

PART OF BOCA POINTE P. U. D.

THE PALMS AT BOCA POINTE

A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT I OF BOCA POINTE NO. 2, AS RECORDED IN PLAT BOOK 47, PAGES 26 & 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

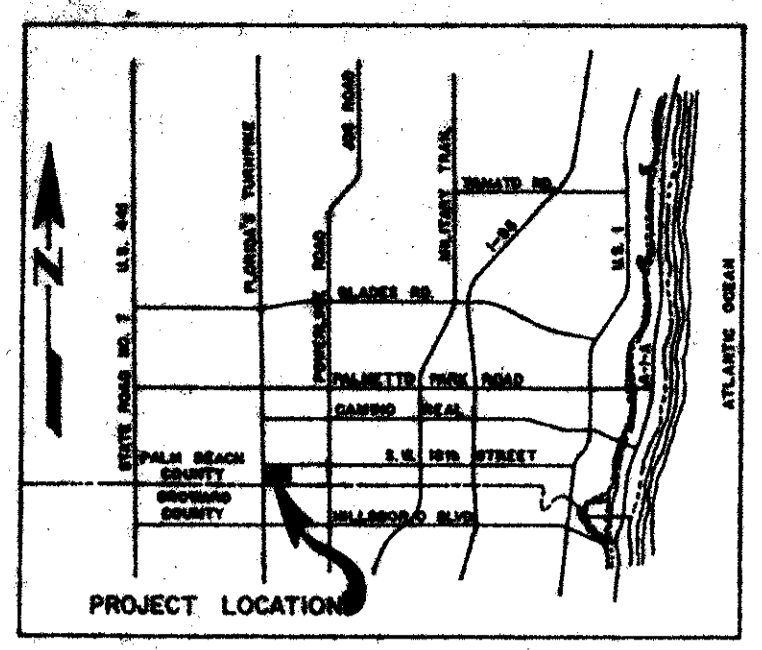
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY 1984

SHEET 1 OF 3

INDEX OF SHEETS
SHEET NO. 1 — TITLE SHEET AND CERTIFICATES
SHEET NO. 2 & 3 — DETAIL SHEET



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that HARDCASTLE POINTE CORPORATION, a Florida corporation, owner of the land shown hereon being in Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as THE PALMS AT BOCA POINTE being more particularly described as Tract I, BOCA POINTE NO. 2 as recorded in Plat Book 47, Pages 26 and 27 of the Public Records of Palm Beach County, Florida,

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

1. Street:

The tract for private road purposes, shown hereon as Tract G, is hereby dedicated to HARDCASTLE POINTE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Tract G is further dedicated for utility and drainage purposes.

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. The drainage easements are the perpetual maintenance obligation of HARDCASTLE POINTE HOMEOWNERS' ASSOCIATION, INC., its successors or assigns, without recourse to Palm Beach County.

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. Open Space:

The open space areas, shown hereon as Tracts I, B and C, are hereby dedicated to HARDCASTLE POINTE HOMEOWNERS' ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

4. Water Management Tract:

The water management tract, shown hereon as Tract D, is hereby dedicated to HARDCASTLE 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.

5. Recreation Area:

The recreation area, shown hereon as Tract E, is hereby dedicated to HARDCASTLE POINTE HOMEOWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

6. Buffer Area:

The buffer area shown hereon as Tract F, is hereby dedicated to HARDCASTLE POINTE HOMEOWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said corporation, HARDCASTLE POINTE CORPORATION, has caused these presents to be signed by its President, CECILY M. CLARK, and attested to by its Chief Executive Officer, JOHN N. RASSIAS, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 2nd day of May, A.D., 1984.

HARDCASTLE POINTE CORPORATION
a Florida corporation

Attest: John N. Rassias
JOHN N. RASSIAS, Chief Executive Officer

By: Cecily M. Clark
CECILY M. CLARK, President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
)SS Before me personally appeared CECILY M. CLARK and JOHN N. RASSIAS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as CECILY M. CLARK, President and JOHN N. RASSIAS, Chief Executive Officer, of the above named HARDCASTLE POINTE CORPORATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Chief Executive Officer, respectively, 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 2 day of May, A.D., 1984.

