

175
STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This plat was filed for record at
3:00 PM this 9th day of
DECEMBER 1993 and duly recorded in
Plat Book No 71 on page 175-177
DOROTHY H. WILKEN, Clerk Circuit Court
By _____

THE PLAT OF COSTA BRAVA, A P.U.D.

BEING A REPLAT OF A PORTION OF TRACT E OF THE PLAT OF BOCA
POINTE NO. 4, AS RECORDED IN PLAT BOOK 43, PAGES 194 THROUGH 196
LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, STATE OF FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWS HEREON AS THE PLAT OF COSTA BRAVA, A P.U.D. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT E OF THE PLAT OF BOCA POINTE NO. 4, AS RECORDED IN PLAT BOOK 43, PAGES 194 THROUGH 196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THAT PORTION THEREOF DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS SHOWN ON THE SAID PLAT.

CONTAINING 28.973 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS: TRACT A - COSTA BRAVA BOULEVARD, BRAVA WAY, RAKELLI CIRCLE, COLOMERA DRIVE, EVORA DRIVE, AND ALZIRA CIRCLE AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE AND BUFFER TRACTS: TRACTS B, C, D, E, AND F AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LANDSCAPE MAINTENANCE EASEMENT: THE LANDSCAPE MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING SHALL BE PLACED ON THE LANDSCAPE MAINTENANCE EASEMENT WHERE IT OVERLAPS THE DRAINAGE EASEMENT.
- RECREATION AREA: TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT: TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACT: TRACT G, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE MAINTENANCE ACCESS EASEMENT: THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE/FENCE/SCREEN ENCLOSURE MAINTENANCE EASEMENT: THE LAKE/FENCE/SCREEN ENCLOSURE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT AND FOR PURPOSES OF PERFORMING ANY AND ALL FENCE AND SCREEN ENCLOSURE MAINTENANCE TO THE USE PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM DESCRIBED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF AUGUST, 1993.

WITNESS: MAFB By: [Signature]
By: [Signature]
JOHN A. KRZYWICKI, VICE-PRESIDENT
ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION:

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN A. KRZYWICKI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 17th DAY OF AUGUST 1993.
MY COMMISSION EXPIRES: 4/1/94 [Signature] NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9th DAY OF AUGUST 1993.

WITNESS: [Signature] By: [Signature]
By: [Signature] MARK A. BIDWELL, PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK A. BIDWELL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COSTA BRAVA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 9th DAY OF AUGUST 1993.
MY COMMISSION EXPIRES: 4/1/94 [Signature] NOTARY PUBLIC

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 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 7288 AT PAGE 966 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 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 1993.

WITNESS: [Signature] By: [Signature]
By: [Signature] Robin A. Carr, V.P.

