

CAMINO REAL VILLAGE (A PUD)

A REPLAT OF TRACT 63 OF BOCA DEL MAR UST 7 - PLAT BOOK 30 PAGES 210-217
 LYING IN THE SW^{1/4} SECTION 26 TOWNSHIP 47 SOUTH RANGE 42 EAST
 PALM BEACH COUNTY FLORIDA

Please check
 also P.U.D. File Master sheet

ADD - 4/3/79

PREPARED BY
 DONALD P. RAMSAY
 REGISTERED LAND SURVEYOR
 1490 WEST 49 PLACE
 HIALEAH FLORIDA - 33012

822-6062 FEBRUARY 1979
 Graphical Scale
 0 25 50 75 100 150 200
 SCALE: 1" = 60'
 SHEET 1 OF 2

State of Florida
 County of Palm Beach
 This plat was filed for
 record at 9:46 AM
 this 13 day of March
 AD 1979 and duly recorded
 in Plat Book 37 on
 Pages 13 and 14
 John B. Daniels, Clerk
 Circuit Court
 By Herbert F. Kahlert
 Deputy Clerk

PLANNED UNIT DEVELOPMENT TABULATIONS

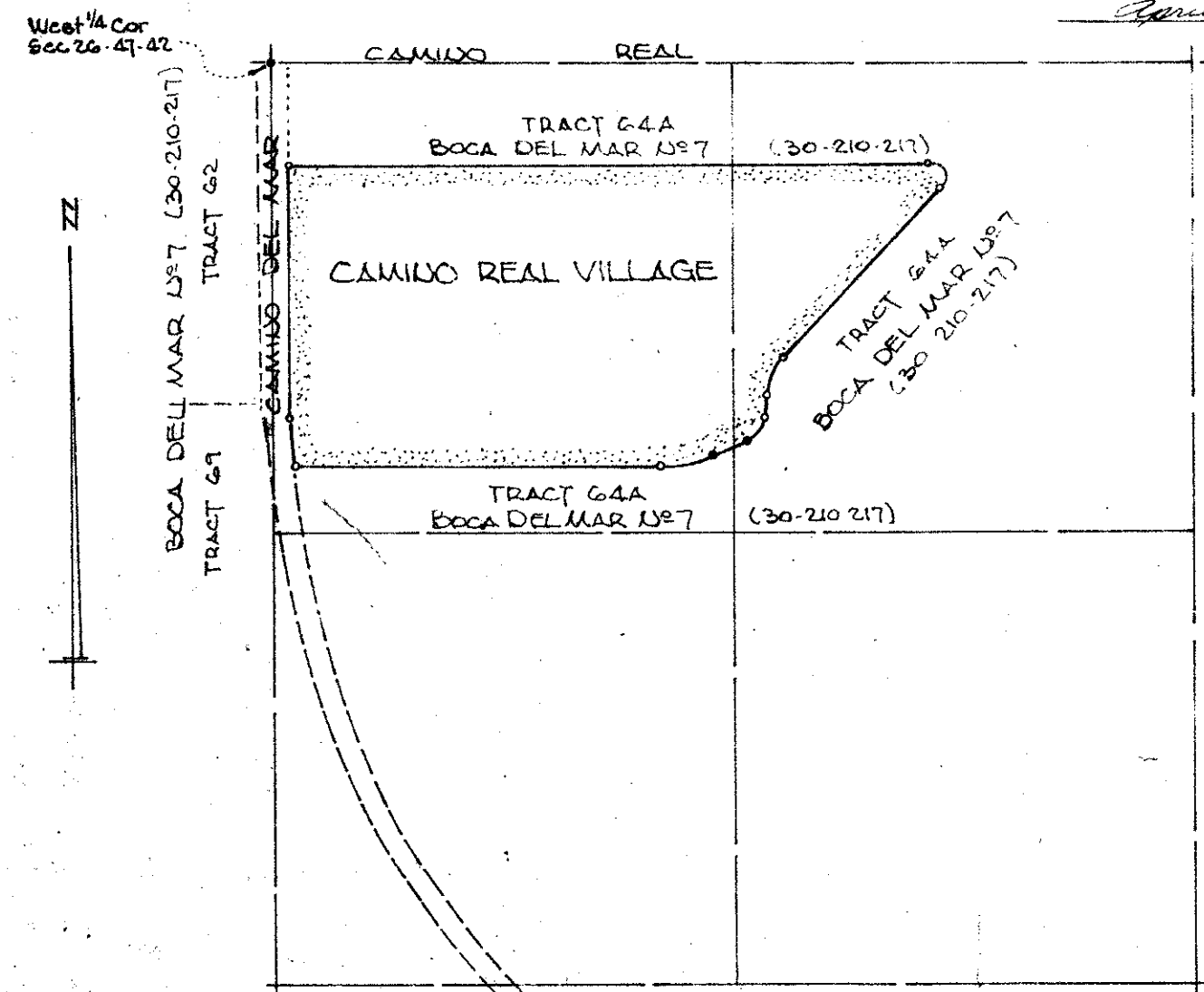
TOTAL AREA THIS PLAT	30.087 ACRES
LESS ROAD RIGHT-OF-WAY	(PRIVATE 00 ACRES)
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	30.087 ACRES
TOTAL UNITS THIS PLAT	400 (PROPOSED)
OPEN SPACE THIS PLAT	16.92 ACRES
DENSITY	13.3 UNITS PER ACRE

IN WITNESS WHEREOF, the said Camino Real Village, a Joint Venture, has caused these presents to be signed by its General Partner, Middlesex Development Corporation, a California corporation, thru its President and its corporate seal to be hereunto affixed and attested by its Secretary this 21 day of February A.D. 1979.
 CAMINO REAL VILLAGE, a Joint Venture
 by Middlesex Development Corporation, a California corporation.

