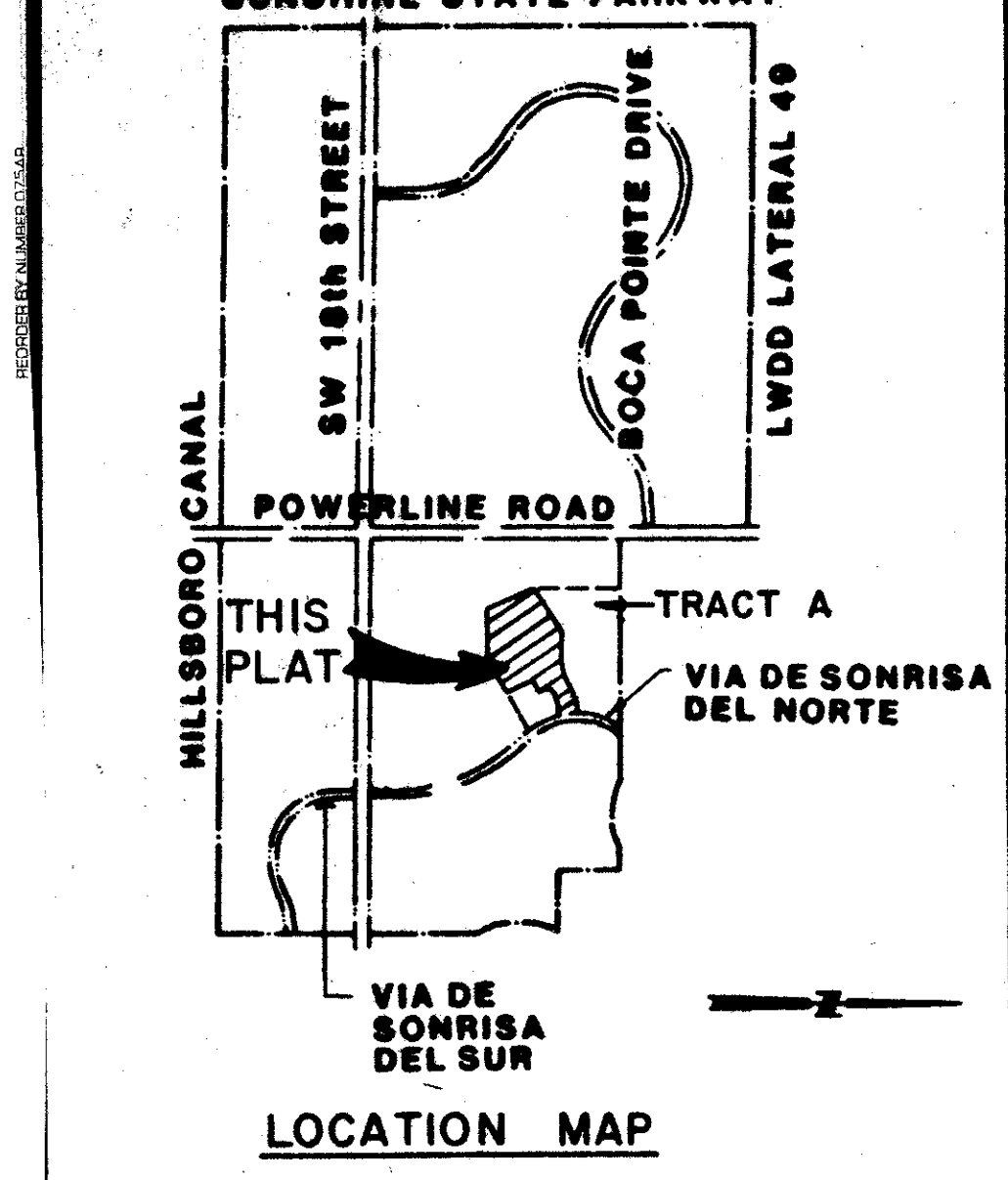


48/163

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



VILLA SONESTA AT BOCA POINTE

PHASE ONE

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

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

SURVEY NOTES

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S. 89° 36' 55" W. ALONG THE SOUTH LINE OF TRACT "A" 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.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF July, A.D., 1984.

BY: H. F. Kahlert, P.E.
 H. F. KAHLERT, P.E., COUNTY ENGINEER

TITLE CERTIFICATE

STATE OF FLORIDA ss I, JEFFREY A. DEUTCH, OF THE FIRM OF BROAD COUNTY OF PALM BEACH AND CASSEL, 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 PROPERTY IS VESTED TO VILLA SONESTA, A NEW YORK GENERAL PARTNERSHIP, 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.