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

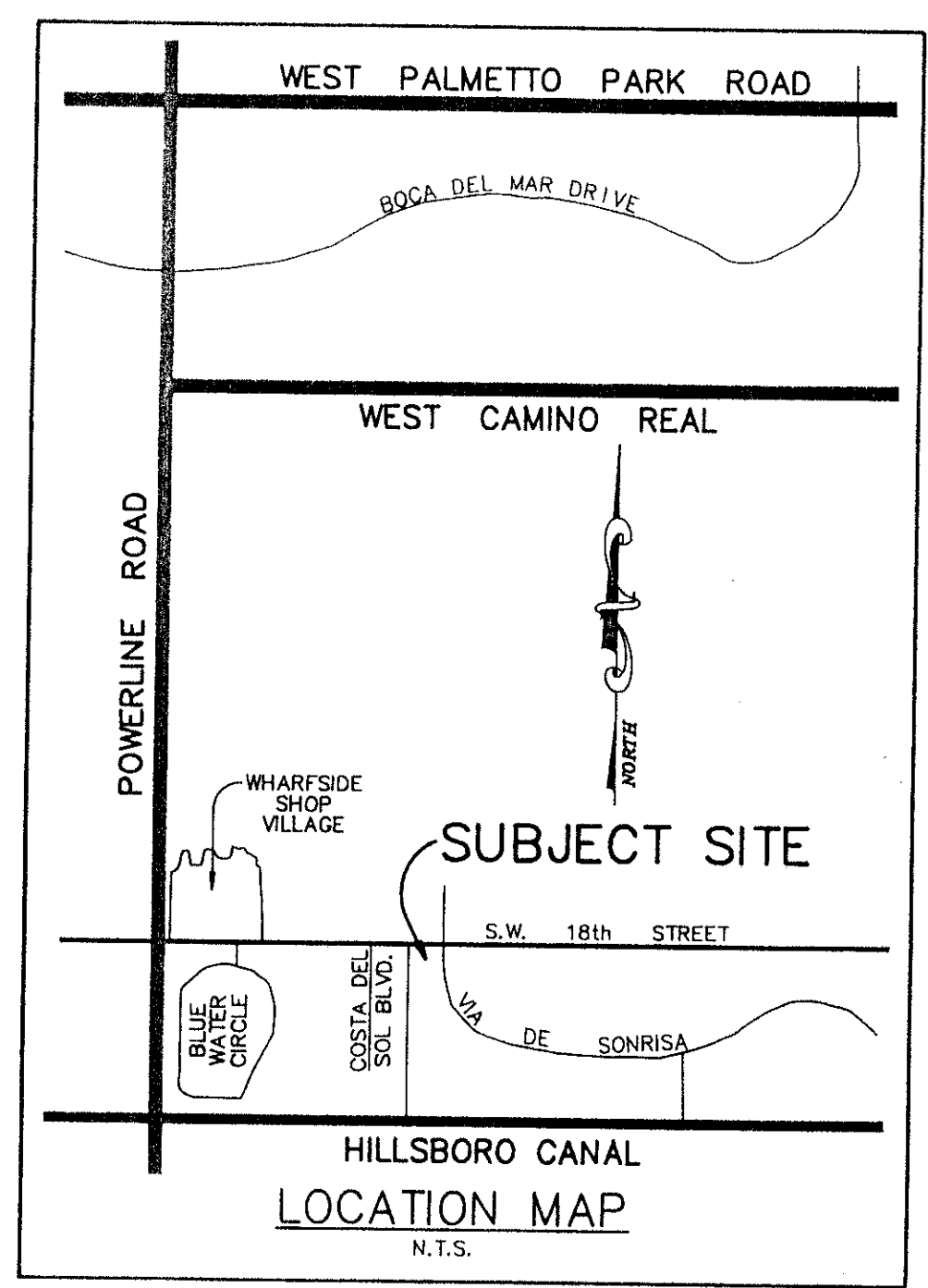
BEFORE ME PERSONALLY APPEARED Robin A. Carr who is PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 10th DAY OF AUGUST 1993.
MY COMMISSION EXPIRES: 4/1/94 [Signature] NOTARY PUBLIC

