

La Corniche

AT BOCA POINTE

A PORTION OF BOCA POINTE P.U.D. BEING A REPLAT OF A PORTION OF TRACT "P", BOCA POINTE No. 1, AS RECORDED IN PLAT BOOK 42, PAGES 141, 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SEC. 28, TWP. 47S., RGE. 42E

75
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:18 A.M. THIS 31st DAY OF MAY A.D. 1985, AND DULY RECORDED IN PLAT BOOK 51 ON PAGES 75 AND 76

JOHN B. DUNKLE,
CLERK CIRCUIT COURT
By *Jacqueline P. Stas*
DEPUTY CLERK



SHEET No 1 of 2

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH ss. I, NORMAN FRIEDMAN, OF THE FIRM OF SAUNDERS, CURTIS, GINESTRA AND GORE, P.A., 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 PROPERTY IS VESTED TO LA CORNICHE DEVELOPMENTS, A FLORIDA GENERAL PARTNERSHIP, 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.

Marianne Charney
7 DAY OF MAY, 1985.

Norman Friedman
NORMAN FRIEDMAN
SAUNDERS, CURTIS, GINESTRA AND GORE, P.A.
ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss. BEFORE ME PERSONALLY APPEARED ALBERT JANSENSON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INVESTORS TWO OF PALM BEACH, INC., A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 7 DAY OF MAY 1985.
MY COMMISSION EXPIRES: *Notary Public, State of Florida*
Allyson
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGE CERTIFICATE

STATE OF ARIZONA THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS COUNTY OF Pima HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED ON OFFICIAL RECORD BOOK 4413 AT PAGE 102481045 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

PIMA FINANCIAL SERVICE CORPORATION
AN ARIZONA CORPORATION
WITNESS: *Sherry Doane*
WITNESS: *Susan Underwood*
BY: *Martin Mortimer* EXECUTIVE VICE
MARTIN E. MORTIMER, PRESIDENT

ACKNOWLEDGEMENT

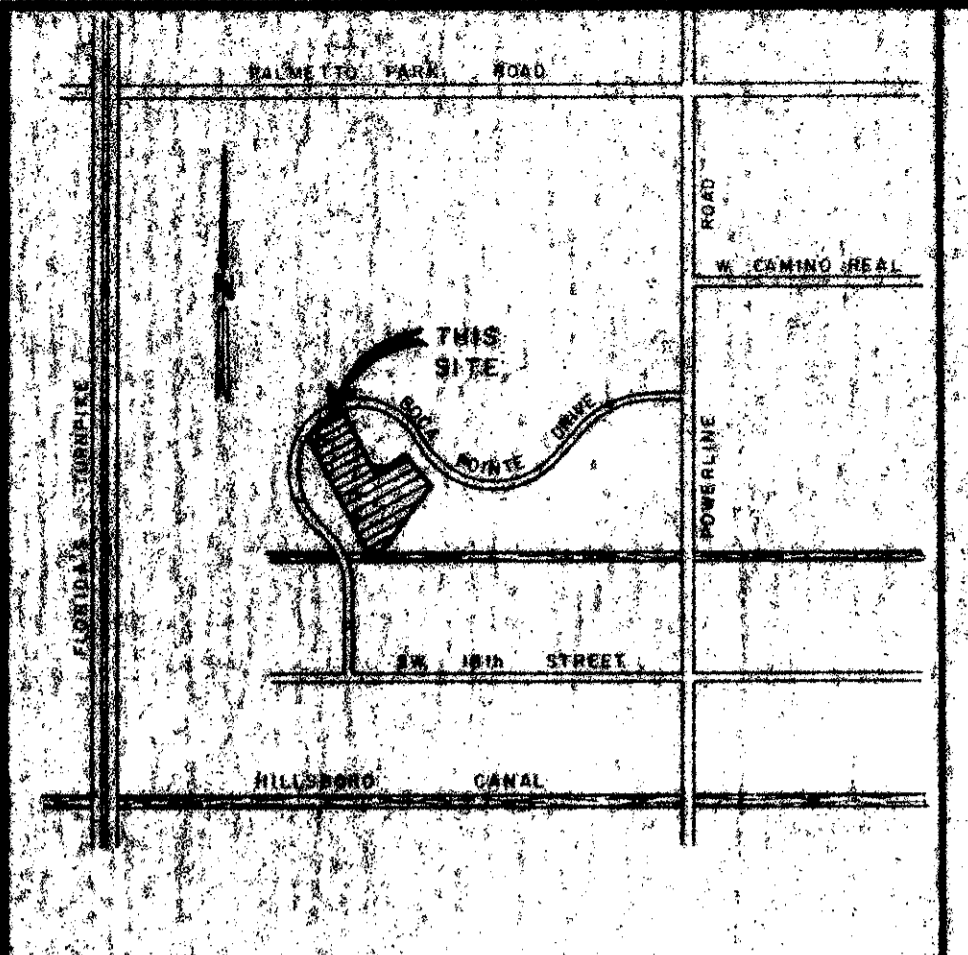
STATE OF FLORIDA
COUNTY OF PALM BEACH ss. BEFORE ME PERSONALLY APPEARED MARTIN MORTIMER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PIMA FINANCIAL SERVICE CORPORATION, AN ARIZONA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 7 DAY OF MAY 1985.
MY COMMISSION EXPIRES: *Notary Public, State of Florida*
Allyson
NOTARY PUBLIC
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "LA CORNICHE AT BOCA POINTE" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION, ALSO 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.

