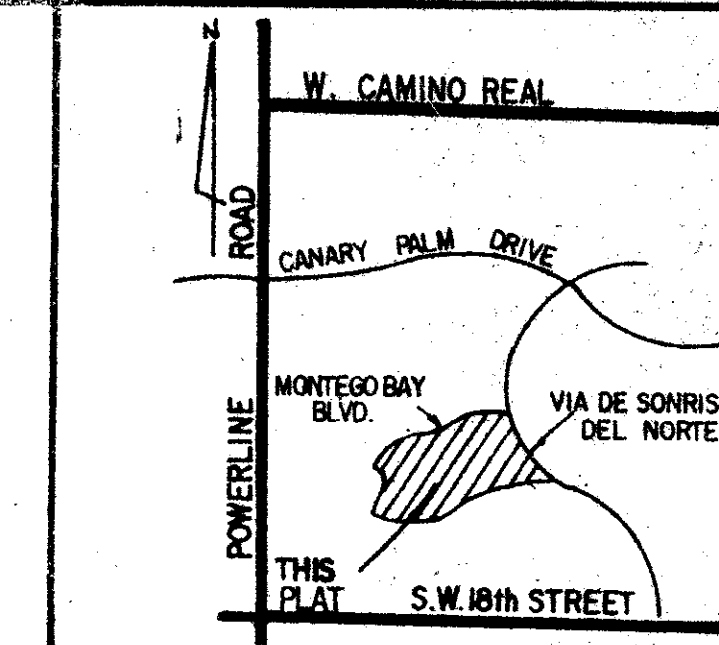


MONTEGO BAY PLAT 1

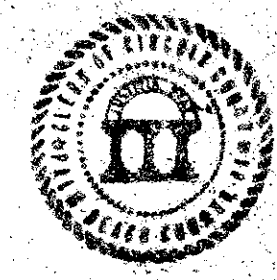
SEC. 27, TWP. 47 S., RGE. 42 E.

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
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:51 A.M.
THIS 24 DAY OF September
A.D. 1987 AND DULY RECORDED
IN PLAT BOOK 58 ON
PAGES 15 AND 16
JOHN B. DUNKLE,
CLERK CIRCUIT COURT
By Dawn A. Martin
DEPUTY CLERK

15



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MONTEGO BAY PLAT 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "A" OF 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:

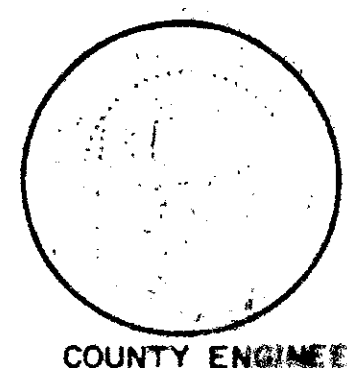
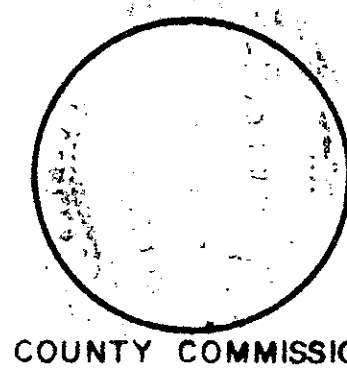
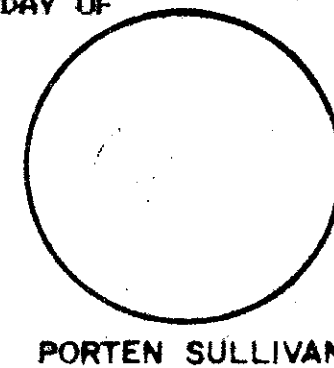
BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF VILLA SONESTA AT BOCA POINTE PHASE ONE AS RECORDED IN PLAT BOOK 48 AT PAGES 163 AND 164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S. 32°24'09" W., ALONG THE NORTH LINE OF SAID VILLA SONESTA AT BOCA POINTE PHASE ONE, A DISTANCE OF 32.82 FEET; THENCE S. 73°26'06" W., CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET; THENCE S. 60°19'50" W., CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 61.12 FEET TO A POINT ON CURVE; THENCE CONTINUING ALONG SAID NORTH LINE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S. 19°55'26" E., HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°42'47", AN ARC DISTANCE OF 234.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTH LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 65°21'24", AN ARC DISTANCE OF 279.47 FEET TO A POINT; THENCE N. 03°54'04" E., A DISTANCE OF 39.47 FEET; THENCE N. 22°29'17" E., A DISTANCE OF 120.66 FEET; THENCE N. 19°35'43" W., A DISTANCE OF 27.57 FEET; THENCE N. 67°55'24" W., A DISTANCE OF 132.33 FEET; THENCE N. 22°04'36" E., A DISTANCE OF 94.30 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 66°31'25", AN ARC DISTANCE OF 159.06 FEET TO A POINT OF TANGENCY; THENCE N. 89°36'01" E., A DISTANCE OF 52.60 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 31°32'51", AN ARC DISTANCE OF 69.02 FEET TO A POINT OF TANGENCY; THENCE N. 49°03'10" E., A DISTANCE OF 125.62 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 56°41'12", AN ARC DISTANCE OF 217.59 FEET TO A POINT OF TANGENCY; THENCE S. 74°16'48" E., A DISTANCE OF 65.88 FEET; THENCE N. 64°04'47" E., A DISTANCE OF 32.17 FEET TO A POINT ON CURVE; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF "VIA DE SONRISA DEL NORTE" AS SHOWN ON THE PLAT OF AFORESAID "BOCA POINTE NO. 3", ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S. 64°21'39" E., HAVING A RADIUS OF 148.29 FEET, A CENTRAL ANGLE OF 04°57'43", AN ARC DISTANCE OF 12.84 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE 08°01'17", AN ARC DISTANCE OF 7.70 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 162.31 FEET, A CENTRAL ANGLE OF 3°35'03", AN ARC DISTANCE OF 66.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.31 FEET, A CENTRAL ANGLE OF 12°55'38", AN ARC DISTANCE OF 36.2 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 10°37'42", AN ARC DISTANCE OF 100.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 223,746 SQUARE FEET/5.1365 ACRES, MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- PARCEL "A" IS HEREBY RESERVED UNTO THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS FOR RESIDENTIAL PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- STREETS
THAT PARCEL FOR PRIVATE ROAD UTILITY, AND DRAINAGE PURPOSES, SHOWN HEREON AS PARCEL "R" AND THE PARCEL FOR ACCESS, UTILITY, DRAINAGE AND PARKING PURPOSES SHOWN HEREON AS PARCEL R-1 IS HEREBY DEDICATED TO THE MONTEGO BAY AT BOCA POINTE PROPERTY OWNERS ASSOCIATION INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS
A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENT 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 12 DAY OF August, 1987.

PORTEN SULLIVAN CORPORATION OF FLORIDA
CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Dawn A. Martin*
SHERRON SKIBO
SECRETARY
By: *Stephan L. Porten*
STEPHAN L. PORTEN
VICE PRESIDENT



PREPARED BY
GEORGE W. CAULFIELD
CAULFIELD and WHEELER, INC.
LAND SURVEYORS-CONSULTING ENGINEERS
7301 A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433

APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Sept. 1987.

By: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR

ATTEST:
By: *John B. Dunkle*
JOHN B. DUNKLE
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Sept. 1987.

By: *H.F. Kahler*
H.F. KAHLER, P.E.
COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL AREA THIS PLAT	223,746 sq. ft.	5.1365 AC.
AREA OF RESIDENTIAL PARCEL (PARCEL A)	133,595.0028 sq. ft.	3.0669 AC.
AREA OF PRIVATE ROAD R/W (PARCEL R)	45,406.1662 sq. ft.	1.0424 AC.
AREA OF ACCESS (PARCEL R-1)	44,744.8310 sq. ft.	1.0272 AC.
NUMBER OF UNITS PROPOSED	50	
DENSITY (UNITS PER GROSS ACRE)	9.7343	
LAND USE TOWNHOUSE / GARDEN APARTMENTS		

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SURVEYOR'S NOTES

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.