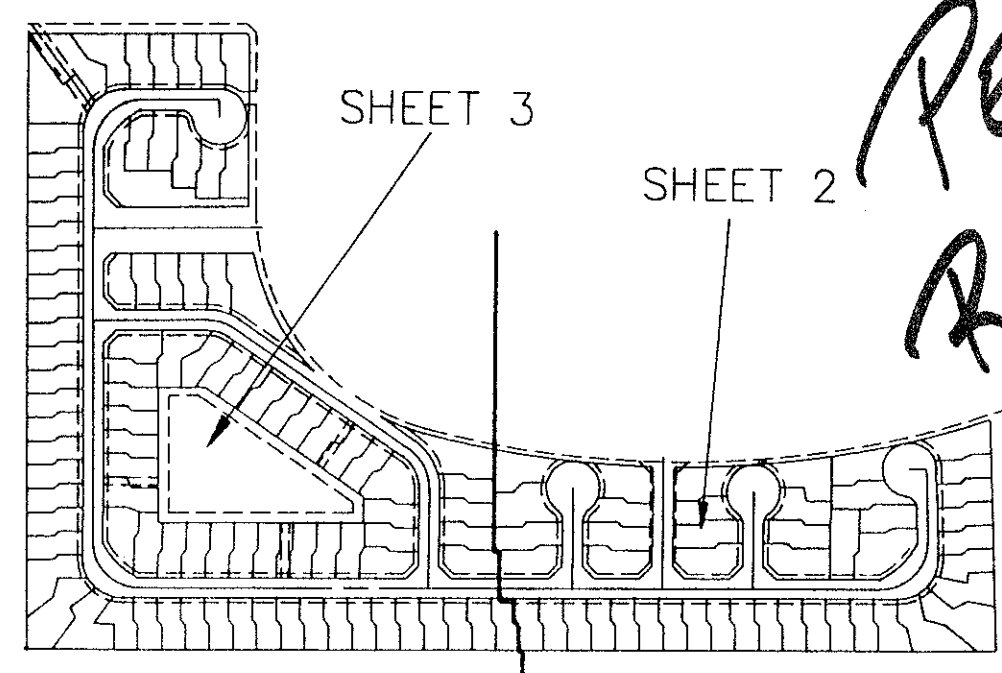
TITLE CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ENGLE HOMES/PALM BEACH, INC. A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: September 21, 1993 UNIVERSAL LAND TITLE, INC.
By: [Signature] [Signature]



P.U.D. DENSITY TABULATION	PETITION NO. 73-85E
AREA LANDSCAPE & BUFFER (TRACTS B,C,D,E, & F)	1.875 ACRE
AREA OF LAKE (TRACT L)	1.721 ACRE
AREA OF OPEN SPACE (TRACT G)	0.066 ACRE
AREA OF PRIVATE ROADWAY	5.671 ACRES
AREA OF RECREATION (TRACT R)	0.357 ACRE
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	139
DENSITY PROPOSED THIS PLAT	4.8 UNITS/ACRE
AREA OF RESIDENTIAL PARCELS	19.283 ACRES
TOTAL AREA THIS PLAT	28.973 ACRES



INDEX MAP

PET. 73-85E
ROADS 1192' SFD
90% PER UNIT
MULTI

COUNTY AND ZONING
PALM BEACH COUNTY ZONING CODE: RS/SE
THE NORTH HALF OF SECTION 34, TWP. 47 S., RGE. 42 E.

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ___ DAY OF

BY: [Signature] CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK
BY: [Signature] DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF AUGUST 1993
BY: [Signature] GEORGE T. WEBB P.E., COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: ■ P.R.M. LB.#4241
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: ⊙ P.R.M. LB.#4241
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
A. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, IN THE AREAS OF INTERSECTION OF DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARING DATUM: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST IS ASSUMED TO BE N 00°05'27" W AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- HILLSBORO CANAL RIGHT OF WAY - ANY USE OF THE HILLSBORO CANAL RIGHT OF WAY BY OWNERS OF ADJACENT LOTS REQUIRES PERMITS FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

SURVEYOR'S CERTIFICATION:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8/24/93 BY: [Signature]
JAMES R. ZEIS, P.L.S.
REGISTRATION NUMBER 5030
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY DAVID L. SMITH IN THE OFFICES OF F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, (407) 478-7178

DATE: 4/14/93
APPROVED BY: _____
PLOTTED BY: [Signature]
JOB NUMBER: _____

F.R.S. & ASSOCIATES
LAND SURVEYORS AND LAND PLANNERS
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407 (407) 478-7178

SCALE: N/A
DATE: 4/14/93
APPROVED BY: _____
PLOTTED BY: [Signature]
JOB NUMBER: _____

THE PLAT OF COSTA BRAVA, A P.U.D.
BEING A REPLAT OF A PORTION OF
TRACT E OF THE PLAT OF BOCA POINTE NO. 4

92-S-46A

TAZ 682
SUBDIVISION COSTA BRAVA
BOOK 71 PAGE 175
PLAT BOOK 40-1 PLAT MAP #240B
ZONING RS
BE 73-85
REVISED BOCA POINTE