

PART OF A P.U.D. LA PAZ AT BOCA POINTE - PHASE III A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF TRACT P, BOCA POINTE NO. 1, AS RECORDED IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

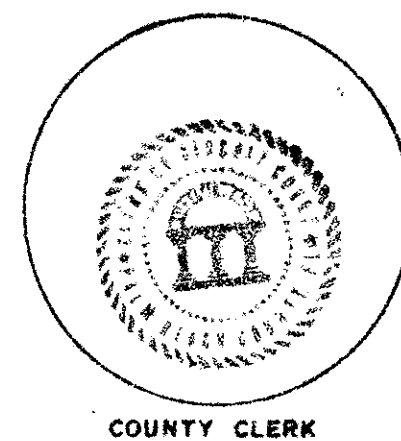
JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

OCTOBER, 1986

SHEET 1 OF 2

28147/42 SUBDIVISION * La Paz BOOK 56 PAGE 89 FLOOD ZONE A0! FLOOD MAP * 240B QUAD * 54 ZONING GE ZIP CODE 33433 PUB NAME Boca Pt - Phase III

89

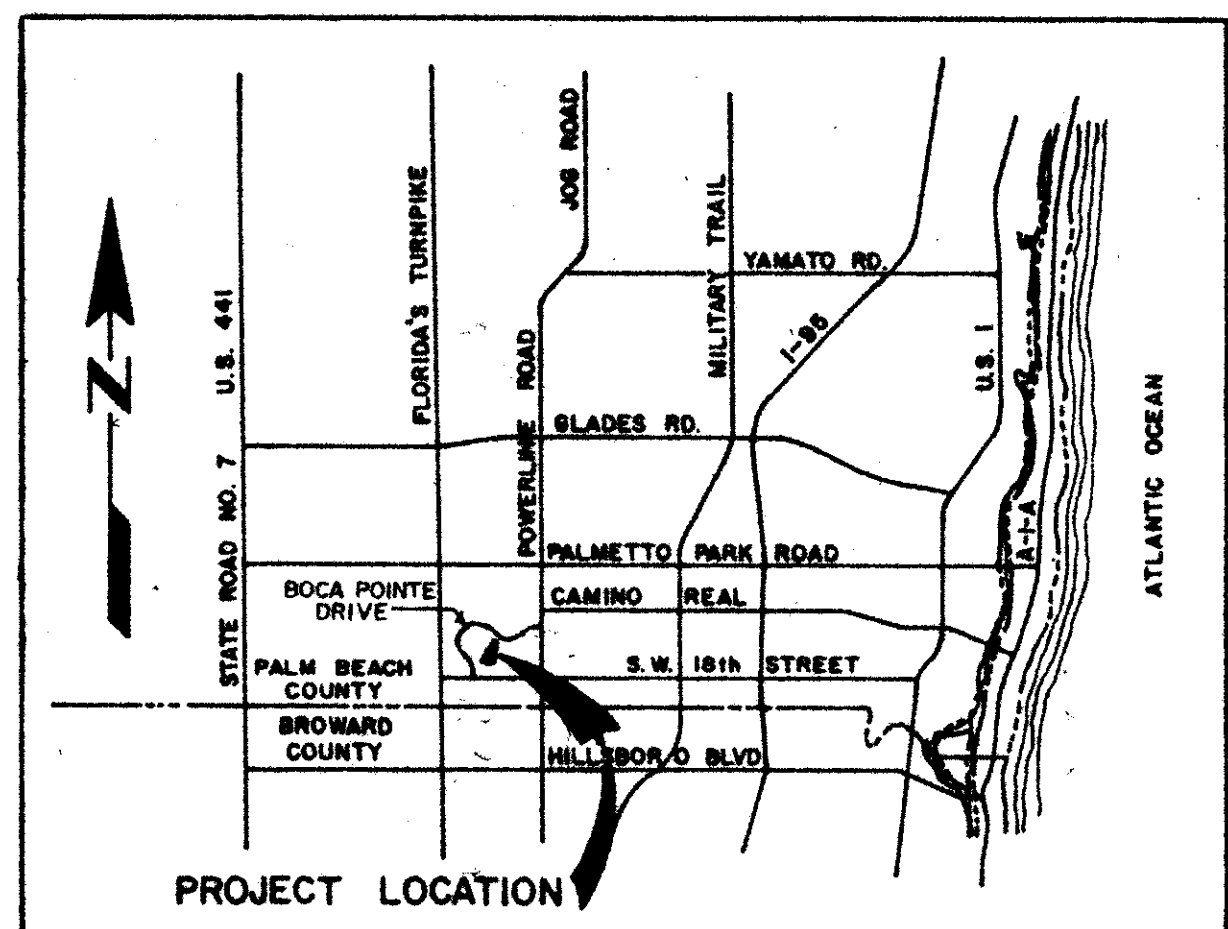


OFFICE OF PALM BEACH COUNTY CLERK This Plat was filed for record on 16th day of April 1987 at 9:27 AM. Book 56 Page 89-90

