



VICINITY SKETCH

LEGAL

A parcel of land lying in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, said land being more particularly described as follows:
Commencing at the Southeast corner of Section 22, thence with a bearing of N. 0° 43' 12" W., along the East line of Section 22 a distance of 200.00 feet to the Point of Beginning; thence with a bearing of S. 89° 01' 09" W., a distance of 232.02 feet to a point; thence with a bearing of S. 80° 19' 32" W., a distance of 212.10 feet to a point; thence with a bearing of N. 84° 34' 53" W., a distance of 402.35 feet to a point on the East right-of-way line of Powerline Road; thence with a bearing of N. 0° 29' 32" W., along the East right-of-way line of Powerline Road, said line also being 51.00 feet East and parallel to the West line of Section 22, a distance of 1400.00 feet to a point; thence with a curve to the right having a radius of 1857.06 feet, an arc length of 438.48 feet to a point; thence with a reverse curve to the left having a radius of 1963.06 feet, an arc length of 443.41 feet to a point; thence with a bearing of N. 0° 29' 32" W., a distance of 171.53 feet to a point on the East-West Quarter line of Section 22, thence with a bearing of N. 88° 55' 09" E., along the East-West Quarter line of Section 22, a distance of 3209.41 feet to the East Quarter corner of Section 22; thence with a bearing of S. 0° 43' 12" E., along the East line of Section 22, a distance of 2495.22 feet more or less to the Point of Beginning.

MORTGAGE CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That FIRST BANK AND TRUST COMPANY OF BOCA RATON, NATIONAL ASSOCIATION, a Florida Corporation, the Owner and holder of a mortgage dated March 2nd A.D. 1973 and recorded in O. R. Book 2149, Page 285-289 of the Public Records of Palm Beach County, Florida, April 20th A.D. 1973 respectively encumbering the above described property, does hereby consent to the filing of this plat and the dedication of easements shown hereon.
Witness my hand and seal this 22nd day of August, A.D. 1973.

Witness: Kenneth N. Bradshaw, Executive Vice President; William H. Whillels, Senior Vice-President & Cashier.

ACKNOWLEDGEMENT

I hereby certify, that on this day personally appeared before me, an officer of the County of Palm Beach, duly authorized by law, to administer oaths and take acknowledgments, KENNETH N. BRADSHAW and WILLIAM H. WHILLELS, individuals to me well known and known to me and they acknowledged before me that they made their above stated dedication for purposes shown hereon. In witness I have hereon set my hand and seal this 22nd day of August, A.D. 1973.

My Commission Expires: 4-30-76

PLANNING COMMISSION

This plat is hereby approved for record this 22nd day of August, A.D. 1973.

By: Chairman; Vice-Chairman.

COUNTY COMMISSIONERS

This plat is hereby approved for record this 22nd day of August, A.D. 1973.

ATTEST: JOHN B. DUNKLE, CLERK; BOARD OF COUNTY COMMISSIONERS; Chairman; Deputy Clerk.

SURVEYORS CERTIFICATE

STATE OF FLORIDA } I hereby certify, that JOHN A. GRANT, JR., a land surveyor duly registered in the State of Florida, has surveyed the lands described and shown hereon and have set Permanent Reference Monuments (P.R.M.) and Permanent Control Points (P.C.P.) as required by law and that the survey is true and correct to the best of my knowledge and belief and that the survey data complies with all the requirements of Chapter 177, Florida Statutes.

Subscribed and sworn to before me this 22nd day of August, A.D. 1973. My Commission Expires: June 2, 1974.

P.U.D. BOCA DEL MAR NO. 4 A PLAT OF A PORTION OF SEC. 22, TWP. 47 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA JOHN A. GRANT JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

APRIL 1973 SHEET 1 of 2

TITLE CERTIFICATE

STATE OF FLORIDA } I, DESCHLER, REED & HOWRY, CHARTERED, a duly licensed attorney in the State of Florida do hereby certify that we have examined the title to the herein described property; that we find the title to the property is vested in TEXACO - BOCA DEL MAR, INC., a Delaware Corporation, one LEADERSHIP HOUSING, INC., a Delaware Corporation, as General Partners, more known as BOCA DEL MAR ASSOCIATES; that the current taxes have been paid and that the property is encumbered by the mortgage shown hereon and that we find that all mortgages are shown and are true and correct.

