

IMPERIAL ROYALE

A REPLAT OF A PORTION OF TRACT "C" OF BOCA POINTE No.1 P.U.D. ACCORDING TO PLAT BOOK 42, PAGE 141 THRU 143 INCL. AND A PORTION OF PROMENADE DRIVE AS SHOWN ON PROMENADE AT BOCA POINTE No.1, ACCORDING TO PLAT BOOK 45, PAGES 119 AND 120, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING AND BEING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
299 GAMING GARDENS BLVD., BOCA RATON, FLA. 33432

APRIL 1986 JOB No. 1686
PRMs Set 7/16/87, ON 870771

29 October
58 78-79
James C. Platt

REPLAT OF THE TRACT
As shown on the replat, the replat is a replat of Tract "C" of Boca Pointe No. 1 P.U.D. and a portion of Promenade Drive as shown on Plat Book 45, Pages 119 and 120, both of the Public Records of Palm Beach County, Florida. The replat is being prepared for the purpose of subdividing the land into lots and blocks and for the purpose of recording the replat in the Public Records of Palm Beach County, Florida.

- UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- SEWERAGE EASEMENTS - THE SEWERAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO BOCA POINTE COMMUNITY ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SHALL BE APPURTENANT TO ALL OWNERS OF RESIDENTIAL PROPERTY AND RESIDENTIAL UNITS IN SAID TRACT C, SAVE AND EXCEPT THAT PORTION KNOWN AS SOUTHWINDS AT BOCA POINTE AS DEPOSED IN PLAT BOOK 50, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

IN WITNESS WHEREOF, SAID PARTIES-HITHERTO, a meeting held at Palm Beach, Florida, this 19th day of September 1986.

[Signatures of Gordon Heckelbaum and Morris Richter]
Gordon Heckelbaum, President
Morris Richter, Secretary

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Gordon Heckelbaum and Morris Richter, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Y19e Properties-Imperial, Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, 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 as general partner of said Property-Imperial, a Florida General Partnership.

WITNESS my hand and official seal this 19th day of September 1986.

Notary Public Seal
Y19e Properties, Imperial, Inc. Seal

LEGAL DESCRIPTION
A portion of Tract "C" of Boca Pointe No. 1 P.U.D., as shown on the replat, located as recorded in Plat Book 42, Pages 141 thru 143, inclusive, and a portion of Promenade Drive as shown on Plat Book 45, Pages 119 and 120, both of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

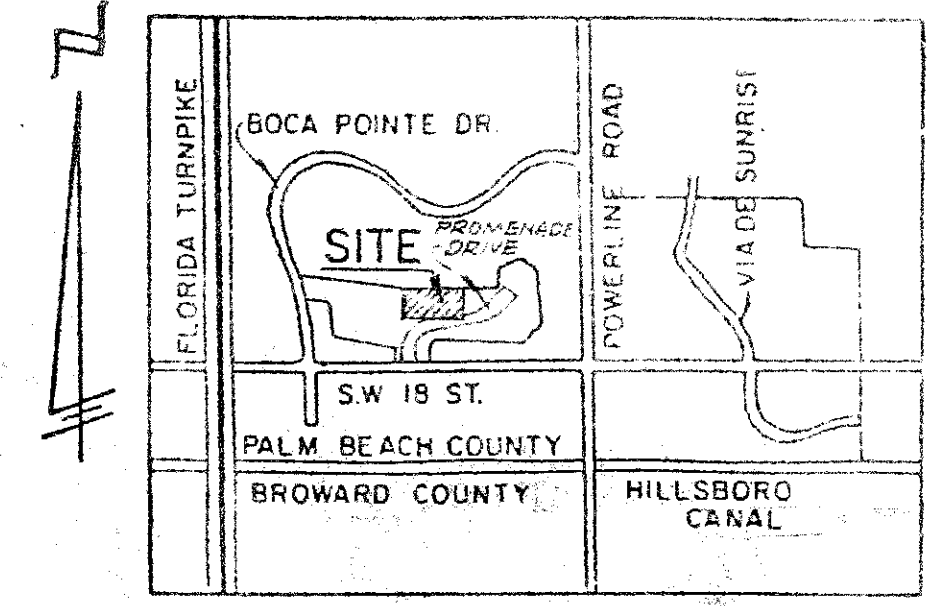
Begin at the northeast corner of Tract "A" of Boca Pointe No. 1 P.U.D., as shown on the replat, as recorded in Plat Book 42, Page 141, and following three (3) sides as follows: north along the north line of Tract "A" of Boca Pointe No. 1 P.U.D., being south 88° 11' 44" west 142.24 feet; east along the east line of Tract "A" of Boca Pointe No. 1 P.U.D., being south 88° 11' 44" west 142.24 feet; and south along the south line of Tract "A" of Boca Pointe No. 1 P.U.D., being north 88° 11' 44" east 142.24 feet to a point of intersection of the east line of Tract "A" and the west line of Tract "B" of Boca Pointe No. 1 P.U.D., as shown on the replat, as recorded in Plat Book 42, Pages 141 thru 143, inclusive. From the point of intersection of the east line of Tract "A" and the west line of Tract "B" of Boca Pointe No. 1 P.U.D., following the south line of Tract "B" of Boca Pointe No. 1 P.U.D., being north 88° 11' 44" east 142.24 feet to a point of intersection of the south line of Tract "B" and the west line of Tract "B" of Boca Pointe No. 1 P.U.D., as shown on the replat, as recorded in Plat Book 42, Pages 141 thru 143, inclusive. From the point of intersection of the south line of Tract "B" and the west line of Tract "B" of Boca Pointe No. 1 P.U.D., following the west line of Tract "B" of Boca Pointe No. 1 P.U.D., being north 88° 11' 44" east 142.24 feet to a point of intersection of the west line of Tract "B" and the north line of Tract "B" of Boca Pointe No. 1 P.U.D., as shown on the replat, as recorded in Plat Book 42, Pages 141 thru 143, inclusive. From the point of intersection of the west line of Tract "B" and the north line of Tract "B" of Boca Pointe No. 1 P.U.D., following the north line of Tract "B" of Boca Pointe No. 1 P.U.D., being south 88° 11' 44" west 142.24 feet to the northeast corner of Tract "C" of Boca Pointe No. 1 P.U.D., as shown on the replat, as recorded in Plat Book 42, Pages 141 thru 143, inclusive.

