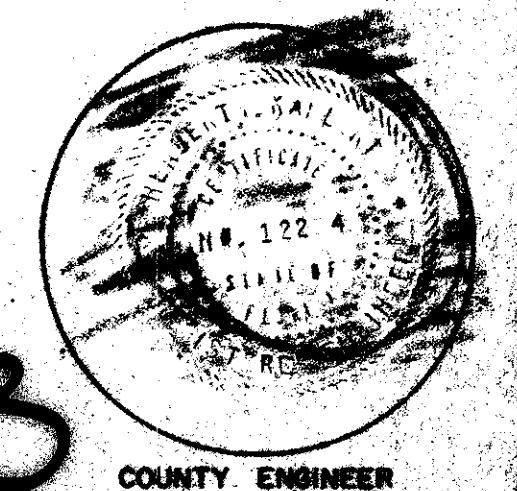
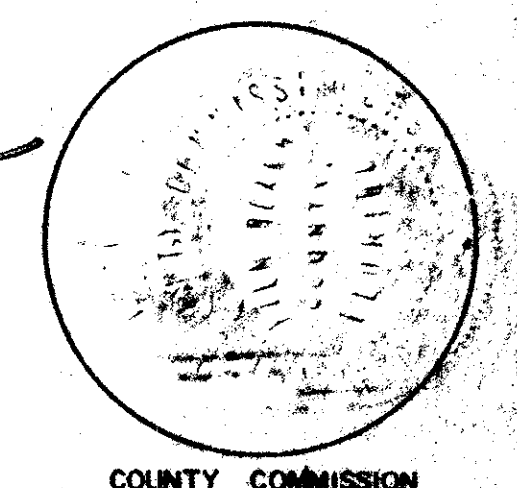
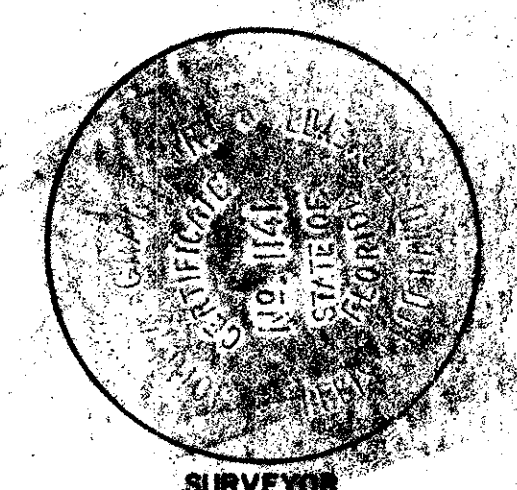
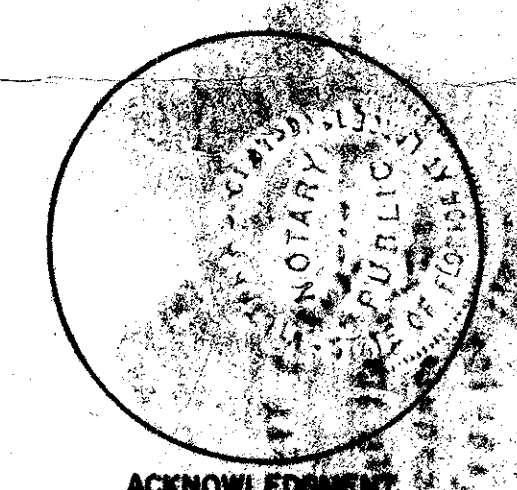
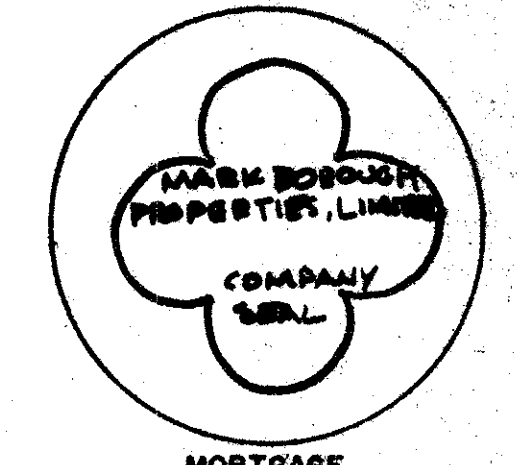
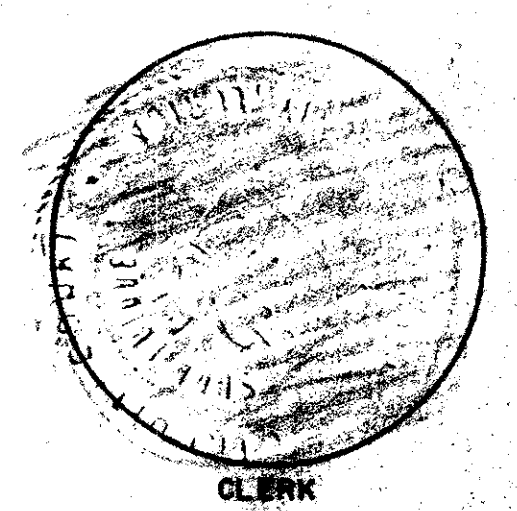
This plat is hereby approved for record this 4 day of Jan, A.D., 1983.
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: H.F. Kahlert
H.F. KAHLERT, P.E., County Engineer

BY: Elizabeth Richards
DEPUTY CLERK

0211-310
CARAVELLE 45/43
28/47/42

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:32A
this 6 day of January
1983 and duly recorded in Plat Book
45 on page 43 & 44
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature]



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

