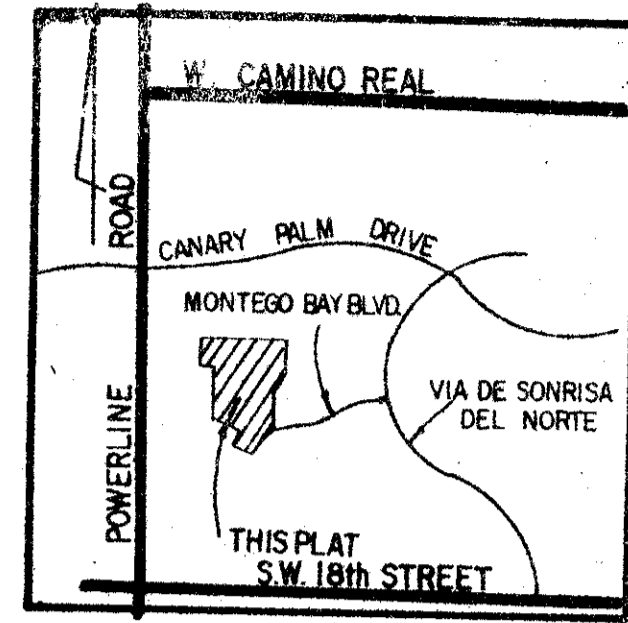


MONTEGO BAY PLAT 3

SEC. 27, TWP. 47 S., RGE. 42 E.
 A PORTION OF BOCA POINTE P.U.D., BEING A REPLAT OF A PORTION OF TRACT "A",
 BOCA POINTE PLAT NO.3 AS RECORDED IN PLAT BOOK 46, PAGES 123, 124, 125 OF THE
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 12:07 P.M.
 THIS 24 DAY OF September
 A.D. 1987 AND DULY RECORDED
 IN PLAT BOOK 58 ON
 PAGES 19 AND 20
 JOHN B. DUNKLE,
 CLERK CIRCUIT COURT
 BY Dawn A. Matton
 DEPUTY CLERK



NOT TO SCALE

LOCATION MAP



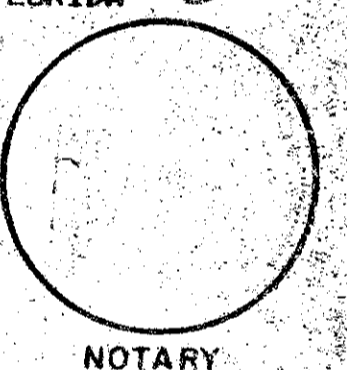
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED STEPHAN L. PORTEN AND SHERRON SKIBO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 18 DAY OF August, 1987.

MY COMMISSION EXPIRES: 11/14/89
 Dawn A. Matton
 NOTARY PUBLIC
 STATE OF FLORIDA



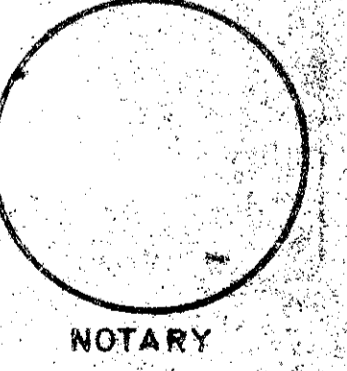
ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA) S.S.
 COUNTY OF FAIRFAX

BEFORE ME PERSONALLY APPEARED MARGARET SCHNOOR AND CYNTHIA L. FISHER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT/ASST. SECRETARY AND EXECUTIVE VICE PRESIDENT OF UNITED SAVINGS BANK, A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ORGANIZATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID COMPANY, 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 14 DAY OF August, 1987.

MY COMMISSION EXPIRES: 4/14/89
 Lynne R. Wagner
 NOTARY PUBLIC
 COMMONWEALTH OF VIRGINIA



0211-307

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 THE (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEEES POSTED WITH PALM BEACH COUNTY, FLORIDA, 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 8/16/87
 George W. Caulfield
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 930

PREPARED BY
 GEORGE W. CAULFIELD
 CAULFIELD and WHEELER, INC.
 LAND SURVEYORS-CONSULTING ENGINEERS
 7301 A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433

APPROVALS
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Sept., 1987.

BY: Carol A. Roberts
 CAROL A. ROBERTS, CHAIR

ATTEST:
 JOHN B. DUNKLE
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Sept., 1987.

BY: H.F. Kahlert, P.E.
 COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL AREA THIS PLAT	155,527.00 S.F.	3,570.4 AC
AREA OF RESIDENTIAL PARCELS	81,863.60 S.F.	1,879.3 AC
AREA OF ACCESS R/W (TRACT R-3)	28,963.56 S.F.	0.6649 AC
AREA OF OPEN SPACE (PARCELS C,F,G)	44,699.84 S.F.	1.0262 AC
NUMBER OF UNITS		23
DENSITY (UNITS PER GROSS ACRE)		6.4419 AC
LAND USE - FEE SIMPLE VILLAS		

NOTE:
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SURVEYOR'S NOTES

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.

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "BOCA POINTE NO. 3" AS RECORDED IN PLAT BOOK 46 AT PAGES 123, 124 AND 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, NORTH LINE TRACT "A" - S89°26'55"W.