0211-018
28 MARCH 1985
DATED
George W. Caulfield
GEORGE W. CAULFIELD, P.L.S.
REGISTERED LAND SURVEYOR NO. 1930
STATE OF FLORIDA



LOCATION MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LA CORNICHE DEVELOPMENTS, A FLORIDA GENERAL PARTNERSHIP, BY ITS GENERAL PARTNER, INVESTORS TWO OF PALM BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LA CORNICHE AT BOCA POINTE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT "P", BOCA POINTE NO. 1, AS RECORDED IN PLAT BOOK 42, PAGES 141, 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS THE AFORESAID TRACT "P", LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE AFORESAID TRACT "P", THENCE WITH A BEARING OF S. 1° 30' 00" W., ALONG THE EASTERLY BOUNDARY OF TRACT "P" A DISTANCE OF 93.18 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; AN ARC LENGTH OF 17.78 FEET TO A POINT; THENCE WITH A BEARING OF S. 53° 48' 00" E., A DISTANCE OF 283.99 FEET TO A POINT; THENCE WITH A BEARING OF S. 5° 42' 00" W., A DISTANCE OF 392.05 FEET TO A POINT; THENCE WITH A BEARING OF S. 88° 52' 40" W., ALONG THE NORTH RIGHT-OF-WAY OF T.W.O.D. LATERAL NO. 30, A DISTANCE OF 1637.36 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET; AN ARC LENGTH OF 52.56 FEET TO A POINT; THENCE WITH A BEARING OF N. 20° 08' 41" E., A DISTANCE OF 1267.86 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF TRACT "P"; THENCE WITH A BEARING OF S. 52° 33' 19" E., ALONG SAID NORTHERLY BOUNDARY OF TRACT "P" A DISTANCE OF 445.03 FEET TO A POINT; THENCE WITH A BEARING OF S. 70° 10' 00" E., A DISTANCE OF 366.00 FEET TO A POINT; THENCE WITH A BEARING N. 23° 45' 00" E., A DISTANCE OF 120.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S. 66° 13' 58" E., A RADIUS OF 899.62 FEET, AN ARC LENGTH OF 298.64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING A NET TOTAL OF 27.911 ACRES, MORE OR LESS, AND 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:**
THAT TRACT FOR PRIVATE ROAD PURPOSES, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON AS TRACT "R" IS HEREBY DEDICATED TO LA CORNICHE AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 LA CORNICHE AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENTS -** THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LANDSCAPE AND BUFFER AREAS -**
THE LANDSCAPE AND BUFFER AREAS SHOWN HEREIN AS TRACTS A, AND B ARE HEREBY DEDICATED TO THE LA CORNICHE 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.
- OPEN SPACES -**
TRACTS S-1 THRU S-5 INCLUSIVE FOR OPEN SPACE PURPOSES, ARE HEREBY DEDICATED TO THE LA CORNICHE AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND THE CORPORATE SEAL OF SAID GENERAL PARTNER TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF May 1985.

WITNESS: *Albert Jansen*
ALBERT JANSENSON, PRESIDENT
WITNESS: *Ignacio M. Delos*
IGNACIO M. DELOS, SECRETARY

SURVEY NOTES

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S. 85° 05' 00" E., ALONG THE NORTH LINE OF TRACT X-3 AS SHOWN ON THE RECORD PLAT OF BOCA POINTE NO. 1, AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
- P.C.P. INDICATES PERMANENT CONTROL POINT.
- U.E. INDICATES UTILITY EASEMENT.
- D.E. INDICATES DRAINAGE EASEMENT.
- L.E. INDICATES LANDSCAPE EASEMENT.
- L.A.E. INDICATES LIMITED ACCESS EASEMENT.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
DRAINAGE EASEMENTS TAKE PRECEDENCE OVER UTILITY EASEMENTS.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF May, A.D., 1985.

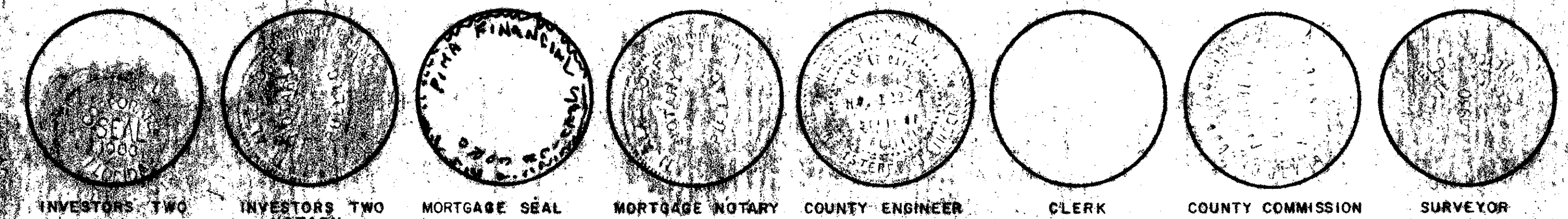
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *H.F. Kahler*
H.F. KAHLERT, P.E., COUNTY ENGINEER

BY: *Russell H. Compton*
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF May, A.D., 1985.

BY: *Kenneth M. Adams*
KENNETH M. ADAMS, CHAIRMAN



DRAWING NUMBER
51/75

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07548

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