

PART OF BOCA POINTE P. U. D.
VILLA FLORA AT BOCA POINTE
 A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF TRACT B-1 OF BOCA POINTE NO. 3, AS RECORDED IN
 PLAT BOOK 46, PAGES 123-125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

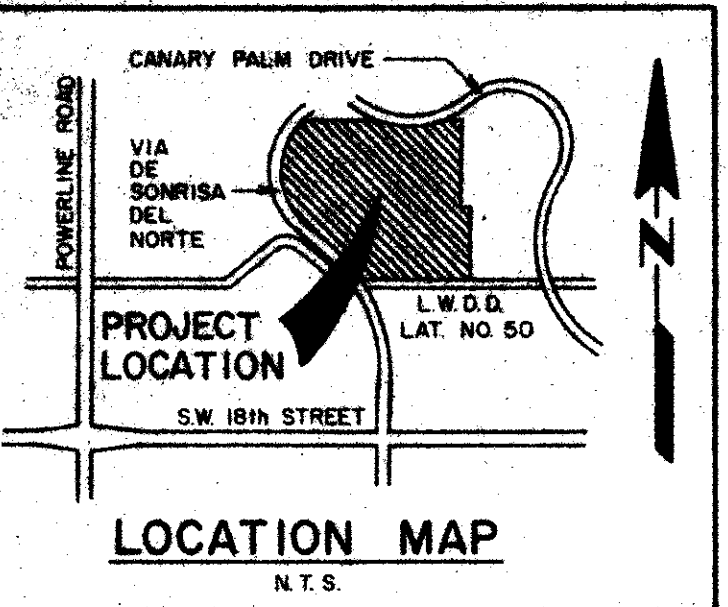
BOCA RATON, FLORIDA

OCTOBER 1983

SHEET 1 OF 4

INDEX OF SHEETS
 SHEET NO. 1 & 2 - TITLE SHEET AND CERTIFICATES
 SHEET NO. 3 - DETAIL PLAN SHEET
 SHEET NO. 4 - CURVE TABLE SHEET

DRAWING NUMBER 48/53



DEDICATION PHASE I

KNOW ALL MEN BY THESE PRESENTS, that FLORIDA COMMUNITY DEVELOPERS, a Florida General Partnership, owner of a portion of the land shown hereon being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, and being a portion of a replat of Tract B-1, BOCA POINTE NO. 3 as recorded in Plat Book 46, Pages 123 - 125, of the Public Records of Palm Beach County, said replat of Tract B-1 shown hereon as VILLA FLORA AT BOCA POINTE and the subject portion thereof being more particularly described as follows:

BEGINNING at the Southeast corner of the aforesaid Tract B-1; thence with a bearing of S. 89° 36' 55" W., along the South line of Tract B-1 and the South line of the aforesaid Section 27, a distance of 948.99 feet to a point lying on the Easterly right-of-way line of Via de Sonrisa del Norte; thence along said right-of-way line, being along a curve concave to the Southwest, having an initial tangent bearing of N. 35° 35' 21" W., a radius of 1472.40 feet, an arc length of 679.51 feet to a point; thence radially with a bearing of N. 27° 58' 08" E., a distance of 145.00 feet to a point; thence with a bearing of N. 46° 39' 24" E., a distance of 52.69 feet to a point; thence with a bearing of N. 29° 03' 52" E., a distance of 110.00 feet to a point of curvature; thence with a curve to the right having a radius of 163.99 feet, an arc length of 147.97 feet to a point; thence with a bearing of N. 80° 45' 41" E., a distance of 102.39 feet to a point of curvature; thence with a curve to the right having a radius of 350.00 feet, an arc length of 260.31 feet to a point; thence with a bearing of S. 56° 37' 30" E., a distance of 253.75 feet to a point of curvature; thence with a curve to the left having a radius of 230.00 feet, an arc length of 242.86 feet to a point; thence with a bearing of N. 62° 52' 30" E., a distance of 94.35 feet to a point; thence with a bearing of N. 27° 07' 30" W., a distance of 134.01 feet to a point; thence with a bearing of N. 19° 33' 26" W., a distance of 63.57 feet to a point; thence with a bearing of N. 01° 13' 12" W., a distance of 150.00 feet to a point; thence with a bearing of N. 88° 46' 48" E., a distance of 130.00 feet to a point; thence with a bearing of N. 81° 14' 57" E., a distance of 50.44 feet to a point; thence with a bearing of N. 88° 46' 48" E., a distance of 110.00 feet to a point on the East line of the aforesaid Tract B-1; thence with a bearing of S. 01° 13' 12" E., a distance of 374.48 feet to a point; thence with a bearing of N. 89° 32' 11" E., a distance of 85.73 feet to a point; thence with a bearing of S. 00° 23' 05" E., a distance of 602.02 feet, more or less, to the POINT OF BEGINNING, the last three courses being coincident with the Easterly boundary of Tract B-1.

