

"CALIBRE COURT PLAT"

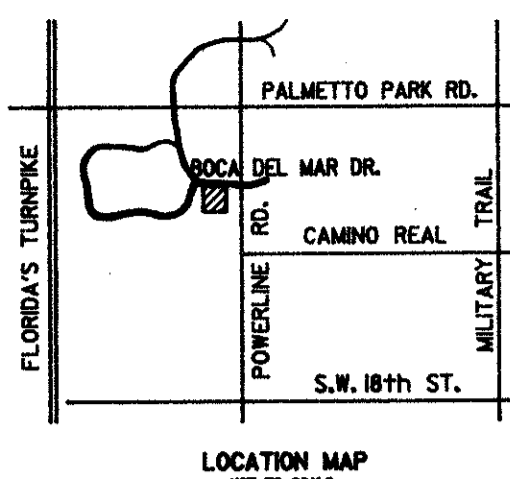
LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
BEING A REPLAT OF A PORTION OF TRACT 18-A, BOCA DEL MAR NO. 6, A P.U.D.
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 30, AT PAGES 142 AND 143, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT WAS FILED FOR RECORD
AT 4:17 P.M., THIS 8 DAY OF
April, A.D., 1988, AND DULY
RECORDED IN PLAT BOOK 30
ON PAGES 66 THRU 67

JOHN B. DUNKLE,
CLERK OF THE CIRCUIT COURT

BY: Barbara A. Nash
DEPUTY CLERK

PREPARED BY:
SISAN M. MARLEY
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LADERDALE, FLORIDA 33309
(305) 776-1616
JULY, 1987



DEDICATION AND RESERVATION

STATE OF FLORIDA } SS
COUNTY OF ORANGE

KNOW ALL MEN BY THESE PRESENTS CALIBRE COURT, LTD., A GEORGIA LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CALIBRE COURT" PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF A PORTION OF TRACT 18-A, BOCA DEL MAR NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, AT PAGE 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; LESS AND EXCEPT ALL OF THE PROPERTY PLATTED BY PLAT NO. 1 (ONE) OF PINEAPPLE WALK, AS RECORDED IN PLAT BOOK 47, AT PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT A IS HEREBY RESERVED UNTO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CALIBRE COURT, LTD., ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROADWAY PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C ARE HEREBY RESERVED UNTO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CALIBRE COURT, LTD., ITS SUCCESSORS AND/OR ASSIGNS FOR PARKING TRACTS, UTILITY, CABLE TELEVISION, DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH DRAINS A PUBLIC RIGHT-OF-WAY.
- TRACTS D AND E ARE HEREBY RESERVED UNTO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CALIBRE COURT, LTD., ITS SUCCESSORS AND/OR ASSIGNS FOR WATER MANAGEMENT, DRAINAGE EASEMENTS AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH DRAINS A PUBLIC RIGHT-OF-WAY.
- TRACT F IS HEREBY RESERVED UNTO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CALIBRE COURT, LTD., ITS SUCCESSORS AND/OR ASSIGNS FOR RUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. IN AREAS WHERE THE BUFFER EASEMENT AND THE UTILITY EASEMENT COINCIDE, THE UTILITY EASEMENT TAKES PRECEDENT.
- 20' ACCESS EASEMENTS ARE HEREBY RESERVED UNTO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CALIBRE COURT, LTD., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO RETENTION TRACTS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT G IS RESERVED UNTO CALIBRE COURT, LTD., ITS SUCCESSORS AND/OR ASSIGNS FOR RESIDENTIAL PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER,
THIS 19 DAY OF January, 1988.

Paul H. Ederle
WITNESS PAUL H. EDERLE
Linda S. Bradley
WITNESS LINDA S. BRADLEY
BY: Michael Tompkins
MICHAEL TOMPKINS, GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF ORANGE

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS A GENERAL PARTNER OF CALIBRE COURT, LTD., A GEORGIA LIMITED PARTNERSHIP AND THAT HE EXECUTED SUCH DEDICATION AS SAID GENERAL PARTNER OF SAID PARTNERSHIP AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL THIS 19 DAY OF January, A.D., 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA

AREA TABULATIONS:

TRACT A	13,218 SQ. FT.	0.30 ACRES
TRACT B	98,382 SQ. FT.	2.26 ACRES
TRACT C	28,801 SQ. FT.	0.66 ACRES
TRACT D	5,506 SQ. FT.	0.13 ACRES
TRACT E	13,059 SQ. FT.	0.30 ACRES
TRACT F	15,129 SQ. FT.	0.35 ACRES
TRACT G	285,216 SQ. FT.	6.55 ACRES
TOTAL	459,311 SQ. FT.	10.54 ACRES

P.U.D. TABULATION DATA:

AREA PLATTED	=	10.54 ACRES
BUILDING COVERAGE	=	1.75 ACRES
NO. OF UNITS	=	190
UNIT TYPE	=	CATEGORY B
DENSITY PER ACRE	=	18.02 D.U./ACRES
STREETS AND PARKING	=	3.3 ACRES MAXIMUM
OPEN SPACE	=	5.49 ACRES MINIMUM

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGEES CONSENT

STATE OF GEORGIA } SS
COUNTY OF FULTON

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS 5495, PAGE 438, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SECTRA LAING, INC.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 9th DAY OF February, 1988.

