

P.L.D. STASTICS
ACREAGE: 9.441 ACRES
UNITS: 31
DENSITY: 3.26 UNITS/ACRE
TYPE OF UNITS: SINGLE FAMILY (PATIO HOMES)

THE COLONY AT L'ERMITAGE

(A P.U.D.)

BEING A REPLAT OF A PORTION OF TRACT "74" OF THE PLAT OF "BOCA DEL MAR NO. 7" AS RECORDED IN PLAT BOOK 30, PAGES 210-217 INCLUSIVE, TOGETHER WITH TRACT "C" OF THE PLAT OF "BOCA CLUB COLONY PHASE I", AS RECORDED IN PLAT BOOK 37, PAGES 85 AND 86 BOTH PLATS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 34, TWP. 47S, RGE. 42E.

DESCRIPTION

A PORTION OF TRACT 74 OF THE PLAT OF "BOCA DEL MAR NO. 7", AS RECORDED IN PLAT BOOK 30, PAGES 210-217 INCLUSIVE, TOGETHER WITH TRACT "C" OF THE PLAT OF "BOCA CLUB COLONY PHASE I", AS RECORDED IN PLAT BOOK 37, PAGES 85 AND 86, BOTH PLATS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

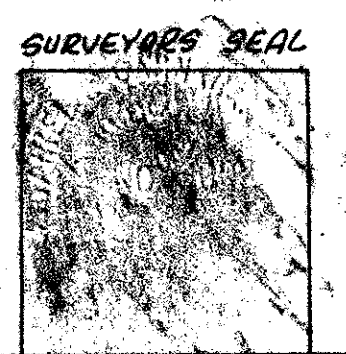
BEGINNING AT THE SOUTHWEST (S.W.) CORNER OF SAID TRACT 74 (THE FOLLOWING SEVEN (7) COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT 74); THENCE N.89°36'55"E., A DISTANCE OF 729.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N.00°23'05"W., A DISTANCE OF 553.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 585.67 FEET AND A CENTRAL ANGLE OF 07°13'18", A DISTANCE OF 73.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 97°13'18", A DISTANCE OF 42.42 FEET TO THE POINT OF TANGENCY; THENCE S.89°36'55"W., A DISTANCE OF 46.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 699.86 FEET AND A CENTRAL ANGLE OF 13°36'30", A DISTANCE OF 166.23 FEET TO THE NORTHEAST (N.E.) CORNER OF THE FOREMENTIONED PLAT OF "BOCA CLUB COLONY PHASE I"; THENCE S.08°33'42"W. ALONG THE EASTERLY LINE OF SAID PLAT, SAID LINE ALSO BEING NON-RADIAL TO THE LAST DESCRIBED CURVE AND RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 201.85 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE ALSO BEING THE SOUTHERLY LINE OF SAID PLAT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1022.00 FEET AND A CENTRAL ANGLE OF 12°41'54", A DISTANCE OF 226.50 FEET TO THE NORTHEAST (N.E.) CORNER OF THE FOREMENTIONED TRACT "C"; (THE FOLLOWING SEVEN (7) COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT "C"); THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1022.00 FEET AND A CENTRAL ANGLE OF 02°29'3", A DISTANCE OF 44.49 FEET; THENCE S.67°07'02"W. ALONG A NON-TANGENT LINE, A DISTANCE OF 36.35 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS BEARS S.69°31'11"E.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 03°18'17", A DISTANCE OF 23.65 FEET; THENCE N.72°49'28"W. ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 20.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 18°29'02", A DISTANCE OF 138.72 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 17°54'22", A DISTANCE OF 71.88 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE AFORESAID PLAT OF "BOCA CLUB COLONY PHASE I"; THENCE S.88°04'26"W. ALONG SAID SOUTHERLY LINE, A DISTANCE OF 173.89 FEET TO THE SOUTHWEST (S.W.) CORNER OF SAID PLAT, SAID POINT ALSO LYING ON THE WESTERLY LINE OF THE AFORESAID "TRACT 74"; THENCE S.01°55'34"E. ALONG THE WESTERLY LINE OF SAID TRACT 74, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 9.441 ACRES, MORE OR LESS.

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 (P.C.P.'S), PERMANENT CONTROL POINTS WILL BE SET UNDER GUARANTEES 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.

BY: Daniel L. Carnahan DATE 8 Aug 84
DANIEL L. CARNAHAN

REGISTERED LAND SURVEYOR NO. 3002
STATE OF FLORIDA



DEDICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT L'ERMITAGE DEVELOPMENTS, A FLORIDA GENERAL PARTNERSHIP AND BOCA CLUB COLONY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS THE COLONY AT L'ERMITAGE, A P.U.D. (BEING A PORTION OF TRACT "74" OF THE PLAT OF "BOCA DEL MAR NO. 7" AND ALSO TRACT "C" OF THE PLAT OF "BOCA CLUB COLONY PHASE I", AS RECORDED IN PLAT BOOK 30, PAGES 210 THRU 217 AND PLAT BOOK 37, PAGES 85 & 16 RESPECTIVELY OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE COLONY AT L'ERMITAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS PARKING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS ALSO A DRAINAGE AND UTILITY EASEMENT.
- THE WATER MANAGEMENT TRACT "E" (LAKE) AS SHOWN HEREON IS HEREBY DEDICATED TO THE COLONY AT L'ERMITAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "E" IS ALSO A DRAINAGE EASEMENT.
- TRACT "F" (RECREATION AREA) AS SHOWN HEREON IS HEREBY DEDICATED TO THE COLONY AT L'ERMITAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "G" AS SHOWN HEREON IS HEREBY DEDICATED TO THE COLONY AT L'ERMITAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS AS OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE DEVELOPMENTS A FLORIDA GENERAL PARTNERSHIP AND THE COLONY AT L'ERMITAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE, SIDEWALK, RETENTION AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE COLONY AT L'ERMITAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, L'ERMITAGE DEVELOPMENTS, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, NATIONAL GENERAL BUILDING CORPORATION, A FLORIDA CORPORATION, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS OF NATIONAL GENERAL BUILDING CORPORATION, THIS 9TH DAY OF AUGUST, A.D., 1984.