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that M.G. BOCA, INC., a Florida corporation, owner of the lands shown hereon being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, said lands being a portion of Tract P of the plat of BOCA POINTE NO. 1, as recorded in Plat Book 42, Pages 141-143 of the public records of Palm Beach County, Florida, shown hereon as LA PAZ AT BOCA POINTE - PHASE III, being more particularly described as follows:

BEGINNING at the Southwest corner of Tract L-2 of the plat of LA PAZ AT BOCA POINTE - PHASE II as recorded in Plat Book 50, Pages 169 - 171 of the Public Records of Palm Beach County, Florida; thence with a bearing of S 86° 52' 40" W., along the North right-of-way line of Lake Worth Drainage District Lateral No. 50, and the South line of the aforesaid Tract P a distance of 212.23 feet to a point of curvature; thence with a curve to the right, having a radius of 350.00 feet, a central angle of 8° 36' 12", and an arc length of 52.56 feet to a point; thence with a bearing of N. 28° 08' 41" E., a distance of 1267.86 feet to a point lying on the Northerly boundary of said Tract P; thence with a bearing of S. 52° 33' 19" E., along said Northerly boundary of Tract P, a distance of 357.62 feet to a point; thence with a bearing of S. 37° 26' 41" W., a distance of 131.75 feet to a point; thence with a bearing of S. 01° 07' 20" E., a distance of 125.00 feet to a point; thence with a bearing of S. 51° 00' 00" E., a distance of 165.00 feet to a point; thence with a bearing of S. 29° 00' 00" E., a distance of 40.00 feet to a point on a curve concave to the North, the preceding four (4) courses being coincident with the Westerly boundary of LA PAZ AT BOCA POINTE - PHASE I, as recorded in Plat Book 45, Pages 144-146 of the Public Records of Palm Beach County, Florida; thence along the arc of the aforesaid curve concave to the North, having an initial tangent bearing of S. 61° 00' 00" W., a radius of 235.00 feet, a central angle of 56° 48' 46", and an arc length of 233.02 feet to a point; thence with a bearing of S. 27° 48' 46" W., a distance of 60.00 feet to a point on a curve concave to the South; thence along the arc of the aforesaid curve concave to the South, having an initial tangent bearing of N. 62° 11' 14" W., a radius of 235.00 feet, a central angle of 52° 20' 00" and an arc length of 214.65 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 295.00 feet, a central angle of 23° 23' 54", and an arc length of 120.47 feet to a point; thence with a bearing of S. 43° 52' 40" W., a distance of 194.58 feet to a point; thence with a bearing of S. 46° 07' 20" E., a distance of 107.20 feet to a point; thence with a bearing of S. 01° 07' 20" E., a distance of 180.20 feet to a point; thence with a bearing of S. 43° 52' 40" W., a distance of 83.47 feet, more or less, to the POINT OF BEGINNING, the preceding six (6) courses being coincident with Northerly and Westerly boundary of the aforementioned plat of LA PAZ AT BOCA POINTE - PHASE II.



VICINITY MAP N.T.S.

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

- 1. Streets: Tract A-2, for private road, utility and drainage purposes, is hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.
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.
3. Recreation Tract: Tract J, for recreation purposes, is hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.
4. Water Management Tract: Tract L-3 & L-4 for water management purposes, are hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.
5. Open Space: Those portions of Tracts G and H upon which buildings or improvements are not hereafter constructed will be for open space purposes, and are reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.
6. All areas reserved for the use and benefit of the residents of the property described in this plat may be used by other persons who may be granted such use rights, and shall be dedicated to and perpetually maintained by any condominium or property owner's association pursuant to one or more declarations to be recorded in the Public Records of Palm Beach County, Florida, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named corporation, M.G. BOCA, INC., has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 3 day of March, 1987.