SECTRA LAING, INC.
A GEORGIA CORPORATION

ATTEST: Jeffrey Gray
JEFFREY GRAY
LEGAL COUNSEL AND SECRETARY

BY: Jerry A. Lohla
JERRY A. LOHLA
VICE-PRESIDENT

ACKNOWLEDGEMENT:

STATE OF GEORGIA } SS
COUNTY OF FULTON

BEFORE ME PERSONALLY APPEARED JERRY A. LOHLA AND JEFFERY GRAY TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF SECTRA LAING, INC. A GEORGIA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH 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 DO AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 9th DAY OF February, A.D., 1988.

March 26, 1988
MY COMMISSION EXPIRES: JANA RUSSELL
NOTARY PUBLIC, STATE OF GEORGIA

MORTGAGEES CONSENT

STATE OF GEORGIA } SS
COUNTY OF COBB

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS 5495, PAGE 396 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

PROVIDENT NATIONAL BANK

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 21st DAY OF January, 1988.

PROVIDENT NATIONAL BANK
A NATIONAL BANKING ASSOCIATION

ATTEST: Suzanne Hale
SUZANNE HALE
ASSISTANT VICE-PRESIDENT

BY: Don H. Andree
DON H. ANDREE
VICE-PRESIDENT

ACKNOWLEDGEMENT:

STATE OF GEORGIA } SS
COUNTY OF COBB

BEFORE ME PERSONALLY APPEARED DON H. ANDREE AND SUZANNE HALE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF PROVIDENT NATIONAL BANK, A GEORGIA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH 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 DO AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 21st DAY OF January, A.D., 1988.

MY COMMISSION EXPIRES: Kathy Randall
NOTARY PUBLIC, STATE OF GEORGIA

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF HILLSBOROUGH

I, W. LAWRENCE SMITH 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 FINETHE TITLE TO THE PROPERTY IS VESTED TO CALIBRE COURT, LTD. A GEORGIA LIMITED PARTNERSHIP; THAT ALL TAXES EQUID TO BE PAID AS OF THE DATE HEREOF HAVE BEEN PAID; AND THAT I FIND THAT SAID PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES WHICH WOULD AFFECT THE PLATTING OF SAID PROPERTY.

DATE: February 12, 1988

W. Lawrence Smith
W. LAWRENCE SMITH
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEY NOTES:

- © P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. X 1" CONCRETE MONUMENT WITH BRASS DISC STAMPED PRM '4323 UNLESS OTHERWISE NOTED.
- SURVEY DATA IN FIELD BOOK DIB.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF 'BOCA DEL MAR NO.6', ARECORDED IN PLAT BOOK 30, PAGES 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WEST LINE TRACT 1A IS N 07°41'05"W.
- THE DESCRIPTION HEREON WAS PREPARED BY THE SURVEYOR IN ACCORD WITH INFORMATION SUPPLIED BY THE CLIENT.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (N.R.) DENOTES NON-RADIAL.
- © C.P. INDICATES SET PERMANENT CONTROL POINT UNLESS OTHERWISE NOTED.
- U.E. INDICATES UTILITY EASEMENT.

COUNTY APPROVALS

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF April, A.D., 1988.

ATTEST: John B. Dunkle, D.C.
JOHN B. DUNKLE, CLERK
CLERK OF THE CIRCUIT COURT

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF April, A.D., 1988.

Herbert F. Kalhart
HERBERT F. KALHART, P.E.
CERTIFICATE NO. 12284
COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

APPROVAL OF BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC.

THE BOARD OF DIRECTORS OF THE BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC., APPROVED THE PLAT SHOWN HEREON. BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

ATTEST: Armand Gianuzzi
ARMAND GIANUZZI
SECRETARY

BY: Kenneth L. Feigl
KENNETH L. FEIGL
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH L. FEIGL AND ARMAND GIANUZZI TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN ANWHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC., A FLOA NOT FOR PROFIT CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH 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 DO AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNS MY HAND AND SEAL THIS 9 DAY OF March, A.D., 1988.

MY COMMISSION EXPIRES:

Patricia Turner
NOTARY PUBLIC, STATE OF FLORIDA

GENERAL NOTES:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS. LANDSCAPINON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN THOSE CASESHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THR PRIORITIES DETERMINED BY THE USE RIGHT'S GRANTED.

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 BET OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FUTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED 2-16-88

KEITH & SCHNARS, P.A.

John P. Weber
BY: JOHN P. WEBER
PROFESSIONAL LAND SURVEYOR #4323
STATE OF FLORIDA

'SEAL' BOCA DEL MAR IMPROVEMENT ASSOC., INC.	'SEAL' NOTARY	'SEAL' PROVIDENT NATIONAL BANK	'SEAL' NOTARY
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0205-009
DUPLICATE 2/18/92