

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
AD 1983, AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

JOHN B. DUNKLE,
CLERK CIRCUIT COURT

BY _____
DEPUTY CLERK

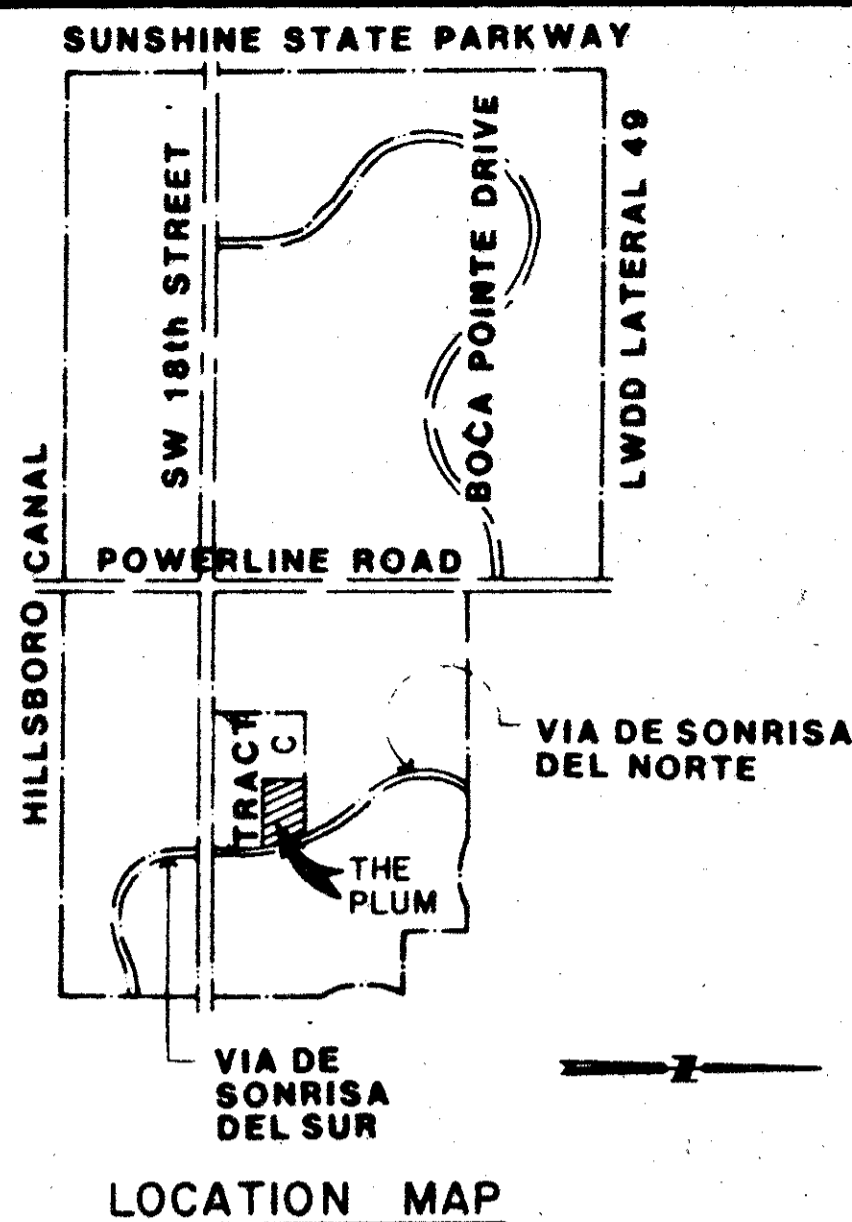
SHEET No. 2 of 2

PREPARED BY
CAULFIELD and WHEELER, INC.
LAND SURVEYORS-CONSULTING ENGINEERS
2290 NW 2nd AVENUE
BOCA RATON, FLORIDA 33431

THE PLUM

SEC. 34, TWP. 47S., RGE. 42E.

A PORTION OF BOCA POINTE P.U.D., BEING A REPLAT OF A
PORTION OF TRACT "C", BOCA POINTE PLAT No. 3 AS RECORDED
IN PLAT BOOK 46, PAGES 123, 124, 125 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.



P.U.D. TABULAR DATA

| | |
|-------------------------------------|----------------|
| TOTAL AREA THIS PLAT | 6.6159 AC. |
| AREA OF LOTS - RESIDENTIAL AREA | 5.1298 AC. |
| AREA OF PRIVATE ROAD R/W (PARCEL A) | 0.9302 AC. |
| AREA OF ACCESS PARCEL B | 0.5559 AC. |
| No. UNITS PROPOSED | 94 |
| DENSITY PROPOSED | 14.21 UNITS/AC |
| LAND USE - TOWNHOUSES/GARDEN APT'S | |

SURVEY NOTES

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N. 89° 36' 55" E. ALONG THE NORTH LINE OF TRACT "C" AS SHOWN ON THE RECORD PLAT OF BOCA POINTE NO. 3, AS RECORDED IN PLAT BOOK 46, PAGES 123, 124, 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
- P.C.P. INDICATES PERMANENT CONTROL POINT.
- U.E. INDICATES UTILITY EASEMENT.
- D.E. INDICATES DRAINAGE EASEMENT.
- L.E. INDICATES LANDSCAPE EASEMENT.
- L.A.E. INDICATES LIMITED ACCESS EASEMENT.
- L.S.E. INDICATES LIFT STATION EASEMENT.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

DRAINAGE EASEMENTS TAKE PRECEDENCE OVER UTILITY EASEMENTS WHERE CROSSINGS OCCUR.

MORTGAGE CERTIFICATE

COMMONWEALTH OF VIRGINIA THE UNDERSIGNED HEREBY CERTIFIES THAT COUNTY OF Fairfax s.s. 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 OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4107 AT PAGE 1824 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 SENIOR VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF April, 1984.

UNITED SAVINGS AND LOAN ASSOCIATION
A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ORGANIZATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: Margaret Schorr BY: C. P. Hensley
C. SHANE HENSLEY, SENIOR V.P.

ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA BEFORE ME PERSONALLY APPEARED C. SHANE HENSLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF UNITED SAVINGS AND LOAN ASSOCIATION, A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ORGANIZATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER 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 23rd DAY OF April, 1984.
MY COMMISSION EXPIRES: _____
Notary Public
COMMONWEALTH OF VIRGINIA

MORTGAGE CERTIFICATE

COMMONWEALTH OF VIRGINIA THE UNDERSIGNED HEREBY CERTIFIES THAT COUNTY OF Fairfax s.s. 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 OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4107 AT PAGE 1853 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 ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF April, 1984.

UNITED SERVICES CORPORATION
A COMMONWEALTH OF VIRGINIA CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: Margaret Schorr BY: C. P. Hensley
C. SHANE HENSLEY, VICE PRESIDENT

ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA BEFORE ME PERSONALLY APPEARED C. SHANE HENSLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF UNITED SERVICES CORPORATION, A COMMONWEALTH OF VIRGINIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER 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 23rd DAY OF April, 1984.
MY COMMISSION EXPIRES: _____
Notary Public
COMMONWEALTH OF VIRGINIA

0211-306

48/34
The Plum



DRAWING NUMBER
48/34

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED NUMBER 07541

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