From the above area and being in Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida, and containing 4.659 acres, more or less.

NOTES
P.R.M. - Indicates Permanent Reference Monument
P.C.P. - Indicates Permanent Control Point

Bearing reference of S. 78° 21' 34" W. is based on a course common with this plat and to the plat of Tract "C", Boca Pointe No. 1, recorded in Plat Book 42, Pages 141 to 143, Palm Beach County records.
No buildings or any kind of construction shall be placed in 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.

EXPLANATION:
Type of Units: 56 Condominiums
Total Acres: 4.659 Acres



LOCATION MAP
1" = 1 MILE

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein and hereby join in and consent to the dedication of the land described in said dedication by the laws thereof and that its mortgage which is recorded in Official Record Book 5029 at Page 583 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown herein.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and Secretary, by its SECRETARY and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11 day of SEPTEMBER 1987.

[Signature: Daniel R. Weller]
Vice President
[Signature: Joseph A. Murphy]
Secretary

ACKNOWLEDGMENT
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Daniel R. Weller and Joseph A. Murphy, 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 Markborough Florida, Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, 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 11th day of SEPTEMBER, 1987.

My commission expires: May 22, 1990
[Signature: Carl L. Skiles]
Notary Public

Seal Notary Public Seal
Markborough Florida Seal

DECLARATION OF TITLE
STATE OF FLORIDA
COUNTY OF PALM BEACH
JEFFREY A. GIBSON, PA ATTORNEY AT LAW, duly licensed in the State of Florida, hereby certifies that I have examined the title to the hereinafter described property, that the title to the property is vested in the parties named in the foregoing instrument and that the parties named in the foregoing instrument have been paid and the property is not encumbered by any mortgage or other lien, and that the property is not found to be subject to any deed restrictions, liens, or other encumbrances and do not affect the subdivision of the property.
GIBSON
[Signature: Jeffrey A. Gibson]
Attorney at Law

APPROVAL
Board of County Commissioners
Palm Beach County, Florida
This instrument is hereby filed for record in the Public Records of Palm Beach County, Florida on the 17th day of OCTOBER 1987.
[Signature: Daniel R. Weller]

This instrument is hereby filed for record in the Public Records of Palm Beach County, Florida on the 27th day of OCTOBER 1987.
[Signature: Daniel R. Weller]
Notary Public

SUBJECT'S CERTIFICATE
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND 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 PLACED UNDER THE GUARANTEED POSTED SURVEY WITHIN PALM BEACH COUNTY AND THE REQUIRED IMPROVEMENTS AND THEREBY THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLA. STATUTES, AS AMENDED, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS PER CHAPTER 177-01.00 OF THE ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature: Daniel C. Fortin]
DANIEL C. FORTIN
REGISTERED SURVEYOR NO. 228
STATE OF FLORIDA
0211-012
THE INSTRUMENT WAS PREPARED BY CARL L. SKILES
FORTIN, LEAVY, SKILES, INC.
299 GAMING GARDENS BOULEVARD
BOCA RATON, FLORIDA 33432
IMPERIAL ROYALE 58/78 SHEET
Surveyor's Seal

39/47/42
April Doyle
78 1408
RS 33433
58 401
SE PUD
PUD NAME
TAYLOR
Seal

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA REDEVELOPER NUMBER 0728