P.R.M. - INDICATES A 4" x 4" x 36" CONCRETE PERMANENT REFERENCE MONUMENT WITH A BRASS DISK STAMPED NO. 1930.

P.C.P. - INDICATES PERMANENT CONTROL POINT AND IS A NAIL IN BRASS SURVEY CAP STAMPED NO. 1930.

SURVEY DATA IN FIELD BOOK 63

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

I, ANDREW JACOBSON, OF THE FIRM OF COHEN, SCHERER, COHN AND SILVERMAN, 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 PORTEN SULLIVAN CORPORATION OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE August 11, 1987
 ANDREW JACOBSON
 COHEN, SCHERER, COHN & SILVERMAN
 ATTORNEY AT LAW
 LICENSED IN THE STATE OF FLORIDA

MORTGAGE CERTIFICATE

COMMONWEALTH OF VIRGINIA)
 COUNTY OF FAIRFAX) S.S.

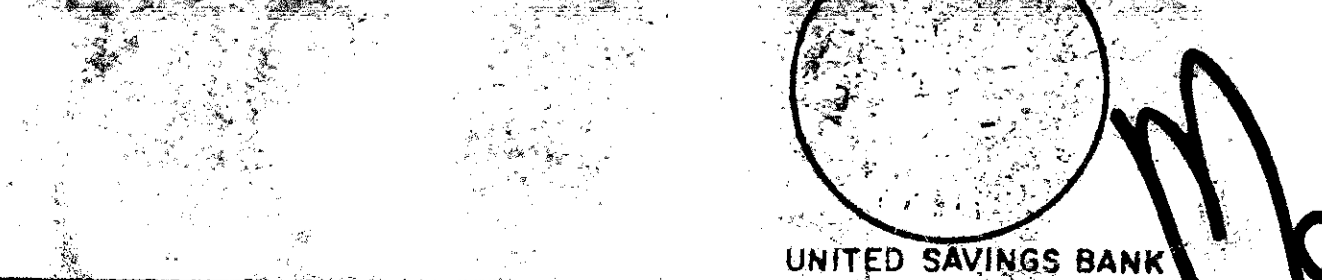
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS, OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5052 AT PAGE 3 AND OFFICIAL RECORD BOOKS 5052 PAGE 33 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF August, 1987.

UNITED SAVINGS BANK
 formerly known as
 UNITED SAVINGS AND LOAN ASSOCIATION
 A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ORGANIZATION
 AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: MARGARET SCHNOOR BY: CYNTHIA L. FISHER
 VICE PRESIDENT EXECUTIVE VICE PRESIDENT

DATE 8/16/87



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MONTEGO BAY PLAT 3", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", BOCA POINTE NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 PAGES 123, 124, 125, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE N. 89°26'55" E. ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 248.00 FEET TO THE POINT OF BEGINNING; THENCE S 00° 33' 05" E. A DISTANCE OF 190.00 FEET; THENCE N 89° 26' 55" E., A DISTANCE OF 48.00 FEET; THENCE S 00° 33' 05" E., A DISTANCE OF 252.90 FEET; THENCE S 67°55'24" E., A DISTANCE OF 182.94 FEET; THENCE N 22° 04'36" E. A DISTANCE OF 29.30 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 66° 31' 25", AN ARC DISTANCE OF 159.06 FEET TO A POINT; THENCE N 01° 23'59" W. A DISTANCE OF 140.00 FEET; THENCE N 36° 57'14" E. A DISTANCE OF 52.91 FEET; THENCE N 00° 33' 05" W., A DISTANCE OF 220.00 TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "A"; THENCE S 89° 26'55" W ALONG SAID NORTH LINE, A DISTANCE OF 382.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 155,527 SQUARE FEET/3,570.4, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS

THAT PARCEL FOR ACCESS, UTILITY, DRAINAGE, AND PARKING PURPOSES SHOWN HEREON AS PARCEL R-3 IS HEREBY DEDICATED TO THE MONTEGO BAY AT BOCA POINTE PROPERTY OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS

A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL OF ACCESS AND JURISDICTION OVER ACCESS RIGHTS.

3. OPEN SPACES - PARCELS "C", "F" AND "G" FOR OPEN SPACE AND PARKING PURPOSES

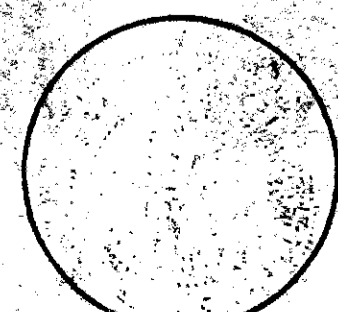
ARE HEREBY DEDICATED TO THE MONTEGO BAY AT BOCA POINTE PROPERTY OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 18 DAY OF August, 1987.

PORTEN SULLIVAN CORPORATION OF FLORIDA

CORPORATION OF THE STATE OF FLORIDA

ATTEST: Sherron Skibo BY: Stephan L. Porten
 SECRETARY VICE-PRESIDENT



PORTEN SULLIVAN



COUNTY COMMISSION



COUNTY ENGINEER



UNITED SAVINGS BANK

Montego Bay #3 58/19

SUBDIVISION: Montego Bay #3
 BOOK: 58
 FLOOD ZONE: No. 19
 QUAD: 39
 SE PUD
 PUD NAME: Boca Pointe
 ZIP CODE: 33433
 7/22/87