July 12, 1984
Jeffrey A. Deutch
 JEFFREY A. DEUTCH
 BROAD AND CASSEL
 ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA ss BEFORE ME PERSONALLY APPEARED COUNTY OF PALM BEACH DENIS REILY TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GOLDOME BOCA POINTE, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 5 DAY OF July, 1984.
 MY COMMISSION EXPIRES: JULY 14, 1986
John B. Dunkle
 NOTARY PUBLIC
 STATE OF FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VILLA SONESTA, A NEW YORK PARTNERSHIP, BY ITS GENERAL PARTNERS, LELAND DEVELOPMENT INC., A FLORIDA CORPORATION AND GOLDOME BOCA POINTE, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLA SONESTA AT BOCA POINTE, PHASE ONE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "A", BOCA POINTE NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 123, 124 AND 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N. 19° 45' 00" W. A DISTANCE OF 246.09 FEET; THENCE N. 48° 21' 28" E, A DISTANCE OF 436.91 FEET; THENCE N. 54° 09' 09" E, A DISTANCE OF 53.79 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 77° 04' 12", AN ARC LENGTH OF 329.56 FEET, AND A CHORD WHICH BEARS N. 81° 46' 53" E TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26° 49' 47", AN ARC LENGTH OF 234.13 FEET, AND A CHORD WHICH BEARS N. 56° 39' 41" E TO A POINT ON A LINE; THENCE N. 60° 19' 50" E, A DISTANCE OF 61.13 FEET; THENCE N. 73° 26' 06" E, A DISTANCE OF 40.00 FEET; THENCE N. 32° 24' 09" E, A DISTANCE OF 32.82 FEET TO A POINT ON A CURVE, SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE EASTERLY LINE OF SAID TRACT "A"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 15° 52' 13", AN ARC LENGTH OF 149.57 FEET, AND A CHORD WHICH BEARS S. 16° 33' 54" E TO A POINT ON A LINE; THENCE N. 65° 31' 57" W, A DISTANCE OF 32.82 FEET; THENCE S. 76° 30' 47" W, A DISTANCE OF 104.75 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 17° 43' 47", AN ARC LENGTH OF 154.72 FEET, AND A CHORD WHICH BEARS S. 67° 38' 55" W TO A POINT ON A LINE; THENCE S. 31° 12' 59" E, A DISTANCE OF 49.80 FEET; THENCE S. 53° 32' 43" W, A DISTANCE OF 40.00 FEET; THENCE S. 39° 33' 18" E, A DISTANCE OF 310.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID TRACT "A"; THENCE S. 50° 26' 42" W ALONG SAID LINE, A DISTANCE OF 427.47 FEET; THENCE S. 89° 36' 55" W, A DISTANCE OF 522.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 397,083 SQUARE FEET OR 9.116 ACRES MORE OR LESS.
 SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- COMMUNITY AREAS
 TRACT "A" IS FOR PRIVATE ROAD, UTILITY AND DRAINAGE PURPOSES; TRACT "B" IS FOR INGRESS, EGRESS, PARKING, UTILITY AND DRAINAGE PURPOSES AND TRACT "C" IS FOR RECREATION AND OTHER COMMUNITY PURPOSES AND ALL ARE HEREBY DEDICATED TO "THE VILLA SONESTA AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC." AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 VILLA SONESTA AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.", ITS SUCCESSORS OR ASSIGNS. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN VILLA SONESTA WHICH IS ASSOCIATED WITH A COUNTY ROAD.

INGRESS AND EGRESS EASEMENTS AS SHOWN, ARE HEREBY DEDICATED FOR ACCESS PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ANY CONDOMINIUM ASSOCIATION WHICH MAY BE ESTABLISHED FROM TIME TO TIME BY THE OWNER, ITS SUCCESSORS OR ASSIGNS, PURSUANT TO DECLARATION (S) OF CONDOMINIUM RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CREATING NEW SUCH CONDOMINIUM (S); WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF July, 1984.

LELAND DEVELOPMENT, INC. GOLDOME BOCA POINTE, INC.
 A FLORIDA CORPORATION A FLORIDA CORPORATION

BY: Lee C. Newton BY: Denis Reily
 LEE C. NEWTON, PRESIDENT DENIS REILY, VICE PRESIDENT

WITNESS: John B. Dunkle WITNESS: John B. Dunkle
 WITNESS: John B. Dunkle WITNESS: John B. Dunkle

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

163

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:57 A.M. THIS 17th DAY OF JULY A.D. 1984, AND DULY RECORDED IN PLAT BOOK 46 ON PAGES 163 AND 164.

JOHN B. DUNKLE,
 CLERK CIRCUIT COURT
 BY: Margaret A. Newton
 DEPUTY CLERK

SHEET No. 1 of 2

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF July, A.D., 1984.

BY: John B. Dunkle
 JOHN B. DUNKLE, CLERK
 Board of County Commissioners
 DEPUTY CLERK

BY: Ken Spillias
 KEN SPILLIAS, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA ss BEFORE ME PERSONALLY APPEARED LEE C. COUNTY OF PALM BEACH NEWTON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LELAND DEVELOPMENT INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 6 DAY OF July, 1984.
 MY COMMISSION EXPIRES: July 14, 1986

MORTGAGE CERTIFICATE

STATE OF NEW YORK ss THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS COUNTY OF ERIE ss 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 ON OFFICIAL RECORD BOOK 4145 AT PAGE 243 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

GOLDOME REALTY CREDIT CORP.
 A MARYLAND CORPORATION

AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: Michael Newton BY: Denis Reily
 MICHAEL NEWTON, CLERK DENIS REILY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK ss BEFORE ME PERSONALLY APPEARED DENIS REILY, COUNTY OF ERIE ss TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GOLDOME REALTY CREDIT CORP, A MARYLAND CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF June, 1984.
 MY COMMISSION EXPIRES: March 29, 1986

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "VILLA SONESTA AT BOCA POINTE, PHASE ONE" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, FOR 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.

NOVEMBER 23, 1983
 DATE

George V. Caulfield
 GEORGE V. CAULFIELD, P.V.S.
 REGISTERED LAND SURVEYOR NO. 1930
 STATE OF FLORIDA

48/163