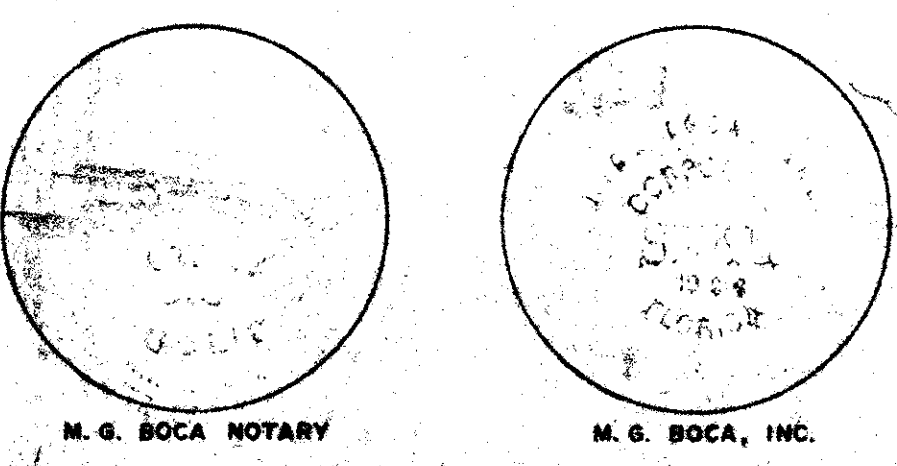
M.G. BOCA, INC. a Florida corporation Attest: Mendel Gorin, Secretary By: Moises Gorin, President

INDEX OF SHEETS SHEET NO. 1 - TITLE SHEET AND CERTIFICATES SHEET NO. 2 - DETAIL SHEET

AREA TABLE table with columns: TOTAL AREA THIS PLAT (7.522 AC), AREA OF PRIVATE ROAD R/W (TRACT A-2) (0.482 AC), BLDGS. 9-II, ACCESS & PARKING (TRACTS G&H) (5.520 AC), AREA OF WATER MANAGEMENT TRACT L-3 & L-4 (1.281 AC), AREA OF RECREATION TRACT J (0.239 AC), NO. OF UNITS PROPOSED, THIS PLAT (96 UNITS), DENSITY PROPOSED, THIS PLAT: 12.18 UNITS / ACRE, LAND USE - APARTMENTS

ACKNOWLEDGMENT Before me personally appeared NOISES GORIN and MENDEL GORIN, to me well known and know to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of the above-named M.G. BOCA, INC., and severally acknowledged to and before me that they executed such instrument as such respective officers 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 3rd day of March, 1987. My commission expires April 14, 1989. Sheriff Thomas, Notary Public, State of Florida



MORTGAGE CERTIFICATE

STATE OF FLORIDA) The undersigned hereby certifies that it is the holder of a mortgage upon the COUNTY OF DADE) 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 in Official Record Book 5177, Page 1338 of the Public Records of Palm Beach County, Florida, shall be subordinated to said dedication shown hereon.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by its Senior Vice President and attested by its Vice President & Cashier, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 3 day of March, 1987.

Attest: Layton W. Reeves, Vice President & Cashier; Michael Paul, Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA) Before me personally appeared MICHAEL PAUL and LAYTON W. REEVES, to me well known COUNTY OF DADE) and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Vice President & Cashier, respectively, of the above-named CAPITAL BANK, and severally acknowledged to and before me that they executed such instrument as such officers of said Bank, and that the seal affixed to the foregoing instrument is the corporate seal of said Bank, 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 Bank.

WITNESS my hand and official seal this 3rd day of March, 1987. My commission expires August 31, 1987. Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA) I, MICHAEL BEDZOW of the firm of BEDZOW AND KORN, P.A., a duly licensed attorney in COUNTY OF DADE) 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 in M.G. BOCA, INC., a Florida corporation; that the current taxes have been paid; and I find that the property is encumbered by the mortgage shown hereon; and that all mortgages are shown and are true and correct.

Date February 17, 1987. MICHAEL BEDZOW, Attorney-at-law licensed in Florida

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; that said survey is accurate to the best of my knowledge and belief; 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 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, and complies with the Minimum Technical Standards of Chapter 21-BH-6, Rules of the Department of Professional Regulation, Board of Land Surveyors.

Date MARCH 4th 1987. JOHN A. GRANT, JR., Registered Surveyor No. 1141 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 14 day of April, A.D., 1987. ATTEST: JOHN B. DUNKLE, Clerk. By: Kathryn S. Miller, Deputy Clerk. By: Carol A. Roberts, Chair

COUNTY ENGINEER

This plat is hereby approved for record this 14 day of April, A.D., 1987. By: H. KAUZERT, P.E., County Engineer

LA Paz AT Boca Pointe - PHASE III 56/89