Attest Bernard W. Sultan Secretary By Richard J. Block President

ACKNOWLEDGEMENT: I HEREBY CERTIFY: Before me this day personally appeared Richard J. Block President, and Bernard W. Sultan Secretary, of Middlesex Development Corporation, a California corporation, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free act and deed of said corporation.
 Witness my hand and official seal this 21 day of February A.D. 1979.

My commission expires April 1, 1981
William E. Gray
 Notary Public



Location Map
 SW^{1/4} Sec. 26-47-42 Scale: 1" = 500'

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS: That CAMINO REAL VILLAGE, a Joint Venture by and between MIDDLESEX DEVELOPMENT CORPORATION, a California corporation, and B4S VENTURES, INC., a Florida corporation, owners of the land shown hereon, being in Section 26, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as Camino Real Village, being more particularly described as follows:

A parcel of land lying in the Southwest Quarter (SW^{1/4}) of Section 26, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being Tract 63, Boca Del Mar UST 7 as recorded in Plat Book 30 at Pages 210-217 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 26; thence with a bearing of N89° 40' 36" E a distance of 40.00 feet; thence with a bearing of S0° 58' 31" E along a line 40.00 feet East of and parallel to the West line of said Section 26, a distance of 287.30 feet to the Point of Beginning; thence with a bearing of N89° 01' 29" E a distance of 1828.55 feet to a point; thence with a curve to the right having a radius of 45.00 feet, an arc length of 105.75 feet to a point; thence with a bearing of S42° 40' 00" W a distance of 656.28 feet to a point; thence with a curve to the left having a radius of 175.00 feet, an arc length of 117.64 feet to a point; thence with a bearing of S5° 01' 00" W a distance of 66.67 feet to a point; thence with a curve to the right having a radius of 75.00 feet, an arc length of 82.70 feet to a point; thence with a bearing of S68° 24' 00" W a distance of 112.81 feet to a point; thence with a curve to the right having a radius of 437.62 feet, an arc length of 148.56 feet to a point; thence with a bearing of S87° 51' 00" W a distance of 1037.00 feet to a point; thence with a curve to the right having a tangent bearing of N62° 25' 19" W, a radius of 1577.02 feet, an arc length of 150.89 feet to a point; thence with a bearing of N50° 58' 31" W a distance of 714.64 feet, more or less to the Point of Beginning.

Containing 30.087 acres, more or less, and subject to easements, rights-of-way of record.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- That tract for private road purposes as shown are hereby dedicated to the Camino Real Village Condominium Association and are the perpetual maintenance obligation of said association, said Tract being Tract B.
- Easements:
 - Utility and Drainage Easements: The utility easement and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
 - Limited Access Easement: The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- Water Management Tracts / Drainage Rights of Way: The water management tracts and/or drainage rights of way as shown are dedicated to the Camino Real Condominium Association for the proper purposes and are perpetual maintenance obligation of said Association (Tracts D, P, R, S, T, U).
- Private Access Easements as shown are dedicated to the Camino Real Villas Condominium Association; said tracts being Tracts C, D, E, F, G, H, J, K, L, & M.

IN WITNESS WHEREOF, the said Camino Real Village, a Joint Venture, has caused these presents to be signed by its General Partner, B4S Ventures, Inc., a Florida corporation, thru its President and its corporate seal to be hereunto affixed and attested by its Secretary this 20 day of February A.D. 1979.
 CAMINO REAL VILLAGE, a Joint Venture
 by B4S Ventures Inc., a Florida corporation.

Attest Bernard W. Sultan Secretary By Richard J. Block President

ACKNOWLEDGEMENT: I HEREBY CERTIFY: Before me this day personally appeared Richard J. Block President, and Bernard W. Sultan Secretary, of B4S Ventures, Inc., a Florida corporation, as General Partner of Camino Real Village, a joint venture by and between Middlesex Development Corp, a California corporation, and B4S Ventures, Inc., a Florida corporation, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free act and deed of said corporation.
 Witness my hand and official seal this 20 day of Feb. A.D. 1979.

My commission expires Feb 17, 1982
Don P. Ramsey
 Notary Public State of Florida at Large

TITLE CERTIFICATION: I, Robert B. Tanner, duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, and I find that the title to the property is vested to Camino Real Village, a Joint Venture. The current taxes have been paid and that no mortgages encumber said property.

Dated: FEB. 23, 1979
Robert B. Tanner

SURVEYORS CERTIFICATE: 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 and that said survey is accurate to the best of my knowledge and belief and 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 Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

Dated: 26th day of FEB, 1979
Donald P. Ramsay
 Registered Land Surveyor D# 1208, State of Florida

COUNTY APPROVALS: PALM BEACH COUNTY, FLORIDA, BOARD OF COUNTY COMMISSIONERS: This plat is hereby approved for record this 13 day of March, AD 1979.

COUNTY ENGINEER: This plat is hereby approved for record this 13 day of MARCH, AD 1979.
 Attest: John B. Daniels, Clerk Board of County Commissioners
 By Herbert F. Kahlert, Deputy Clerk
Herbert F. Kahlert, P.E., County Engineer

Camino Real Village - Boca Del Mar PUD

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 0205-346
 37/13