

SATURNIA

LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF BOCA RATON - PALM BEACH COUNTY - FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA VILLAS & ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SATURNIA", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That portion of Government Lot 2, Section 32, Township 47 South, Range 43 East, Palm Beach County, Florida, City of Boca Raton, described as follows:

Commencing at the point of intersection of the West right-of-way line of State Road 1A, 100.00 feet (sic) right-of-way, and the North right-of-way of Osceola Drive, an 80.00 foot (sic) right-of-way, as now laid out; thence Westerly along the North right-of-way of Osceola Drive, a distance of 195.00 feet to the POINT OF BEGINNING of lands herein described; thence continuing along last mentioned course, a distance of 156.07 feet to the East right-of-way of Banyan Road as shown on the plat of Spanish River Land Company, Unit #2, Plat Book 25, Page 111; thence Northerly, along said West (sic) right-of-way, forming an included angle of 89 degrees 56', a distance of 217.93 feet; thence Eastwary, forming an included angle of 90 degrees 20' a distance of 189.58 feet, to a point 198.54 feet West of the West right-of-way of State Road 1A thence Southerly, forming an included angle of 88 degrees 43' a distance of 217.94 feet to the POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.94 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 DEDICATED TO THE SATURNIA HOMEOWNERS ASSOCIATION, INC. TO PROVIDE INGRESS AND EGRESS FOR PRIVATE ROADWAY PURPOSES, AND OPEN SPACE USE, AND FOR SIGNAGE, BUFFERS, PERIMETER WALLS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

PARCEL B IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR RIGHT-OF-WAY PURPOSES.

AND DOES HEREBY GRANT THE FOLLOWING EASEMENTS:

AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, TELEPHONE AND OTHER PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION SYSTEMS, IS HEREBY GRANTED OVER, ON AND UNDER THAT TRACT DESIGNATED AS PARCEL A AND UTILITY EASEMENT TO THE CITY OF BOCA RATON, SATURNIA HOMEOWNERS ASSOCIATION, INC., FLORIDA POWER & LIGHT COMPANY, SOUTHERN BELL AND TO SUCH OTHER PROVIDERS OF PUBLIC UTILITIES, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

AN EASEMENT FOR ACCESS IS HEREBY GRANTED TO THE CITY OF BOCA RATON OVER TRACT DESIGNATED AS PARCEL A, FOR EMERGENCY SERVICES.

CABLE TELEVISION CAN USE UTILITY EASEMENTS. THE CABLE COMPANY IS RESPONSIBLE FOR DAMAGE TO UTILITIES IN EASEMENT.

THE NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, RELATED PROPERTIES, INC., A FLORIDA CORPORATION, AND RELATED PROPERTIES II, INC., A FLORIDA CORPORATION, THIS 4th DAY OF November, 1997.

BOCA VILLAS & ASSOCIATES
A FLORIDA GENERAL PARTNERSHIP
RELATED PROPERTIES, INC.
A FLORIDA CORPORATION,
AS GENERAL PARTNER
WITNESS: Tonyia B. Kaczmarek
NAME (PRINTED): Tonyia B. Kaczmarek
WITNESS: Marianne Flores
NAME (PRINTED): MARIANNE FLORES
BY: Zvi Levin
NAME (PRINTED): ZVI LEVIN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida | SS
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ZVI LEVIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RELATED PROPERTIES, INC., A FLORIDA CORPORATION, AND 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 4th DAY OF November, 1997.

MY COMMISSION EXPIRES: Wendy Vogel
WENDY VOGEL
COMMISSIONER OF CERTIFICATES
EXPIRES OCT 10, 2000
NOTARY PUBLIC

WITNESS: Tonyia B. Kaczmarek
NAME (PRINTED): Tonyia B. Kaczmarek
WITNESS: Marianne Flores
NAME (PRINTED): MARIANNE FLORES
BY: Zvi Levin
NAME (PRINTED): ZVI LEVIN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida | SS
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ZVI LEVIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RELATED PROPERTIES II, INC., A FLORIDA CORPORATION, AND 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 4th DAY OF November, 1997.

