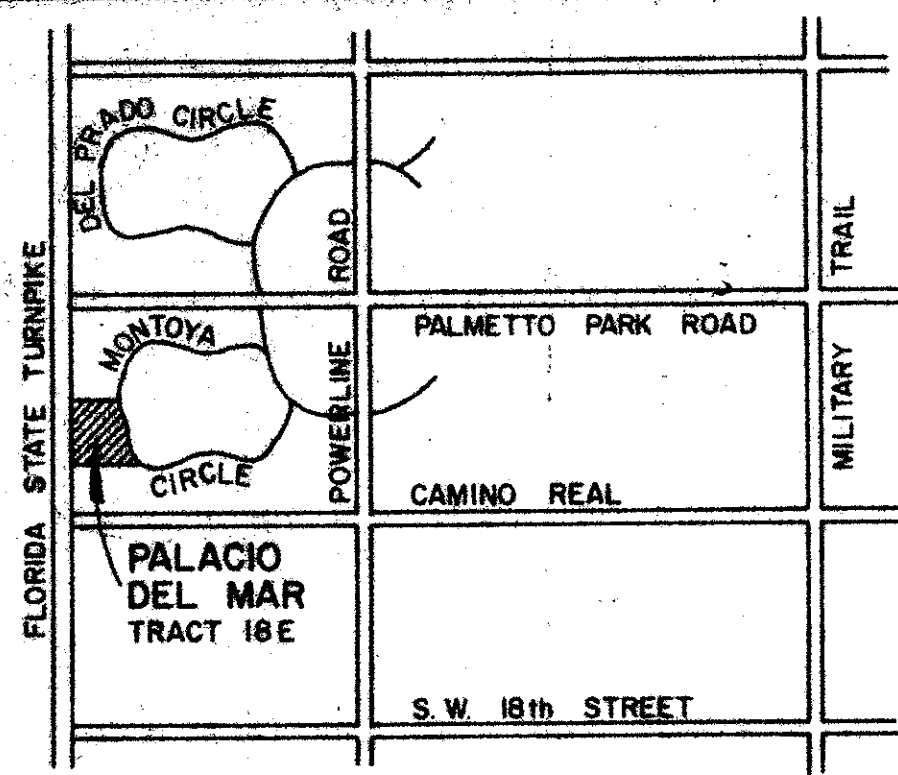


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P.U.D.

PALACIO DEL MAR

A PLAT OF A PORTION OF SECT. 28, TWP. 47S, RGE. 42 E. AND ALSO BEING A REPLAT OF A PORTION OF TRACT 18, BOCA DEL MAR PLAT, No. 6, AS RECORDED IN PLAT BOOK 30, PAGES 142 & 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

PALACIO DEL MAR	
P.U.D. STATISTICAL DATA	
TOTAL AREA THIS PLAT	5.522 AC.
AREA OF LOTS	2.330 AC.
COMMON AREA (TRACT "A")	2.757 AC.
PRIVATE ROAD R/W (TRACT "B")	0.435 AC.
TOTAL NO. UNITS THIS PLAT	32
DENSITY, THIS PLAT	5.795 UNITS/AC
LAND USE	SINGLE FAMILY
TOTAL NO. UNITS TRACT 18	226
NO. UNITS THORNHILL VILLAGE PLAT	40
NO. UNITS THORNHILL MEWS PLAT	35
NO. UNITS THORNHILL ESTATES PLAT	62
NO. UNITS THIS PLAT	32
PROPOSED NO. UNITS, BALANCE OF TRACT 18	57

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 19 day of FEBRUARY, 1981.
at 10:32 and duly recorded in Plat Book No. 39 at page 40
JAMES B. DUNKLE, Clerk Circuit Court
John A. Grant, Jr.

LOCATION PLAN N.T.S.

DEDICATION

JUNE SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS that PALACIO DEL MAR, LTD., a Florida limited partnership and SHEARSON/WESPAC REALTY & DEVELOPMENT CORP., a California corporation, doing business as PALACIOS, a Florida general partnership, owners of land shown hereon, being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as PALACIO DEL MAR, being more particularly described as follows:

A parcel of land lying in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being a part of Tract 18 Boca Del Mar No. 6, as recorded in Plat Book 30, Pages 142 and 143 of the Public Records of Palm Beach County, Florida; said parcel being more particularly described as follows:

Beginning at the Northeast corner of said Tract 18 (said corner also being the Southeast corner of Tract 14); thence with a bearing of S. 0° 34' 33" E., along the West right-of-way line of Montoya Circle South, a distance of 275.00 feet to a point; thence with a curve to the left having a radius of 643.11 feet, an arc length of 282.91 feet to a point; thence with a bearing of S. 87° 10' 10" W., a distance of 489.36 feet to a point on the West line of Tract 18, and the East right-of-way line of Lake Worth Drainage District Lot No. E-2; thence with a bearing of N. 0° 34' 33" W., along the West line of Tract 18 a distance of 550.00 feet to a point on the North line of Tract 18; thence with a bearing of N. 80° 25' 27" E., along the North line of Tract 18, a distance of 436.00 feet, more or less, to the Point of Beginning.