Subject to easements and rights-of-way of record.

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

- Streets: The tract for private road purposes, shown hereon as Tract R-1, is hereby dedicated to the Villa Flora at Boca Pointe Homeowners' Association, Inc. and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Tract R-1 is further dedicated for utility and drainage purposes.
- 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 dedicated in perpetuity to the Villa Flora at Boca Pointe Homeowners' Association, Inc. and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
 - 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.
- Water Management Tract: The lake area, shown hereon as Tract C-3 is hereby dedicated to The Villa Flora at Boca Pointe Homeowners' Association, Inc. for water management purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Open Space and Buffer Areas: The open space and buffer areas, shown hereon as Tracts LS-3, LS-4, C-1, C-2, and C-4 are hereby dedicated to The Villa Flora at Boca Pointe Homeowners' Association, Inc. and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said General Partnership, FLORIDA COMMUNITY DEVELOPERS, has caused these presents to be signed by the President, EUGENE N. SUTTIN, and attested by the Secretary, BONNIE L. SUTTIN, of its General Partner, AZA VENTURES, INC., and signed by the President and Secretary, DONALD M. GACHE, of its General Partner, DG ENTERPRISES, INC., and the respective corporate seals of said General Partners to be affixed hereto by and with the authority of their Boards of Directors this 16 day of APRIL, 1984.

FLORIDA COMMUNITY DEVELOPERS
 a Florida General Partnership
 AZA VENTURES, INC., General Partner

Attest: Bonnie L. Suttin By: Eugene N. Suttin
 BONNIE L. SUTTIN, Secretary EUGENE N. SUTTIN, President

DG ENTERPRISES, INC., General Partner
 Witness: James G. Bramblee By: Donald M. Gache
 JAMES G. BRAMBLEE, Secretary DONALD M. GACHE, President & Secretary

H. Brian Edmunds
 Witness

ACKNOWLEDGMENT

STATE OF FLORIDA } SS Before me personally appeared EUGENE N. SUTTIN, BONNIE L. SUTTIN, COUNTY OF PALM BEACH } and DONALD M. GACHE, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as EUGENE N. SUTTIN, President and BONNIE L. SUTTIN, Secretary of the above named AZA VENTURES, INC., General Partner, and DONALD M. GACHE, President and Secretary of the above named DG ENTERPRISES, INC., General Partner, and severally acknowledged to and before me that they executed such instrument as such officers, respectively, of said corporations, and that the seals affixed to the foregoing instrument are the respective corporate seals of said corporations and that they were each affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of each said corporation.

WITNESS my hand and official seal, this 16th day of April, 1984.

April 10th 1988
 My Commission Expires

James G. Bramblee
 Notary Public, State of Florida

STATISTICAL DATA

TOTAL AREA - PHASE I	21.486 AC.
TOTAL AREA - PHASE II	21.870 AC.
TOTAL AREA THIS PLAT	43.356 AC.
AREA OF LOTS	28.650 AC.
AREA OF PRIVATE ROAD (TRACTS R-1, R-2)	5.599 AC.
AREA OF OPEN SPACE AND BUFFER (TRACTS C-1, C-2, C-4, C-5, LS-1, LS-2, LS-3, LS-4)	2.015 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS C-3, C-6)	7.092 AC.
TOTAL NO. OF UNITS ALLOWED TRACT B-1	188 UNITS
NO. OF UNITS PROPOSED - PHASE I	93 UNITS
NO. OF UNITS PROPOSED - PHASE II	94 UNITS
TOTAL NO. OF UNITS PROPOSED THIS PLAT	187 UNITS
PROPOSED DENSITY	4.31 UNITS/AC.
PROPOSED LAND USE	P. U. D. PATIO HOMES

KNOW ALL MEN BY THESE PRESENTS, that FLORIDA COMMUNITY DEVELOPERS II, a Florida General Partnership, owner of a portion of the land shown hereon being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, and being a portion of a replat of Tract B-1, BOCA POINTE NO. 3 as recorded in Plat Book 46, Pages 123 - 125, of the Public Records of Palm Beach County, said replat of Tract B-1 shown hereon as VILLA FLORA AT BOCA POINTE and the subject portion thereof being more particularly described as follows:

All of Tract B-1 of said plat of BOCA POINTE NO. 3, LESS the following described portion thereof:

BEGINNING at the Southeast corner of the aforesaid Tract B-1; thence with a bearing of S. 89° 36' 55" W., along the South line of Tract B-1 and the South line of the aforesaid Section 27, a distance of 948.99 feet to a point lying on the Easterly right-of-way line of Via de Sonrisa del Norte; thence along said right-of-way line, being along a curve concave to the Southwest, having an initial tangent bearing of N. 35° 35' 21" W., a radius of 1472.40 feet, an arc length of 679.51 feet to a point; thence radially with a bearing of N. 27° 58' 08" E., a distance of 145.00 feet to a point; thence with a bearing of N. 46° 39' 24" E., a distance of 52.69 feet to a point; thence with a bearing of N. 29° 03' 52" E., a distance of 110.00 feet to a point of curvature; thence with a curve to the right having a radius of 163.99 feet, an arc length of 147.97 feet to a point; thence with a bearing of N. 80° 45' 41" E., a distance of 102.39 feet to a point of curvature; thence with a curve to the right having a radius of 350.00 feet, an arc length of 260.31 feet to a point; thence with a bearing of S. 56° 37' 30" E., a distance of 253.75 feet to a point of curvature; thence with a curve to the left having a radius of 230.00 feet, an arc length of 242.86 feet to a point; thence with a bearing of N. 62° 52' 30" E., a distance of 94.35 feet to a point; thence with a bearing of N. 27° 07' 30" W., a distance of 134.01 feet to a point; thence with a bearing of N. 19° 33' 26" W., a distance of 63.57 feet to a point; thence with a bearing of N. 01° 13' 12" W., a distance of 150.00 feet to a point; thence with a bearing of N. 88° 46' 48" E., a distance of 130.00 feet to a point; thence with a bearing of N. 81° 14' 57" E., a distance of 50.44 feet to a point; thence with a bearing of N. 88° 46' 48" E., a distance of 110.00 feet to a point on the East line of the aforesaid Tract B-1; thence with a bearing of S. 01° 13' 12" E., a distance of 374.48 feet to a point; thence with a bearing of N. 89° 32' 11" E., a distance of 85.73 feet to a point; thence with a bearing of S. 00° 23' 05" E., a distance of 602.02 feet, more or less, to the POINT OF BEGINNING, the last three courses being coincident with the Easterly boundary of Tract B-1.

Subject to easements and rights-of-way of record.

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

- Streets: The tract for private road purposes, shown hereon as Tract R-2, is hereby dedicated to the Villa Flora at Boca Pointe Homeowners' Association II, Inc. and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Tract R-2 is further dedicated for utility and drainage purposes.
- 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 dedicated in perpetuity to the Villa Flora at Boca Pointe Homeowners' Association II, Inc. and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
 - 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.
- Water Management Tract: The lake area, shown hereon as Tract C-6 is hereby dedicated to The Villa Flora at Boca Pointe Homeowners' Association II, Inc. for water management purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Open Space and Buffer Areas: The open space and buffer areas, shown hereon as Tracts LS-2 and C-5 are hereby dedicated to The Villa Flora at Boca Pointe Homeowners' Association II, Inc. and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Tract LS-3 is hereby dedicated to the Boca Pointe Community Association, Inc. for open space and buffer area and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said General Partnership, FLORIDA COMMUNITY DEVELOPERS II, has caused these presents to be signed by the President, EUGENE N. SUTTIN, and attested by the Secretary, BONNIE L. SUTTIN, of its General Partner, AZA VENTURES, INC.; and signed by the President and Secretary, DONALD M. GACHE, of its General Partner, DG ENTERPRISES, INC., and the respective corporate seals of said General Partners to be affixed hereto by and with the authority of their Boards of Directors this 16 day of APRIL, 1984.

