

46/117

ESPLANADA AT BOCA POINTE NO. 1

PART OF BOCA POINTE, A P.U.D.

A REPLAT OF A PORTION OF TRACT N OF BOCA POINTE NO. 1, A P.U.D., LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HOMECO DEVELOPMENTS, A FLORIDA PARTNERSHIP (OWNER OF ALL THE LANDS SHOWN HEREON EXCEPT AND EXCLUDING LOTS A THROUGH G AND TRACTS R-1 AND R-2), AND MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, (OWNER OF LOTS A THROUGH G AND TRACTS R-1 AND R-2), OWNERS OF THE LANDS SHOWN HEREON AS ESPLANADA AT BOCA POINTE NO. 1, SITUATE IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT N OF BOCA POINTE NO. 1, A P.U.D., AS RECORDED IN PLAT BOOK 42 ON PAGES 141 THROUGH 143 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "N", BOCA POINTE NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 141, 142 AND 143, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "N"; THENCE NORTH 89° 20' 42" EAST, ALONG THE NORTH LINE OF SAID TRACT "N", A DISTANCE OF 699.06 FEET; THENCE SOUTH 00° 39' 18" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89° 20' 42" EAST, A DISTANCE OF 17.03 FEET; THENCE SOUTH 00° 39' 18" EAST, A DISTANCE OF 234.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 753.91 FEET, A CENTRAL ANGLE OF 48° 29' 49", AN ARC DISTANCE OF 638.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 49° 09' 07" EAST, A DISTANCE OF 31.23 FEET; THENCE SOUTH 56° 45' 37" EAST, A DISTANCE OF 150.65 FEET; THENCE NORTH 44° 03' 37" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 49° 09' 07" EAST, A DISTANCE OF 109.91 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 43° 45' 42" EAST FROM THE LAST DESCRIBED POINT, SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE SOUTHEASTERLY LINE OF SAID TRACT "N"; THENCE WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, ALONG SAID SOUTHEASTERLY LINE, HAVING A RADIUS OF 1128.24 FEET, A CENTRAL ANGLE OF 05° 23' 25", AN ARC DISTANCE OF 106.14 FEET; THENCE NORTH 49° 09' 07" WEST, A DISTANCE OF 132.63 FEET; THENCE NORTH 60° 40' 00" WEST, A DISTANCE OF 128.00 FEET; THENCE SOUTH 44° 50' 00" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 58° 30' 00" WEST, A DISTANCE OF 450.00 FEET; THENCE SOUTH 82° 32' 00" WEST, A DISTANCE OF 24.84 FEET; THENCE NORTH 66° 50' 00" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 03° 00' 00" EAST, A DISTANCE OF 604.25 FEET; THENCE NORTH 21° 15' 00" WEST, A DISTANCE OF 488.70 FEET; THENCE NORTH 10° 03' 09" EAST, A DISTANCE OF 247.87 FEET TO THE POINT OF BEGINNING; THE LAST NINE COURSES BEING COINCIDENT WITH THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT "N".

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 22.03 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

*AND DRAINAGE

- TRACT L IS HEREBY DEDICATED TO THE ESPLANADA AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., AS A WATER MANAGEMENT TRACT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS R-1, R-2 AND R-3 ARE HEREBY DEDICATED AS RESTRICTED COMMON PROPERTY TO BOCA POINTE COMMUNITY ASSOCIATION, INC., FOR INGRESS/EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TRACTS R-1, R-2 AND R-3 SHALL BE APPURTENANT TO ALL OF SAID TRACT N, AND SHALL BE FOR THE PERPETUAL USE AND BENEFIT OF ALL OWNERS OF RESIDENTIAL PROPERTY AND RESIDENTIAL UNITS IN SAID TRACT N, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT R-4 IS HEREBY DEDICATED TO THE ESPLANADA AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC. FOR INGRESS/EGRESS, UTILITY DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE ESPLANADA AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I DAVID GOSTFRAND, PRESIDENT OF H.M.L.L. DEVELOPMENT CORPORATION, AS GENERAL PARTNER OF HOMECO DEVELOPMENTS, A FLORIDA PARTNERSHIP, DO HERETO SET MY HAND AND SEAL THIS 28TH DAY OF JULY, 1983.

