

THE PLUM

PREPARED BY
CAULFIELD and WHEELER, INC.
LAND SURVEYORS-CONSULTING ENGINEERS
2290 NW 2nd AVENUE
BOCA RATON, FLORIDA 33431

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:02 A.M.
THIS 10th DAY OF MAY
A.D. 1984, AND DULY RECORDED
IN PLAT BOOK 48 ON
PAGES 33 AND 34.
JOHN B. DUNKLE,
CLERK CIRCUIT COURT
BY *Dorothy W. Huber*
DEPUTY CLERK

A PORTION OF BOCA POINTE P.U.D., BEING A REPLAT OF A
PORTION OF TRACT "C", BOCA POINTE PLAT No. 3 AS RECORDED
IN PLAT BOOK 46, PAGES 123, 124, 125 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEC. 34, TWP. 47 S., RGE. 42 E.

SHEET No. 1 of 2

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF MAY, A.D. 1984.
BY: *Ken Spallias*
KEN SPALLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF MAY, A.D. 1984.

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Elizabeth Richard*
DEPUTY CLERK

BY: *H.F. Kahlert*
H.F. KAHLERT, P.E., COUNTY ENGINEER

TITLE CERTIFICATE

STATE OF FLORIDA ss I, ANDREW JACOBSON, OF THE FIRM OF COHEN, SCHEMEN, & COHN, A COUNTY OF PALM BEACH ss 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 PROPERTY IS VESTED TO PORTEN SULLIVAN CORPORATION OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

4/25/84
Andrew Jacobson
ANDREW JACOBSON
COHEN, SCHEMEN, & COHN
ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA

MORTGAGE CERTIFICATE

STATE OF FLORIDA ss THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A COUNTY OF PALM BEACH ss MORTGAGE 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 MORTGAGE, WHICH IS RECORDED ON OFFICIAL RECORD BOOK 4107 AT PAGE 1813 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS PROJECT ENGINEER AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF APRIL, 1984.

MARKBOROUGH PROPERTIES, LIMITED
AN ONTARIO COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA
ATTEST: *William C. Powell*
WILLIAM C. POWELL, PROJECT ENGINEER
BY: *C.D. Brooks*
C.D. BROOKS, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ss BEFORE ME PERSONALLY APPEARED C.D. BROOKS AND WILLIAM C. POWELL, COUNTY OF PALM BEACH ss 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 FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID COMPANY, THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF APRIL, 1984.
MY COMMISSION EXPIRES: 4/8/85
Victor S. Conzade
NOTARY PUBLIC
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "THE PLUM" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, FOR 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.

