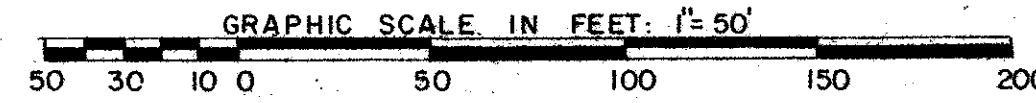


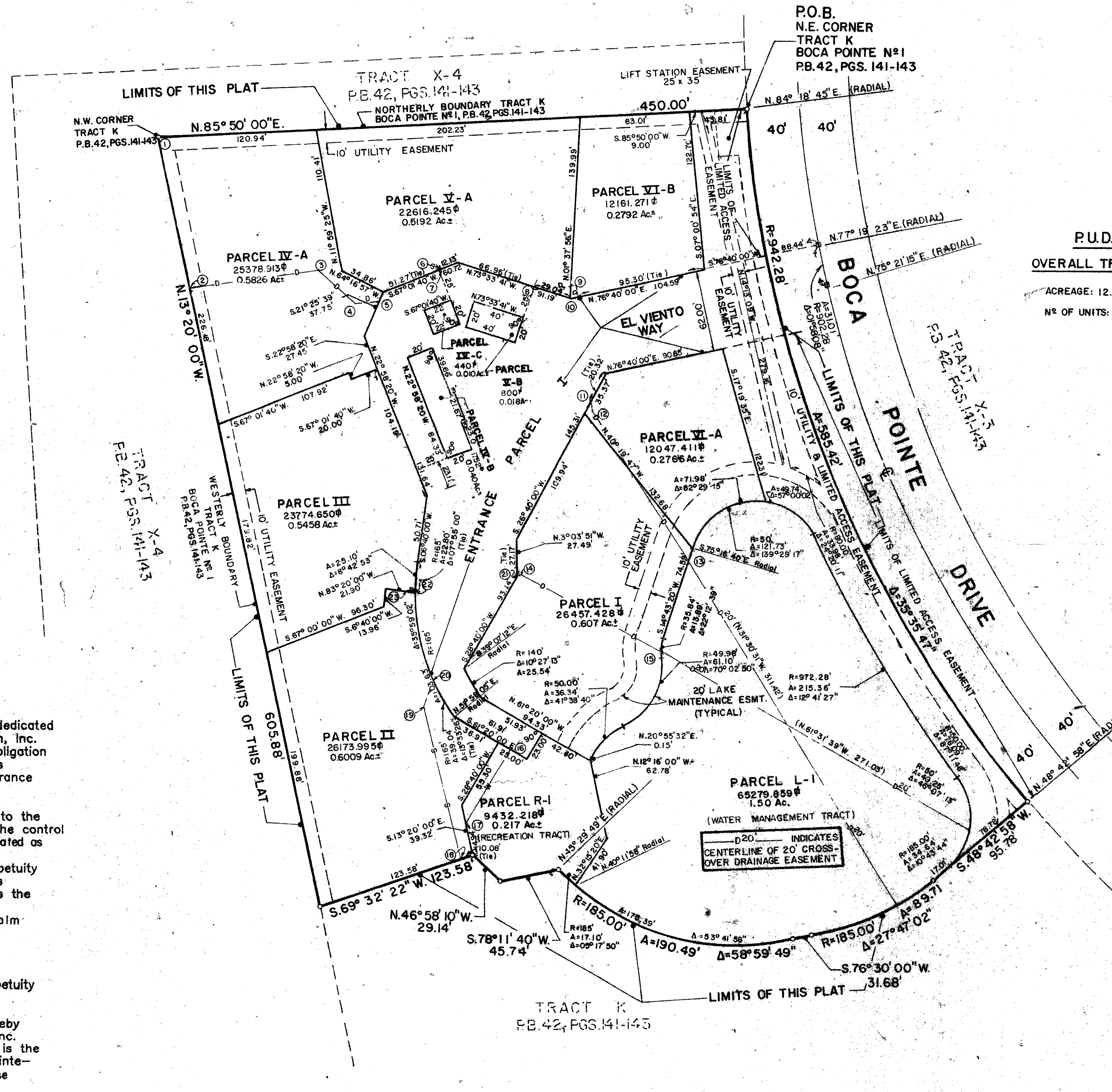
EL VIENTO AT BOCA POINTE PHASE I

PART OF A P.U.D.