FLORIDA COMMUNITY DEVELOPERS II
 a Florida General Partnership
 AZA VENTURES, INC., General Partner

Attest: Bonnie L. Suttin By: Eugene N. Suttin
 BONNIE L. SUTTIN, Secretary EUGENE N. SUTTIN, President

DG ENTERPRISES, INC., General Partner
 Witness: James G. Bramblee By: Donald M. Gache
 JAMES G. BRAMBLEE, Secretary DONALD M. GACHE, President & Secretary

H. Brian Edmunds
 Witness

ACKNOWLEDGMENT

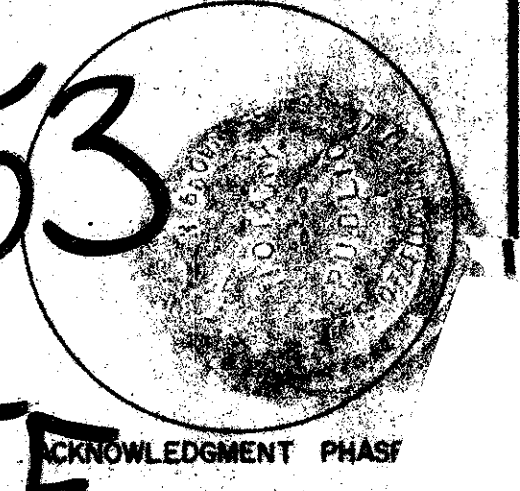
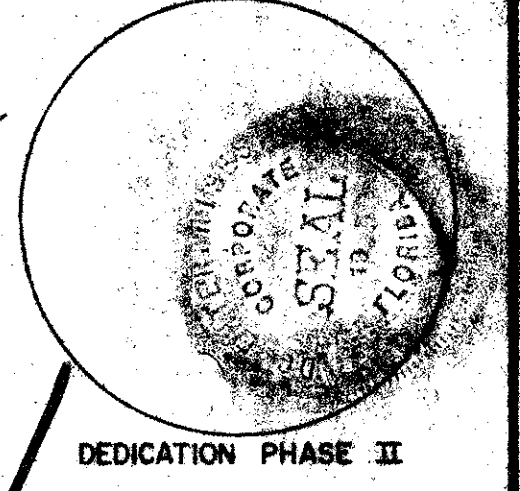
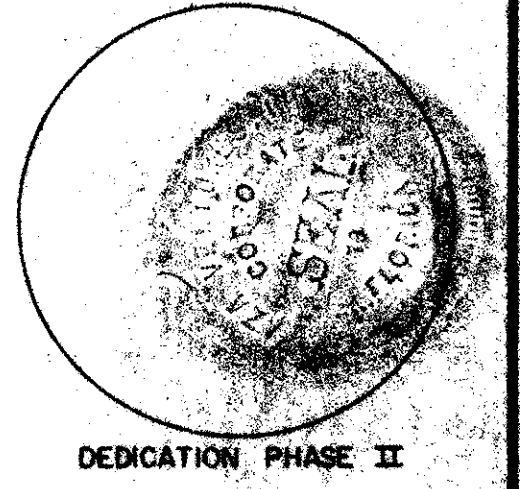
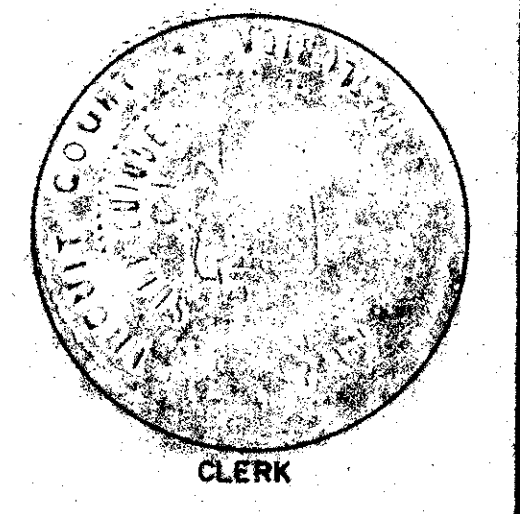
STATE OF FLORIDA } SS Before me personally appeared EUGENE N. SUTTIN, BONNIE L. SUTTIN, COUNTY OF PALM BEACH } and DONALD M. GACHE, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as EUGENE N. SUTTIN, President and BONNIE L. SUTTIN, Secretary of the above named AZA VENTURES, INC., General Partner, and DONALD M. GACHE, President and Secretary of the above named DG ENTERPRISES, INC., General Partner, and severally acknowledged to and before me that they executed such instrument as such officers, respectively, of said corporations, and that the seals affixed to the foregoing instrument are the respective corporate seals of said corporations and that they were each affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of each said corporation.

WITNESS my hand and official seal, this 16th day of April, 1984.

April 10th 1988
 My Commission Expires

James G. Bramblee
 Notary Public, State of Florida

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 11-27-83
 this 10th day of MAY
 1984, and duly recorded in Plat Book
 48 on page 53 THRU 56
 JOHN B. DUNKLE, Clerk Circuit Court
 By: Donny W. Huber, D.C.



DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

VILLA FLORA AT BOCA POINTE