WITNESS: David Gostfrand
DAVID GOSTFRAND

IN WITNESS WHEREOF, I, JOEL TEITELBAUM, PRESIDENT OF NATIONAL GENERAL CONSTRUCTION CORPORATION, AS GENERAL PARTNER OF HOMECO DEVELOPMENTS, A FLORIDA PARTNERSHIP, DO HERETO SET MY HAND AND SEAL THIS 28TH DAY OF JULY, 1983.

WITNESS: Joel Teitelbaum
JOEL TEITELBAUM

IN WITNESS WHEREOF, MARKBOROUGH PROPERTIES LIMITED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS PROJECT ENGINEER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4 DAY OF AUGUST, 1983.

WITNESS AS TO BOTH: C. Donald Brooks, VICE-PRESIDENT
WITNESS AS TO BOTH: William C. Powell, PROJECT ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }⁵⁵

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JULY, 1983, BY DAVID GOSTFRAND, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

Victoria S. Craydole
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 4/2/85

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }⁵⁵

THE FOREGOING INSTRUMENTS WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JULY, 1983, BY JOEL TEITELBAUM, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

Victoria S. Craydole
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 11-11-85

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED C. DONALD BROOKS AND WILLIAM C. POWELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND PROJECT ENGINEER OF MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS ON BEHALF OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT THIS INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF AUGUST, 1983.

Victoria S. Craydole
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 4/2/85

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }⁵⁵

MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORDS BOOK 3645 AT PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MARKBOROUGH PROPERTIES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY IT PROJECT ENGINEER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF AUGUST, 1983.

WITNESS: Mary S. Douglas
C. DONALD BROOKS, VICE-PRESIDENT
WITNESS: William C. Powell
WILLIAM C. POWELL, PROJECT ENGINEER

ACKNOWLEDGEMENT OF P.B. MORTGAGE CORPORATION MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }⁵⁵

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF AUGUST, 1983, BY GERALD SABITINO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

Victoria S. Craydole
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 11-11-85

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }⁵⁵

P. B. MORTGAGE CORPORATION HEREBY CERTIFIES THAT IT IS A HOLDER OF MORTGAGES UPON PORTIONS OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORDS BOOK 3905, AT PAGE 695; OFFICIAL RECORDS BOOK 3905, AT PAGE 724; OFFICIAL RECORDS BOOK 3905, AT PAGE 728; OFFICIAL RECORDS BOOK 3905, AT PAGE 732; AND OFFICIAL RECORDS BOOK 3905, AT PAGE 736, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO SAID DEDICATION.

IN WITNESS WHEREOF, P. B. MORTGAGE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF August, 1983.
WITNESS: Gerald Sabitino
GERALD SABITINO, VICE-PRESIDENT

ACKNOWLEDGEMENT OF MARKBOROUGH PROPERTIES LIMITED MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }⁵⁵

BEFORE ME PERSONALLY APPEARED C. DONALD BROOKS AND WILLIAM C. POWELL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND PROJECT ENGINEER OF MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 24 DAY OF AUGUST, 1983.

Victoria S. Craydole
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 4/2/85

MORTGAGEE'S CONSENT

STATE OF New York }
COUNTY OF New York }⁵⁵

BANK OF MONTREAL, NEW YORK BRANCH, FORMERLY BANK OF MONTREAL, NEW YORK AGENCY, A CANADIAN CHARTERED BANK, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORDS BOOK 3151 AT PAGE 1841 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BANK OF MONTREAL, NEW YORK BRANCH, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ATTESTED TO BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF August, 1983.