BY: Joel Teitelbaum L'ERMITAGE DEVELOPMENTS, A FLORIDA GENERAL PARTNERSHIP
GENERAL PARTNER, A FLORIDA CORPORATION
WITNESS: Maurice Porter
Joel Teitelbaum, PRESIDENT WITNESS: Kathleen J. Wild

IN WITNESS WHEREOF, THE BOCA CLUB COLONY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ALBERT JANSENSEN, PRESIDENT OF SAID CORPORATION, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9TH DAY OF AUGUST, A.D., 1984.

BY: Albert Jansensen BOCA CLUB COLONY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Kathleen J. Wild
WITNESS: Ron Jansensen
ALBERT JANSENSEN, PRESIDENT

THIS INSTRUMENT PREPARED BY
LARRY BIRMINGHAM OF
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
6191 W. ATLANTIC BLVD., MARGATE, FLA.
MAY, 1984 8511042 RCW

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF Palm Beach SS
BEFORE ME PERSONALLY APPEARED
JOEL TEITELBAUM, PRESIDENT OF NATIONAL GENERAL BUILDING CORPORATION
A FLORIDA CORPORATION, GENERAL PARTNER OF L'ERMITAGE DEVELOPMENTS, A
FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED
THIS INSTRUMENT ON BEHALF OF SAID CORPORATION FOR THE PURPOSES HEREIN EXPRESSED

WITNESS MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF August A.D., 1984.
MY COMMISSION EXPIRES: MAY 3, 1987
Kerry R. Schwencke NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ALBERT JANSENSEN, PRESIDENT OF THE BOCA CLUB COLONY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF August A.D., 1984.
MY COMMISSION EXPIRES: MAY 3, 1987
Kerry R. Schwencke NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
I, KERRY SCHWENCCKE, 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 L'ERMITAGE DEVELOPMENTS A FLORIDA GENERAL PARTNERSHIP AND THE COLONY AT L'ERMITAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

AUGUST 9, 1984 DATE
Kerry R. Schwencke ATTORNEY AT LAW,
LICENSED IN FLORIDA

APPROVAL-PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF August A.D. 1984
BY: Ken Spillias CHAIRMAN
KEN SPILLIAS

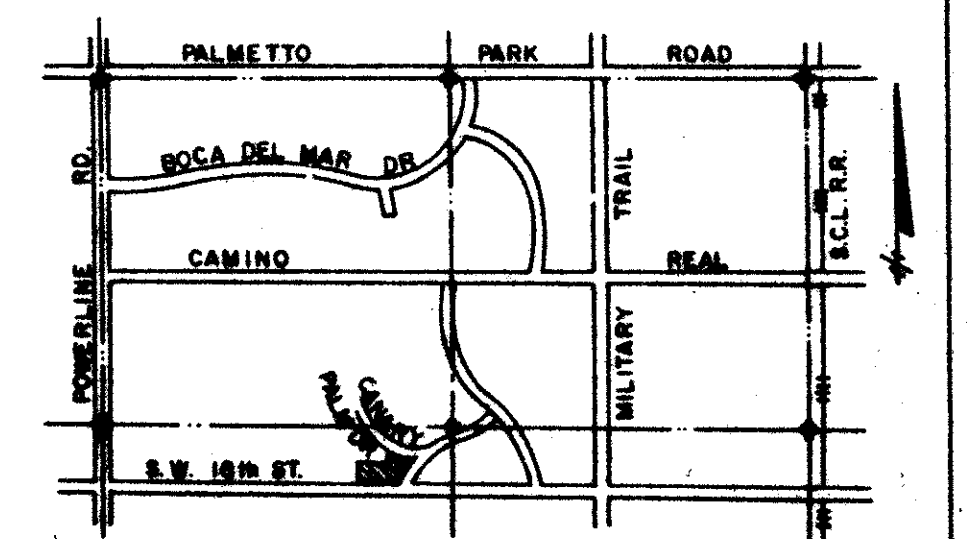
ATTESTED:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Elinor Richardson DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF August A.D. 1984

BY: Alvin Trankes Jr
W. E. TRANKES JR.
Assistant County Engineer



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:22 AM
on the 31st day of AUGUST
1984 and duly recorded in Plat Book No. 49
on page 49 41 + 42
JOHN B. DUNKLE, Clerk Circuit Court
Elinor Richardson D.C.

SHEET 1 OF 3



LOCATION MAP
NTS
SEC. 34, TWP. 47S, RGE. 42E.

(NATIONAL GENERAL BUILDING CORP) SEAL
(NATIONAL GENERAL BUILDING CORP) SEAL
(BOCA CLUB COLONY ASSOCIATION) SEAL
(BOCA CLUB COLONY ASSOCIATION) SEAL

0205-020
STAMPED

The Colony AT L'ERMITAGE 49/40