My Commission Expires June 23, 1985
James Shubert
Notary Public, State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
)SS The undersigned hereby certifies that it is the holder of a mortgage upon the land described in said dedication by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 4131, at Page 1794 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 Vice President of Marketing, and its seal to be affixed hereon by and with the authority of its Board of Directors this 4 day of May, 1984.

MARKBOROUGH PROPERTIES LIMITED
an Ontario Company, authorized to do business in the State of Florida

Attest: Gary E. Coates
GARY E. COATES, Vice President of Marketing

By: C. D. Brooks
C. D. BROOKS, Vice President

P. U. D. STATISTICAL DATA

TOTAL AREA THIS PLAT	38.608 AC.
AREA OF LOTS	24.112 AC.
AREA OF PRIVATE ROAD R/W (TRACT G)	5.605 AC.
AREA OF OPEN SPACE (TRACTS A, B & C)	0.504 AC.
AREA OF WATER MANAGEMENT TRACT (TRACT D)	7.445 AC.
AREA OF RECREATION (TRACT E)	0.251 AC.
AREA OF BUFFER (TRACT F)	0.691 AC.
NO. UNITS ALLOWED, TRACT I	308 UNITS
NO. UNITS PROPOSED, THIS PLAT	175 UNITS
PROPOSED DENSITY, THIS PLAT	453 UNITS/AC.
LAND USE	SINGLE FAMILY

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431.

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
)SS Before me personally appeared C. D. BROOKS and GARY L. COATES, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of Marketing, respectively, of the above named 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 such officers of said Company, that the seal affixed to the foregoing 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 4 day of MAY, 1984.

My Commission expires 4/8/85

Victoria S. Conydale
Notary Public, State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
)SS The undersigned hereby certifies that it is the holder of a mortgage upon the land described in said dedication by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 4131, at Page 1801 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Senior Executive Vice President and attested to by its Assistant Vice President, and its seal to be affixed hereon by and with the authority of its Board of Directors this 2 day of May, 1984.

SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA
a Florida Savings and Loan Association

Attest: Michael Hyman
MICHAEL HYMAN, Assistant Vice President

By: William Frame
WILLIAM FRAME, Senior Executive Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
)SS Before me personally appeared WILLIAM FRAME and MICHAEL HYMAN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Executive Vice President and Assistant Vice President of the above named SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 2 day of May, 1984.

My Commission expires: May 2, 1985

John P. Williams
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
)SS We, TICOR TITLE INSURANCE COMPANY, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in HARDCASTLE POINTE CORPORATION, a Florida corporation; that the current taxes have been paid; that we find that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date May 3, 1984

Donald C. Sleeth
TICOR TITLE INSURANCE COMPANY

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; that (P.C.P.'s) Permanent Control Points will be set under the guarantee 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 MAY 8, 1984

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 17 day of July, A.D., 1984.

By: Ken Spillias
KEN SPILLIAS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 17 day of July, A.D., 1984.