A REPLAT OF A PORTION OF TRACT K OF BOCA POINTE No 1, LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING IN PALM BEACH COUNTY, FLORIDA.



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P.U.D. STATISTICS

OVERALL TRACT	PHASE I
ACREAGE: 12.333 Ac.	6.615
NO OF UNITS: 99	48

LEGEND: BEARINGS and DISTANCES for CENTERLINE of EASEMENT; (1) INDICATES POINT on EASEMENT

(1) (2)	S.13° 20' 00" E.	120.00'
(2) (3)	N.80° 26' 09" E.	100.00'
(3) (4)	S.50° 16' 43" E.	37.51'
(4) (5)	N.84° 04' 19" E.	16.76'
(5) (6)	S.73° 33' 41" E.	11.86'
(6) (7)	N.84° 04' 19" E.	16.76'
(7) (8)	S.08° 13' 33" E.	8.03'
(8) (9)	S.08° 13' 33" E.	12.24'
(9) (10)	S.34° 23' 08" E.	133.44'
(10) (11)	S.61° 20' 00" E.	121.80'
(11) (12)	S.28° 40' 00" W.	66.41'
(12) (13)	N.13° 20' 00" W.	132.07'
(13) (14)	N.20° 24' 23" E.	19.66'
(14) (15)	N.80° 08' 50" E.	6.85'
(15) (16)	N.80° 08' 50" E.	8.00'

SURVEYOR'S NOTES

- W — DENOTES 12' WATER EASEMENT
- S — DENOTES 12' SEWER EASEMENT
- D — DENOTES 12' DRAINAGE EASEMENT

- INDICATES P.C.P. (PERMANENT CONTROL POINT)
- INDICATES P.R.M. (PERMANENT REFERENCE MONUMENT)

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF BOCA POINTE No 1, P.B.42, PGS.141-143 (P.B.C.)

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

DEDICATION (continued)

1. The entrance parcel shown hereon as "Entrance Parcel I" is hereby dedicated in perpetuity to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns and is the perpetual maintenance obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns without recourse to Palm Beach County. Entrance Parcel I is also a drainage and utility easement.
2. The Limited Access Easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the control and jurisdiction over access rights. ENTRANCE PARCEL I is being dedicated as COMMON PROPERTY.
3. The Parcel L-1, Water Management Tract, is hereby dedicated in perpetuity to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns for lake and water retention purposes and is the perpetual obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns, without recourse to Palm Beach County. PARCEL L-1 is being dedicated as COMMON PROPERTY
4. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation, and maintenance of utilities.
5. The 20.00 foot Lake Maintenance Easement, as shown hereon, is hereby dedicated to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns for maintenance of Parcel L-1 and is the perpetual maintenance obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns, without recourse to Palm Beach County.
6. The drainage easements, as shown hereon, are hereby dedicated in perpetuity to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns for the construction, operation, and maintenance of drainage facilities and is the perpetual maintenance obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns, without recourse to Palm Beach County.
7. Parcel R-1, Recreation Tract, is hereby dedicated to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns, and is the perpetual maintenance obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns, without recourse to Palm Beach County.

PREPARED BY
GREGORY B. DARBY
Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS

6300 Northeast 1st Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

0211-313

*Impact Fee
Close due*

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EL VIENTO AT BOCA POINTE PH I
SHEET 2 OF 2 SHEETS