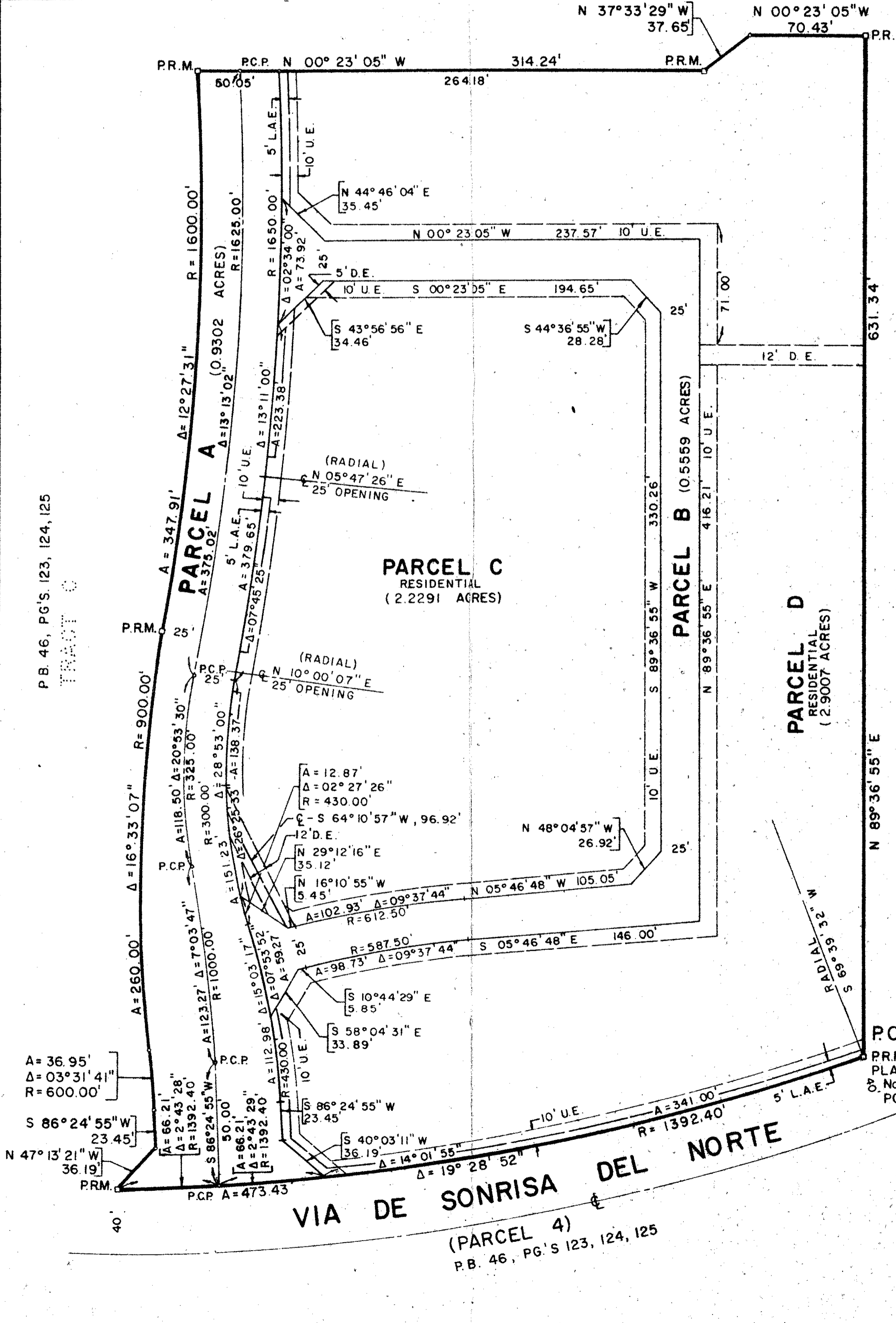
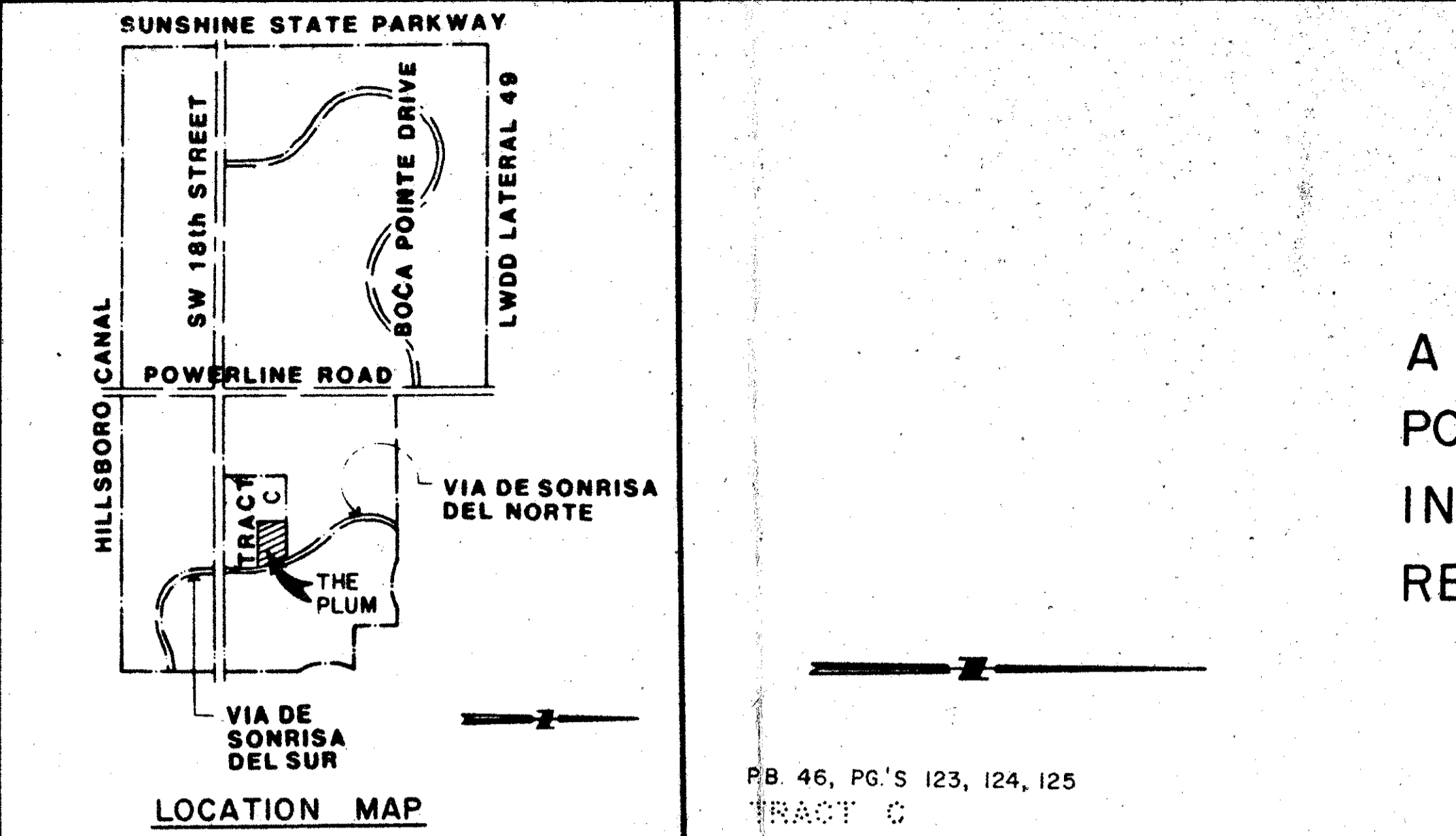
48/33
George W. Caulfield
GEORGE W. CAULFIELD
LAND SURVEYOR NO. 1930
REGISTERED IN FLORIDA
ATTEST: *Cherie K. Caulfield*
CHERIE K. CAULFIELD
NOTARY PUBLIC, STATE OF FLORIDA