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "BOCA POINTE NO. 3" AS RECORDED IN PLAT BOOK 46 AT PAGES 123, 124 AND 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SOUTH LINE TRACT "A" S50°26'42"W
P.R.M. - INDICATES A 4" x 4" x 36" CONCRETE PERMANENT REFERENCE MONUMENT WITH A BRASS DISK STAMPED NO. 1930.

P.C.P. - INDICATES PERMANENT CONTROL POINT AND IS A NAIL IN BRASS SURVEY CAP STAMPED NO. 1930.

SURVEY DATA IN FIELD BOOK 63

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

I, ANDREW JACOBSON, OF THE FIRM OF COHEN, SCHERER, COHEN AND SILVERMAN, 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 PORTEN SULLIVAN CORPORATION OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

August 11, 1987
DATE
By: *Andrew Jacobson*
ANDREW JACOBSON
COHEN, SCHERER, COHEN & SILVERMAN
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

MORTGAGE CERTIFICATE

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS, OR OTHER ENCUMBRANCES 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 MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5082 AT PAGE 3 AND OFFICIAL RECORD BOOK 5082 PAGE 33 ALL 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 EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF August, 1987.

UNITED SAVINGS BANK
formerly known as
UNITED SAVINGS AND LOAN ASSOCIATION
A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ASSOCIATION
AUTHORIZED TO DO BUSINESS IN FLORIDA
ATTEST: *Margaret Schnoor*
MARGARET SCHNOOR
V.P. & ASST. SECRETARY
By: *Cynthia L. Pysier*
CYNTHIA L. PYSIER
EXECUTIVE VICE PRESIDENT

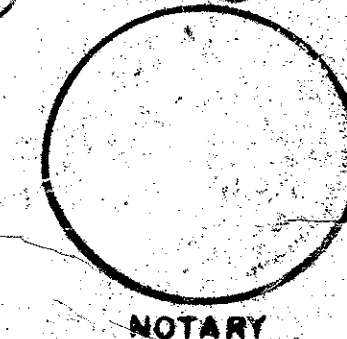
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED STEPHAN L. PORTEN AND SHERRON SKIBO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, 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 18 DAY OF August, 1987.

MY COMMISSION EXPIRES: *10/31/88*
By: *John B. Dunkle*
JOHN B. DUNKLE
NOTARY PUBLIC
STATE OF FLORIDA



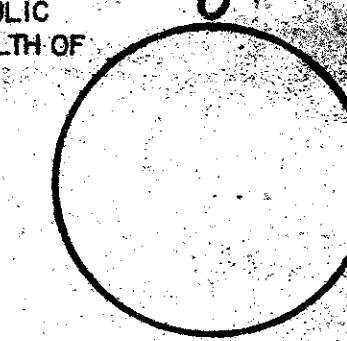
ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) S.S.

BEFORE ME PERSONALLY APPEARED MARGARET SCHNOOR AND CYNTHIA L. FISHER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT/ASST. SECRETARY AND EXECUTIVE VICE PRESIDENT OF UNITED SAVINGS BANK, A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ORGANIZATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID COMPANY, 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 14th DAY OF August, 1987.

MY COMMISSION EXPIRES: *10/31/88*
By: *Barbara P. Waughan*
BARBARA P. WAUGHAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA



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 THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, 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.

8/16/87
DATE
By: *George W. Caulfield*
GEORGE W. CAULFIELD
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 1930

MONTEGO BAY # 1 58/15
SURVEYOR

0211-011

SUBDIVISION: Montego Bay
BOOK: 58
PAGE: 15
FLOOD ZONE: F01
QUAD: 39
ZONINGS: CS PUD
PUD NAME: Boca Pointe
ZIP CODE: 33433
TAZ: 686