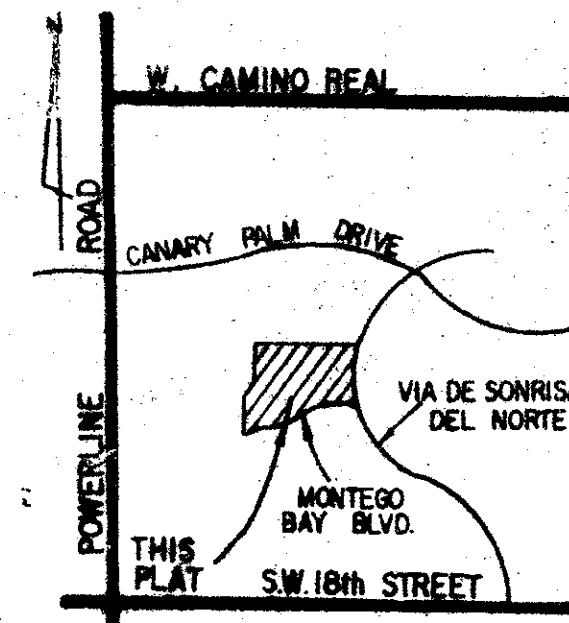


MONTEGO BAY PLAT 2

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 11:59 A.M.
THIS 24 DAY OF September
A.D. 1987 AND DULY RECORDED
IN PLAT BOOK 58 ON
PAGES 17 AND 18

JOHN B. DUNKLE,
CLERK, CIRCUIT COURT
BY Dawn A. Martin
DEPUTY CLERK



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 2", 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 SAID TRACT "A"; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TRACT "A" ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 17°04'45" E., HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 84°29'41", AN ARC DISTANCE OF 117.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE SOUTHERLY ALONG SAID EAST LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 41°24'35", AN ARC DISTANCE OF 28.91 FEET TO THE POINT OF TANGENCY; THENCE S. 25°50'02" W. CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 83.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY CONTINUING ALONG SAID EAST LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 148.29 FEET, A CENTRAL ANGLE OF 14°25'37", AN ARC DISTANCE OF 37.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE SOUTHERLY ALONG SAID EAST LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 148.29 FEET, A CENTRAL ANGLE OF 14°37'18", AN ARC DISTANCE OF 37.84 FEET; THENCE S. 65°40'47" W., A DISTANCE OF 32.17 FEET; THENCE N. 74°16'48" W., A DISTANCE OF 65.88 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 56°41'02", AN ARC DISTANCE OF 217.59 FEET TO THE POINT OF TANGENCY; THENCE S. 49°03'10" W., A DISTANCE OF 125.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 35°32'51", AN ARC DISTANCE OF 69.02 FEET TO THE POINT OF TANGENCY; THENCE S. 88°36'01" W., A DISTANCE OF 52.60 FEET; THENCE N. 01°23'59" W., A DISTANCE OF 140.00 FEET; THENCE N. 36°57'14" E., A DISTANCE OF 52.91 FEET; THENCE N. 00°33'05" W., A DISTANCE OF 220.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "A"; THENCE N. 89°26'55" E. ALONG SAID NORTH LINE, A DISTANCE OF 611.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,

CONTAINING 164,157 SQUARE FEET / 3.77 ACRES, MORE OR LESS.

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

- STREETS**
THAT PARCEL FOR PRIVATE ROAD, UTILITY, DRAINAGE AND PARKING PURPOSES SHOWN HEREON AS PARCEL R-2 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 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 MONTEGO BAY AT BOCA POINTE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - 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.
- RECREATION AREA** - THE RECREATION AREA SHOWN HEREON AS PARCEL "D" 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 OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE** - PARCEL "E" FOR OPEN SPACE AND PARKING PURPOSES, 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 OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 10 DAY OF AUGUST, 1987.

PORTEN SULLIVAN CORPORATION OF FLORIDA
CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Sherron Skibo* SECRETARY
BY: *Stephan L. Porten* VICE PRESIDENT

PORTEN SULLIVAN
COUNTY COMMISSION
COUNTY ENGINEER

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

COUNTY ENGINEER

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

BY: *H.F. Kahler*
H.F. KAHLERT, P.E.
COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL AREA THIS PLAT	164,157 SQ. FT.	3.77 AC.
AREA OF RESIDENTIAL PARCEL (PARCEL B)	121,676.0887 S.F.	2.7933 AC.
AREA OF ACCESS (PARCEL R-2)	27,856.0501 S.F.	0.6394 AC.
AREA OF OPEN SPACE	1,256.6371 S.F.	0.0288 AC.
AREA OF RECREATION PARCEL (PARCEL D)	13,369.2241 S.F.	0.3069 AC.
NO. OF UNITS PROPOSED		30
DENSITY (UNITS PER GROSS ACRE)		7.9576
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, NORTH LINE TRACT "A" N89°26'55"E.

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, COHN 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 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.

August 11/1987
DATE

Andrew Jacobson
ANDREW JACOBSON
COHEN, SCHERER, COHN & 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 5052 AT PAGE 3 AND OFFICIAL RECORD BOOK 5052 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 10TH 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* BY: *Cynthia L. Fisher*
MARGARET SCHNOOR V.P. ASST. SECRETARY
CYNTHIA L. FISHER EXECUTIVE VICE PRESIDENT

DATE 8/11/87
UNITED SAVINGS BANK

ACKNOWLEDGEMENT

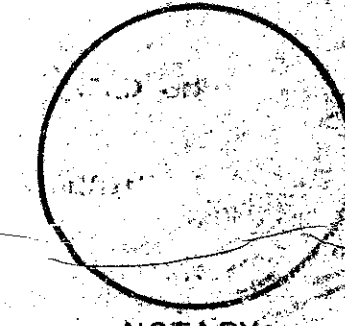
STATE OF FLORIDA)
COUNTY OF PALM BEACH) s.s.

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 10 DAY OF AUGUST, 1987.

MY COMMISSION EXPIRES: *11/11/91*

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 ASSOCIATION, 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 10th DAY OF AUGUST, 1987.

MY COMMISSION EXPIRES: *4/14/91*

Dymore Vaughn
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.

DATE 8/11/87
BY: *George W. Caulfield*
GEORGE W. CAULFIELD
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 1930

Montego Bay #2 58/17

SUBDIVISION - Montego Bay #2
BOOK 58 PAGE 17
FLOOD ZONE AO - FLOOD MAP # 240 B
QUAD # 39 ZONING RS
SE PUD ZIP CODE 33433
PUD NAME Boca Pointe
TAZ 686