MY COMMISSION EXPIRES: Wendy Vogel
WENDY VOGEL
COMMISSIONER OF CERTIFICATES
EXPIRES OCT 10, 2000
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SHERMETA ASSOCIATES, INC.
CONSULTING ENGINEERS

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MORTGAGEE'S CONSENT

STATE OF Florida | SS
COUNTY OF Palm Beach

THE CARL FISHER TRUST HEREBY CERTIFIES THAT IT IS THE MORTGAGEE ON THE LANDS DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER THE LANDS DESCRIBED HEREIN BY THE OWNER HEREOF AND AGREES THAT ITS MORTGAGE AND SECOND MORTGAGE WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 9413, AT PAGE 1774, AND OFFICIAL RECORDS BOOK 9413, AT PAGE 1787 RESPECTIVELY, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE JUNIOR AND SUBORDINATE TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER LANDS DESCRIBED HEREIN.

IN WITNESS WHEREOF, I HELEN FISCHER, AS TRUSTEE OF THE CARL FISCHER TRUST, DO HEREBY SET MY HAND AND SEAL THIS 31 DAY OF October, 1997.

WITNESS: Deborah A. Hayes BY: Helen M. Fischer
NAME (PRINTED): Deborah A. Hayes HELEN FISCHER, TRUSTEE
WITNESS: Dreng Petow
NAME (PRINTED): DRENG PETOW

ACKNOWLEDGEMENT

STATE OF Florida | SS
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED HELEN FISCHER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Divorce License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF October, 1997.

MY COMMISSION EXPIRES: Wendy Vogel
WENDY VOGEL
COMMISSIONER OF CERTIFICATES
EXPIRES OCT 10, 2000
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA | SS
COUNTY OF PALM BEACH

ROBERT A. EISEN, AN ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA VILLAS & ASSOCIATES; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

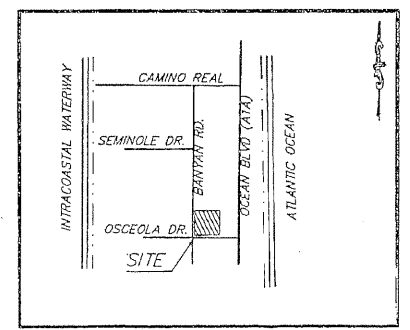
BY: Robert A. Eisen DATE: 10-29-97
ROBERT A. EISEN, ATTORNEY AT LAW

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 (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND PATTING ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

MANUEL A. GUTIERREZ, P.L.S.
REGISTERED SURVEYOR NO. 4102
STATE OF FLORIDA

Seals and stamps for SURVEYOR'S SEAL, RELATED PROPERTIES, INC. CORPORATE SEAL, NOTARY (Wendy Vogel), RELATED PROPERTIES II, INC. CORPORATE SEAL, NOTARY (Wendy Vogel), NOTARY (Wendy Vogel), CARL FISCHER TRUST, FIRST UNION MORTGAGE CORPORATION CORPORATE SEAL, NOTARY, and CITY OF BOCA RATON.



LOCATION MAP
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 43 EAST
NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA | SS
COUNTY OF _____

FIRST UNION MORTGAGE CORPORATION, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE MORTGAGEE ON THE LANDS DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER THE LANDS DESCRIBED HEREIN BY THE OWNER HEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE JUNIOR AND SUBORDINATE TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER LANDS DESCRIBED HEREIN.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 19____.

FIRST UNION MORTGAGE CORPORATION
A FLORIDA CORPORATION,

WITNESS: _____ BY: _____
NAME (PRINTED): _____ PRINTED NAME: _____ TITLE: _____
WITNESS: _____
NAME (PRINTED): _____

ACKNOWLEDGEMENT

STATE OF FLORIDA | SS
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF FIRST UNION MORTGAGE CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE (SHE) 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 _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION, _____ ADOPTED BY SAID CITY COUNCIL, ON THIS 25 DAY OF November, 1997.

BY: Sandra M. McGinn
SANDRA M. MCGINN
DIRECTOR OF DEVELOPMENT SERVICES
BY: L.S.N.S.
MAURICE C. MOREL, P.E.
CITY CIVIL ENGINEER
BY: Carolee Brindquater
CAROLEE BRINDQUATER
CITY CLERK
BY: Carol G. Hanson
CAROL G. HANSON
MAYOR