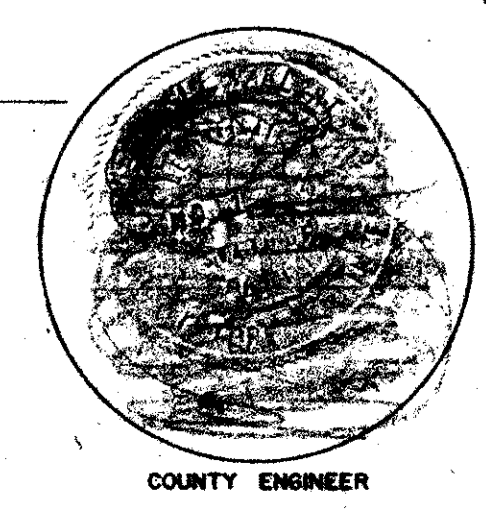
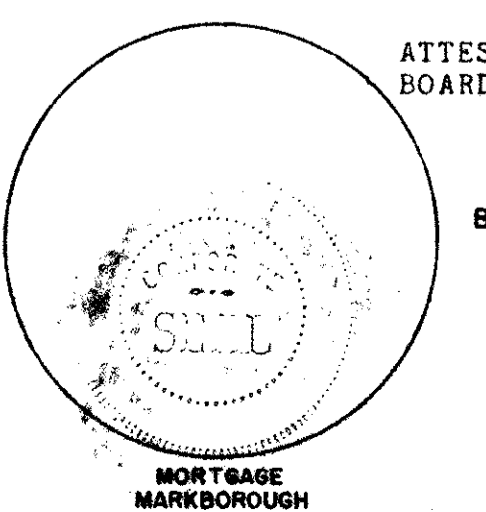
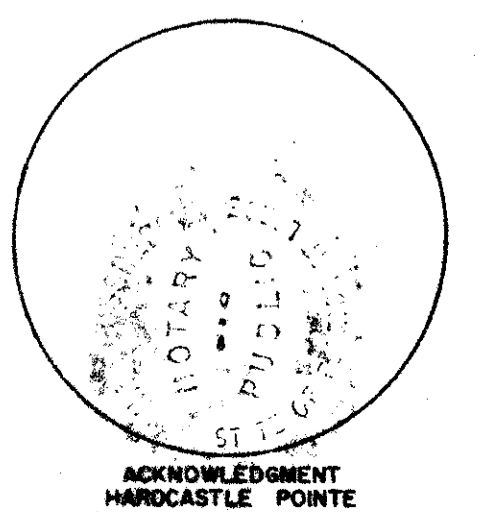
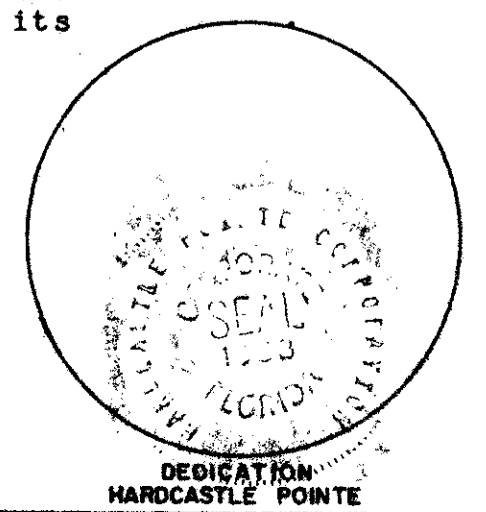
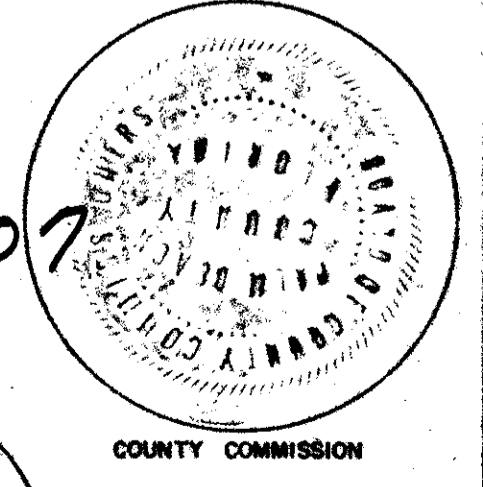
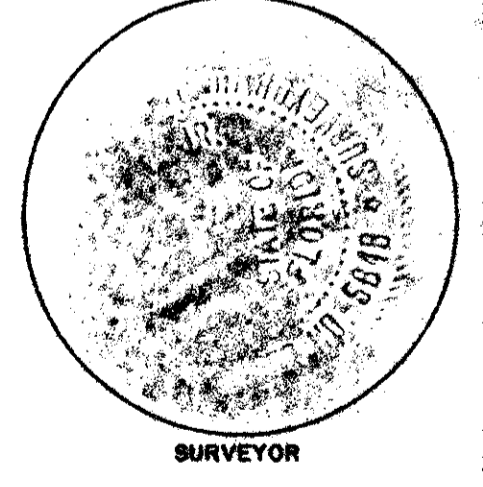
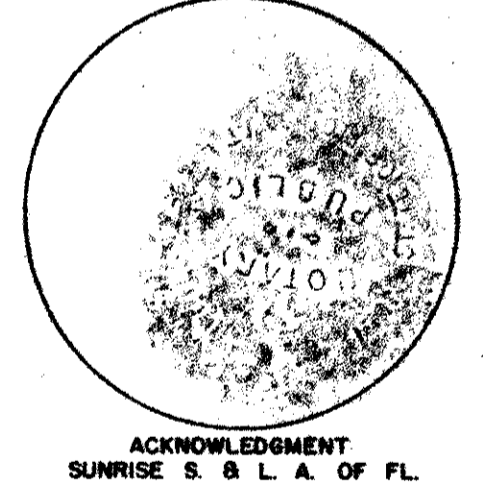
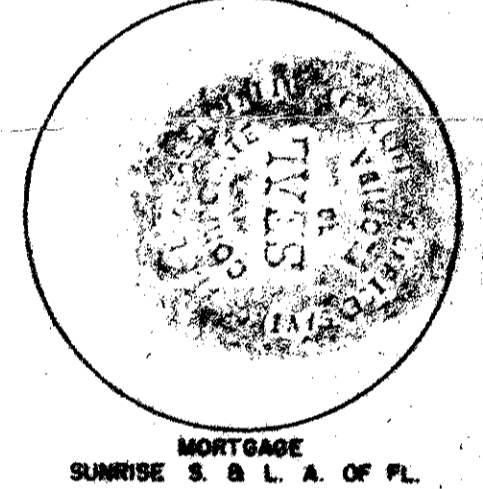
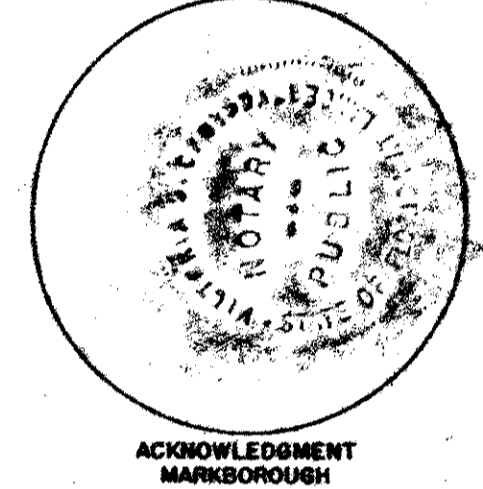
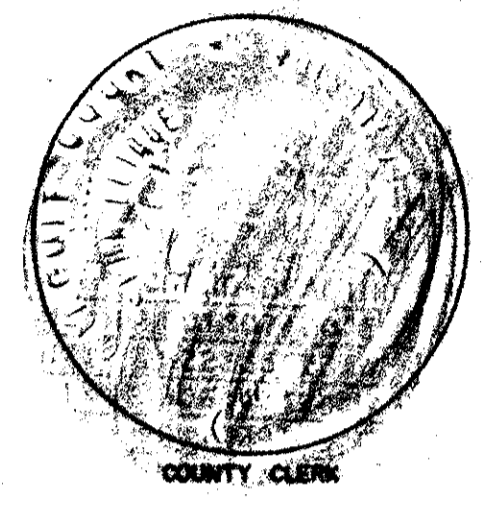
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: H. F. Kahlert
H. F. KAHLERT, County Engineer

0211-007

48/167

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:17A
this 19th day of July
1984, and duly recorded in Plat Book No. 48 on pages 167, 168 + 169
JOHN B. DUNKLE, Clerk Circuit Court
By: Margaret B. Newland D. C.



DRAWING NUMBER
48/167

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