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

1. Streets:

Tract B, as shown is hereby dedicated to the PALACIO DEL MAR CONDOMINIUM ASSOCIATION, INC., its Successors or Assigns, for access purposes 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. Common Area:

All Common Area, shown hereon as Tract "A", is hereby dedicated to the PALACIO DEL MAR CONDOMINIUM ASSOCIATION, INC., its Successors or Assigns, and is the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the above named general partnership, PALACIOS, has caused these presents to be signed by its General Partners, and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 13th day of July, 1981.

PALACIO DEL MAR, LTD.,
a Florida limited partnership,
General Partner.

BY: IRONWEDGE PROPERTIES OF FLORIDA, INC.,
a Florida corporation, its General Partner

Attest: *Gary M. Sills*
GARY M. SILLS, Secretary

BY: *Albert T. Devaul*
ALBERT T. DEVAUL, President

SHEARSON/WESPAC REALTY
& DEVELOPMENT CORP., a
California corporation,
General Partner

Attest: *James R. Schmitt*
JAMES R. SCHMITT, Vice-President

BY: *William B. Connoley*
WILLIAM B. CONNOLEY, Executive Vice-President

ACKNOWLEDGEMENT

STATE OF TEXAS } Before me personally appeared ALBERT T. DEVAUL and GARY M. SILLS, to me well known, COUNTY OF DALLAS } and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of IRONWEDGE PROPERTIES OF FLORIDA, INC., a Florida corporation, General Partner of and for PALACIO DEL MAR, LTD., a Florida limited partnership, 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 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 13th day of July, 1981.

My Commission Expires: 7-31-83

Delores Carmun
Notary Public

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } Before me personally appeared WILLIAM B. CONNOLEY and JAMES R. SCHMITT, to me COUNTY OF ORANGE } well known, and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice-President and Vice-President of SHEARSON/WESPAC REALTY & DEVELOPMENT CORP., a California 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 14th day of July, 1981.

My Commission Expires: January 25, 1985

Alan J. Trapp
Notary Public

MORTGAGE CERTIFICATE

STATE OF CALIFORNIA } The undersigned hereby certifies that it is the holder of a mortgage, lien, or other COUNTY OF ORANGE } encumbrance upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 3489 at page 326 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 Senior Vice-President and attested to by its Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 14th day of July, 1981.

WESTERN PACIFIC FINANCIAL CORPORATION, a corporation of the State of Delaware.

Attest: *James R. Schmitt*
JAMES R. SCHMITT, Vice-President

By: *William B. Connoley*
WILLIAM B. CONNOLEY, Senior Vice-President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } Before me personally appeared WILLIAM B. CONNOLEY and JAMES R. SCHMITT, to me COUNTY OF ORANGE } 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 WESTERN PACIFIC FINANCIAL CORPORATION, a Delaware 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 14th day of July, 1981.

My Commission Expires: January 25, 1985

Alan J. Trapp
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA } We, GUNSTER, YOAKLEY, CRISER & STEWART, P.A. duly licensed attorneys in the State COUNTY OF PALM BEACH } of Florida, do hereby certify that we have examined the title to the hereon described property; that as of January 29, 1981 at 8:00 AM apparent record title to the property is vested in PALACIOS, a Florida general partnership, composed of PALACIO DEL MAR, LTD.; a Florida limited partnership, and SHEARSON/WESPAC REALTY & DEVELOPMENT CORP., a California corporation; that the real estate taxes for the year 1980 and prior years have been paid (except for any supplemental tax bill for the year 1980); that the property is encumbered by the mortgage shown hereon, and that all recorded mortgages, not satisfied or released of record are shown and are true and correct, and that with the exception of the provisions of the Declaration of Restrictions recorded in Official Record Book 2781, page 803, Public Records of Palm Beach County, Florida, and those matters shown on the Plat of Boca Del Mar, plot number 6, as recorded in Plat Book 30, pages 142 and 143, the property is found to contain no deed reservations that would restrict the subdivision of the property.

Date: FEBRUARY 11, 1982

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
By: *John A. Grant, Jr.*

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 set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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.

Date: Oct 20, 1981

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 16 day of Feb, 1982.

Norman Gregory
NORMAN GREGORY, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 16 day of Feb, 1982.

H. F. Kahlert, P.E.
H. F. KAHLERT, P.E., County Engineer

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

By: *Kathryn S. Miller*
KATHRYN S. MILLER
DEPUTY CLERK

ARLEEN J. TRAPP
NOTARY PUBLIC - CALIFORNIA
OFFICIAL OFFICE IN
ORANGE COUNTY
COMMISSION EXPIRES JAN 25, 1985