DRAWING NUMBER
48/33

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN THEREON AS "THE PLUM", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF "TRACT C" OF BOCA POINTE NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 123, 124 & 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID "TRACT C": THENCE SOUTHERLY ALONG THE EAST LINE OF SAID "TRACT C" ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.40 FEET, A CENTRAL ANGLE OF 19° 28' 52", AN ARC DISTANCE OF 473.43 FEET; THENCE N. 47° 13' 21" W., A DISTANCE OF 36.19 FEET; THENCE S. 86° 24' 55" W., A DISTANCE OF 23.45 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03° 31' 41", AN ARC LENGTH OF 36.95 FEET, AND A CHORD WHICH BEARS S. 84° 39' 05" W. TO A POINT OF REVERSE CURVE; THENCE ALONG CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 16° 33' 07", AN ARC LENGTH OF 260.00 FEET, AND A CHORD WHICH BEARS N. 88° 50' 12" W. TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 12° 27' 31", AN ARC LENGTH OF 347.91 FEET, AND A CHORD WHICH BEARS N. 86° 47' 24" W. TO A POINT ON A LINE; THENCE N. 00° 23' 05" W., A DISTANCE OF 314.24 FEET; THENCE N. 37° 33' 29" W., A DISTANCE OF 37.65 FEET; THENCE N. 00° 23' 05" W., A DISTANCE OF 70.43 FEET TO A POINT ON THE NORTH LINE OF SAID "TRACT C"; THENCE N. 89° 36' 55" E. ALONG SAID NORTH LINE A DISTANCE OF 631.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 288,189.065 SQUARE FEET OR 6.6159 ACRES OF LAND, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS:
THAT TRACT FOR PRIVATE ROAD, UTILITY, AND DRAINAGE PURPOSES, SHOWN HEREON AS PARCEL A, AND THAT TRACT FOR ACCESS TRACT, UTILITY, AND DRAINAGE PURPOSES, SHOWN HEREON AS PARCEL B, ARE HEREBY DEDICATED TO THE PLUM AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. EASEMENTS:
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. THE DRAINAGE EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PLUM AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS, OR ASSIGNS.
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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRES. AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF APRIL, 1984.

PORTEN SULLIVAN CORPORATION OF FLORIDA
CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Sherron Skibo*
SHERRON SKIBO, SECRETARY
BY: *Stephan L. Porten*
STEPHAN L. PORTEN, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ss BEFORE ME PERSONALLY APPEARED STEPHAN L. PORTEN AND COUNTY OF PALM BEACH ss SHERRON SKIBO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 25th DAY OF April, 1984.
MY COMMISSION EXPIRES: June 30, 1985
Cherie K. Caulfield
CHERIE K. CAULFIELD
NOTARY PUBLIC, STATE OF FLORIDA