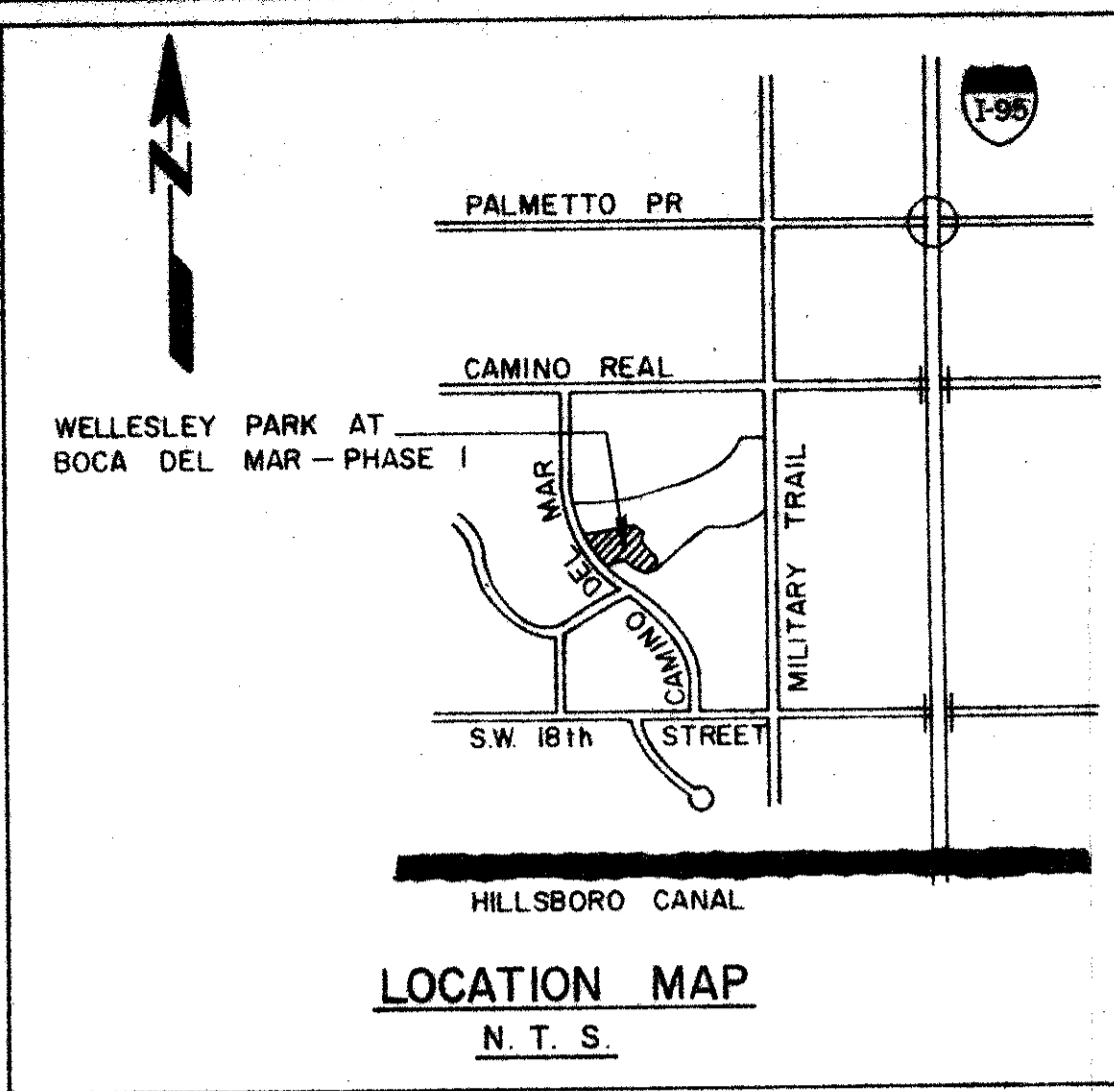


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P. U. D.
WELLESLEY PARK AT BOCA DEL MAR — PHASE I
 A PLAT OF A PORTION OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF A PORTION OF TRACT 65, BOCA DEL MAR NO. 7 AS RECORDED
 IN PLAT BOOK 30, PAGES 210-217 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1981