WITNESS: Peter Z. Wu
AS TO BOTH: PETER Z. WU
WITNESS: Kristina Alexander
AS TO BOTH

ACKNOWLEDGEMENT

STATE OF New York }
COUNTY OF New York }⁵⁵

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, 1983, BY Peter Z. Wu AND BY Kristina Alexander TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

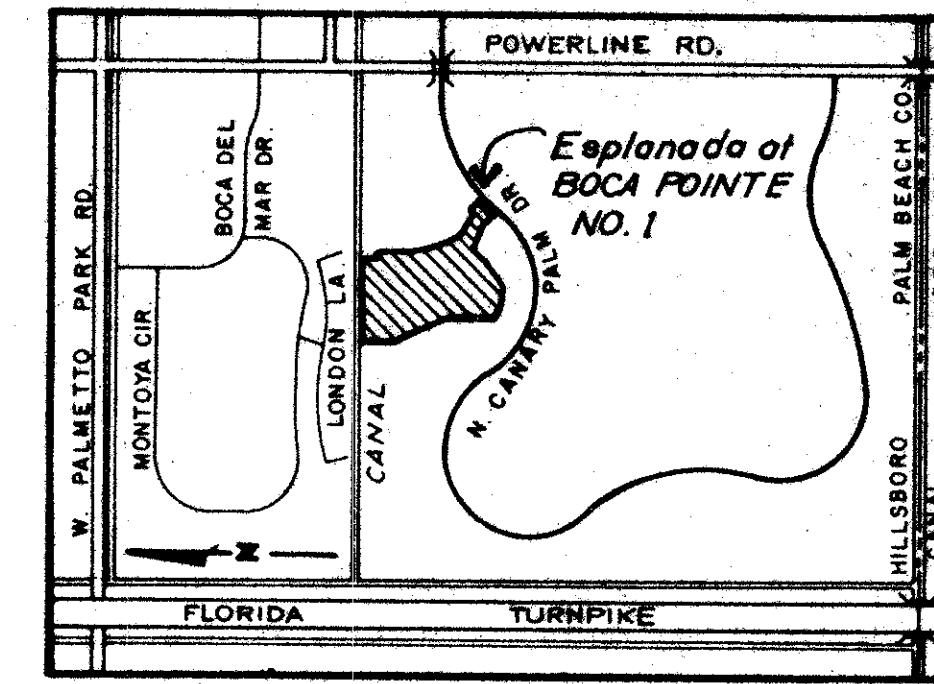
Kristina Alexander
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 30, 1985

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }⁵⁵

I, DENNIS L. STEWART, 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 HOMECO DEVELOPMENTS, A FLORIDA PARTNERSHIP, AND MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY; THAT THE TAXES FOR 1982 AND ALL PRIOR YEARS, HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND FURTHER, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: August 3, 1983
BROAD & CASSEL
Dennis Stewart
DENNIS L. STEWART



LOCATION SKETCH
N.T.S.

PREPARED BY
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
1115 NORTHEAST 4TH AVENUE
FORT LAUDERDALE, FLORIDA
(305) 763-3843

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO THE BEARING DATUM OF BOCA POINTE NO. 1; N 89° 20' 42" E, ON NORTH BOUNDARY TRACT N.
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
G.C.E. DENOTES GOLF COURSE EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL FOUND P.R.M.'S ARE 6" DIAMETER ROUND CONCRETE MONUMENTS; ALL SET P.R.M.'S ARE 4"x4"x24" CONCRETE MONUMENTS WITH BRASS DISC NO. 1836.

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 AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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.

THIS 30th DAY OF APRIL, 1983.
William V. Keith
WILLIAM V. KEITH
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1856

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Sept, 1983.
Peggy Savatt
PEGGY SAVATT, CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Sept, 1983.
Herbert F. Kahler
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS,
PALM BEACH COUNTY, FLORIDA
BY: John B. Dunkle
DEPUTY CLERK

0211-314

46/117

SEALS: DEDICATION	H.M.L.L. DEVELOPMENT CORPORATION	NOTARY	NATIONAL GENERAL CONSTRUCTION CORP.	NOTARY	MARKBOROUGH PROPERTIES LIMITED	NOTARY	MORTGAGEE'S	MARKBOROUGH PROPERTIES LIMITED	NOTARY	P.B. MORTGAGE CORPORATION	NOTARY	BANK OF MONTREAL	NOTARY	SURVEYOR
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