Witness: Robert S. Turner, Deschler, Reed & Howry Chartered. Subscribed and sworn to before me this 22nd day of August, A.D. 1973.

Witness: My Commission Expires: June 2, 1974.

Being shown hereon based on bearing of N. 88° 14' 32" E. along the South line of the South half of the Southeast Quarter of Section 22, Township 47 South, Range 42 East, as shown by the Record Plat, Boca Del Mar No. 3 of the Public Records of Palm Beach County, Florida.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TEXACO - BOCA DEL MAR, INC., a Delaware Corporation, and LEADERSHIP HOUSING, INC., a Delaware Corporation, as General Partners doing business as BOCA DEL MAR ASSOCIATES, owner of the land shown hereon have caused said land to be surveyed, subdivided and platted as shown, to be known as BOCA DEL MAR NO. 4. The thoroughfares as shown are hereby dedicated to the perpetual use of the public for proper purposes together with the use of the easements for construction and maintenance of water lines and drainage. All previous plats of said land are hereby rescinded, canceled and superseded by this plat. In witness whereof BOCA DEL MAR ASSOCIATES, have caused these presents to be signed by their General Manager of the Partnership, and all by and with the authority of their Board of Directors this 22nd day of August, A.D. 1973.

Witness: Robert S. Turner, Deschler, Reed & Howry Chartered; Paul Schabel, General Manager of the Partnership.

ACKNOWLEDGEMENT

STATE OF FLORIDA } This is to certify that on this day personally appeared before me, an officer of the County of Palm Beach, duly authorized by law, to administer oaths and take acknowledgments, PAUL SCHABEL, General Manager of the Partnership and he acknowledged to me the foregoing instrument for the purpose therein expressed. In witness whereof I have hereon set my hand and seal, this 22nd day of August, A.D. 1973.

Witness: My Commission Expires: June 2, 1974.

MORTGAGE CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That CONTINENTAL ILLINOIS REALTY, a real estate investment trust doing business in the State of California, the Owner and holder of a mortgage dated December 28th A.D. 1972 and recorded in O. R. Book 2099, Page 1725, of the Public Records of Palm Beach County, Florida, December 28th A.D. 1972 respectively encumbering the above described property, does hereby consent to the filing of this plat and the dedication of easements shown hereon.

Witness: My Commission Expires: June 2, 1974.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } I hereby certify, that on this day personally appeared before me, an officer of the County of Los Angeles, duly authorized by law, to administer oaths and take acknowledgments as agent for Continental Illinois Realty to me well known and known to me and they acknowledged before me that they made themselves a party to said dedication for the purposes shown hereon. In witness whereof I have hereon set my hand and seal this 22nd day of August, A.D. 1973.

Witness: My Commission Expires: June 2, 1974.

MORTGAGE CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that BOCA DEL MAR, INC., a Florida Corporation, the Owner and holder of a mortgage, dated December 28th A.D. 1972 filed and recorded in O. R. Book 2099, Page 1812, of the Public Records of Palm Beach County, Florida, December 28th A.D. 1972 respectively encumbering the above described property, does hereby consent to the filing of this plat and the dedication of easements shown hereon.

Witness: My Commission Expires: June 2, 1974.

ACKNOWLEDGEMENT

STATE OF FLORIDA } I hereby certify, that on this day personally appeared before me, an officer of the County of Palm Beach, duly authorized by law, to administer oaths and take acknowledgments, PAUL SCHABEL and ROBERT MEMBEDIA, individuals to me well known and known to me and they acknowledged before me that they made themselves a party to said dedication for purposes shown hereon. In witness I have hereon set my hand and seal this 22nd day of August, A.D. 1973.

Witness: My Commission Expires: June 2, 1974.

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COUNTY OF PALM BEACH, FLORIDA. The following is a true and correct copy of the original of the above described plat as the same appears on file in the office of the County Clerk of Palm Beach County, Florida, this 22nd day of August, A.D. 1973.