SHEET 1 OF 2

66

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 9:02 A.M.
 this 24th day of September
 1981, and duly recorded in Plat Book
 43 on page 66+67
 JOHN B. DUNKLE, Clerk
 By *Dyle Shurlock*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that WELLESLEY PARK DEVELOPMENT CORPORATION, a Florida corporation, owner of land shown hereon, being in Section 26, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as WELLESLEY PARK AT BOCA DEL MAR PHASE I, being more particularly described as follows:

A parcel of land lying in Section 26, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being a portion of Tract 65, BOCA DEL MAR NO. 7, as recorded in Plat Book 30, Pages 210-217 of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Beginning at the Southwest corner of the aforesaid Tract 65; thence Northwesterly along the Easterly right-of-way line of Camino Del Mar with a curve to the right having an initial tangent bearing of N. 50° 47' 17" W., a radius of 1597.02 feet, an arc length of 477.36 feet to a point; thence with a bearing of N. 54° 52' 01" E., a distance of 24.47 feet to a point of curvature; thence with a curve to the right, having a radius of 666.00 feet, an arc length of 290.60 feet to a point; thence with a bearing of S. 45° 54' 22" E., a distance of 59.87 feet to a point; thence with a curve to the right, having an initial tangent bearing of S. 89° 28' 45" E., a radius of 173.26 feet, an arc length of 25.00 feet to a point of reverse curvature; thence with a curve to the left, having a radius of 404.00 feet, an arc length of 135.30 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 446.00 feet, an arc length of 77.35 feet to a point; thence with a bearing of S. 00° 16' 30" E., a distance of 82.00 feet to a point; thence with a bearing of S. 28° 30' 26" E., a distance of 85.26 feet to a point; thence with a bearing of N. 89° 43' 30" E., a distance of 50.00 feet to a point; thence with a bearing of S. 00° 16' 30" E., a distance of 78.43 feet to a point; thence with a bearing of S. 43° 39' 00" E., a distance of 154.00 feet to a point; thence with a bearing of S. 46° 21' 00" W., a distance of 100.00 feet to a point lying on the Southerly boundary of the aforesaid Tract 65; thence with a bearing of N. 43° 39' 00" W., along said Southerly boundary of Tract 65, a distance of 118.30 feet to a point of curvature; thence with a curve to the left, having a radius of 130.00 feet, an arc length of 211.58 feet to a point; thence with a bearing of S. 43° 06' 00" W., a distance of 147.53 feet, more or less, to the Point of Beginning.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Streets: (Tract "B")

That tract for private road and utility purposes, shown as Tract "B", is hereby dedicated to the WELLESLEY PARK IMPROVEMENT ASSOCIATION INC., its Successors or Assigns, and is the perpetual maintenance obligation of said Association.

2. Easements:

a. Utility and Drainage Easements-The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

b. Limited Access Easements-The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

3. Water Management Tracts/Drainage Rights of Way: (Tract "C")

The water management tract and drainage right of way as shown is dedicated to the WELLESLEY PARK IMPROVEMENT ASSOCIATION INC., its Successors or Assigns for the proper purposes and is the perpetual maintenance obligation of said Association.

4. Common Area: (Tracts "A" & "D")

Any portion of plot containing open space as defined in the Palm Beach County Zoning Code, may not be vacated in whole or in part, unless the entire plot is vacated.

