

# THE VINEYARDS

0708-001

BEING A REPLAT OF TRACTS 11, 12 AND 13, BLOCK 81, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 3

136

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_  
AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY \_\_\_\_\_ D.C.

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VINEYARDS OF BOCA RATON HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29<sup>th</sup> DAY OF SEPTEMBER, 1997.

VINEYARDS OF BOCA RATON HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
ELIE BERDOUGO, PRESIDENT

**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 9431 AT PAGE 335 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30<sup>th</sup> DAY OF SEPTEMBER, 1997.

FIRST BANK OF FLORIDA  
A FLORIDA CORPORATION

WITNESS: [Signature] BY: [Signature]  
F. DEVOE BASSFORD,  
VICE PRESIDENT

**TABULAR DATA**

TOTAL ACREAGE	14.36 ACRES
TRACT "A"	0.60 ACRES
TRACT "B"	0.45 ACRES
TRACT "C"	0.36 ACRES
ROADS	4.79 ACRES
L.W.D. L-48 CANAL EASEMENT	0.15 ACRES
WATER MANAGEMENT TRACT "W"	1.75 ACRES
LOTS	6.26 ACRES
DENSITY	4.74 D.U./ACRE

*RET. 96-8  
CURRENT  
5/3/3/m*

**ACKNOWLEDGEMENTS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Elie Berdougo WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VINEYARDS OF BOCA RATON HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, 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 29 DAY OF September, 1997.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

**ACKNOWLEDGEMENTS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED F. DEVOE BASSFORD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST 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 30<sup>th</sup> DAY OF SEPTEMBER, 1997.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

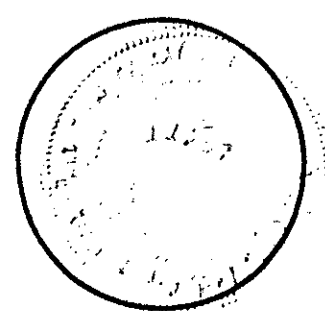
**SURVEYOR'S NOTES:**

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)  
○ DENOTES SET PERMANENT CONTROL POINTS #5019 (P.C.P.)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 13, BLOCK 81, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING NORTH 00°27'35" WEST WHICH IS RELATIVE TO GRID DATUM, NAD 83 1990 ADJUSTMENT.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- U.E. DENOTES UTILITY EASEMENTS  
R DENOTES RADIUS  
L DENOTES ARC LENGTH  
Δ DENOTES DELTA ANGLE  
C DENOTES CENTERLINE  
RL DENOTES RADIAL LINE  
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
L.A.E. DENOTES LIMITED ACCESS EASEMENT
- ALL BEARINGS SHOWN HEREON ARE TO BE ASSUMED NON RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL)

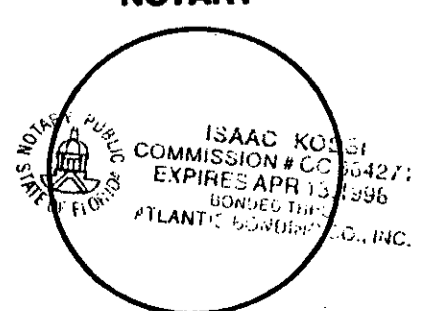
*82/136*

SUBMISSION # The Vineyards  
 BOOK 82 PAGE 136  
 FLOOD MAP # 2408  
 ZONING RS  
 96-008 ZIP CODE 33433  
 P.O. BOX 788  
 TAZ

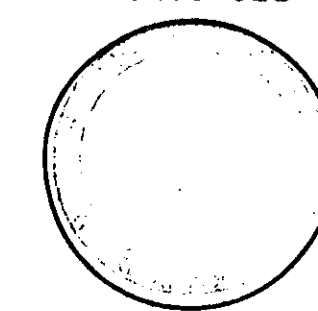
VINEYARDS OF BOCA RATON HOMEOWNERS ASSOCIATION, INC.



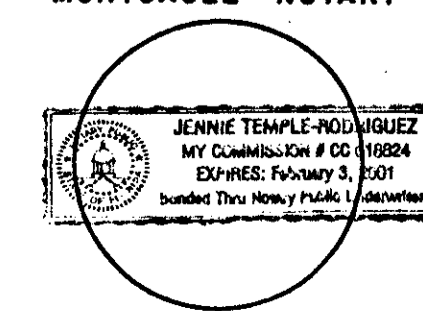
NOTARY



MORTGAGEE



MORTGAGEE NOTARY



0708-001

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**THE VINEYARDS**