Common Area, shown hereon as Tract "A", is hereby dedicated to the WELLESLEY PARK CONDOMINIUM ONE ASSOCIATION INC., its Successors or Assigns and is the perpetual maintenance obligation of said Association. Other Common Area, shown hereon as Tract "D", is hereby dedicated to the WELLESLEY PARK IMPROVEMENT ASSOCIATION, INC., its Successors or Assigns, and is the perpetual maintenance obligation of said Association. IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President, SHELDON E. STUNKEL, and attested by its Secretary, SALLY MARIE STUNKEL, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of August, 1981.

WELLESLEY PARK DEVELOPMENT CORPORATION
 a corporation of the State of Florida

Attest: *Sally Marie Stunkel*
 SALLY MARIE STUNKEL, Secretary
Sheldon E. Stunkel
 SHELDON E. STUNKEL, President

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared SHELDON E. STUNKEL and SALLY MARIE STUNKEL, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the WELLESLEY PARK DEVELOPMENT CORPORATION, and severally acknowledged to and before me that they executed such instrument as such officers 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 24th day of August, 1981.

My commission expires: 10/29/83
Dianna Huatcher
 Notary Public

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the COUNTY OF PALM BEACH } holder of mortgages, liens, or other encumbrances 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 mortgages, liens, or other encumbrances which are recorded in Official Record Book 3454 at page 921 and in Official Record Book 3558 at page 1314 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said association has caused these presents to be signed by its Senior Vice President and attested to by its Vice President and its seal to be affixed hereon by and with the authority of its Board of Directors this 24th day of August, 1981.

GULFSTREAM BANK, N.A., a
 National Banking Association

Attest: *Jan A. Nilges*
 JAN A. NILGES
 Vice President
Michael H. Albano
 MICHAEL H. ALBANO
 Senior Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared MICHAEL H. ALBANO and JAN A. NILGES, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice-President and Vice-President of GULFSTREAM BANK, N.A., a National Banking Association, and severally acknowledged to and before me that they executed such instrument as such officers of said association, and that the seal affixed to the foregoing instrument is the seal of said association and that it was affixed to said instrument by due and regular association authority, and that said instrument is the free act and deed of said association.

WITNESS my hand and official seal this 24th day of August, 1981.

My commission expires: 1/24/84
James E. Grant
 Notary Public

TITLE CERTIFICATE

STATE OF FLORIDA } I, CHRISTOPHER C. WHEELER of the firm COUNTY OF PALM BEACH } Fleming, O'Bryan & Fleming, a duly licensed 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 WELLESLEY PARK DEVELOPMENT CORPORATION; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

Date: 8/27/81
Christopher C. Wheeler
 CHRISTOPHER C. WHEELER
 Fleming, O'Bryan & Fleming
 Attorney-at-law, Licensed in Florida

SURVEYOR'S 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: 8/27/81
John A. Grant, Jr.
 JOHN A. GRANT, JR.
 Registered Surveyor No. 1141
 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 22nd day of Sept., 1981.

By: *Frank Foster*
 FRANK FOSTER, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 22nd day of Sept., 1981.

By: *H.F. Kahlert*
 H.F. KAHLERT, P.E.

ATTEST: JOHN B. DUNKLE, Clerk
 BOARD OF COUNTY COMMISSIONERS

BY: *Dee Tuley*
 DEPUTY CLERK
 0205-318

P.U.D. STATISTICAL DATA

TOTAL AREA THIS PLAT	4.499 AC.
TRACTS "A" & "D": COMMON AREA	2.831 AC.
AREA TRACT "B": PRIVATE ROAD R/W	0.876 AC.
TRACT "C" : WATER MANAGEMENT AREA	0.792 AC.
NO. UNITS PROPOSED, THIS PLAT	53 UNITS
DENSITY PROPOSED, THIS PLAT	11.78 UNITS/AC.
LAND USE	GARDEN APARTMENTS

This instrument prepared by:
 John A. Grant, Jr., John A. Grant, Jr.,
 3333 North Federal Highway, Boca Raton, Fla.

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