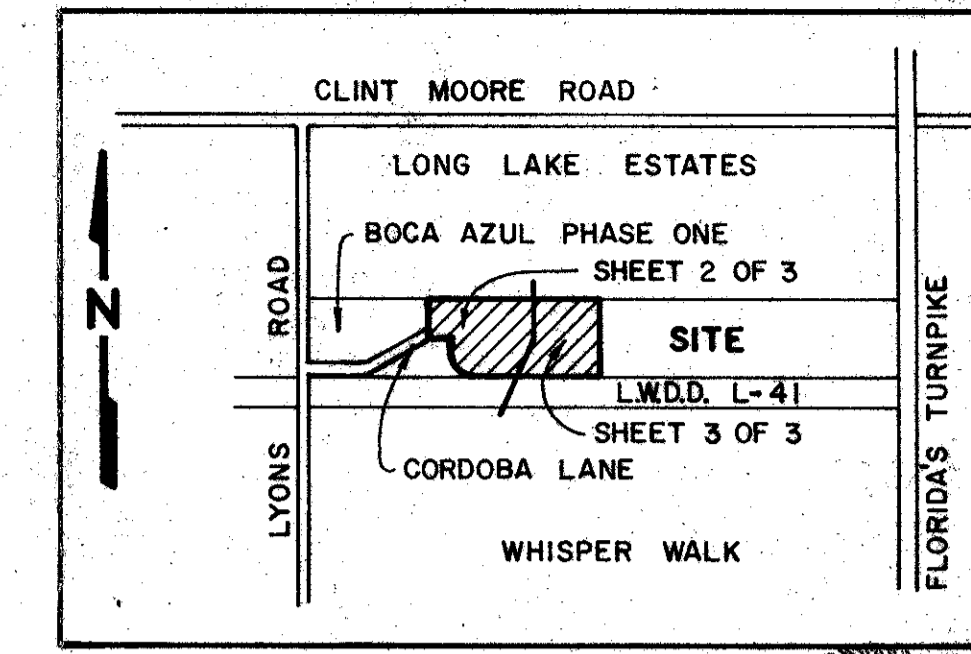


BOCA AZUL - PHASE TWO

A REPLAT OF TRACTS 51 AND 52, AND P/O TRACTS 49, 50, 53, AND 54 OF BLOCK 72, PALM BEACH FARMS COMPANY PLAT NO. 3, (P.B.2, PG.45-54) - SITUATE IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

AUGUST, 1988

SHEET 1 OF 3



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD ON 7-10-88 AT 10:44 A.M. THIS 7 DAY OF SEPTEMBER AD, 1988 AND DULY RECORDED IN PLAT BOOK 60 ON PAGES 157 AND 158-159.
JOHN B. DUNKLE, CLERK
By Richard D. Reed, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AN-SCA INVESTMENT CO., INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA AZUL - PHASE TWO, BEING A REPLAT OF TRACTS 51 AND 52, AND PART OF TRACTS 49, 50, 53 AND 54 OF BLOCK 72, PALM BEACH FARMS COMPANY PLAT NO. 2, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS, SITUATE IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BOCA AZUL - PHASE ONE, AMENDED, AS RECORDED IN PLAT BOOK 44 AT PAGES 127 AND 128 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID TRACTS 49 THROUGH 53 A DISTANCE OF 1156.29 FEET; THENCE S00°00'00"E A DISTANCE OF 349.45 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 1175.00 FEET FROM WHICH A RADIAL LINE BEARS S01°09'15"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 01°09'15", A DISTANCE OF 23.67 FEET; THENCE N90°00'00"E A DISTANCE OF 130.00 FEET; THENCE S52°39'48"E A DISTANCE OF 347.55 FEET; THENCE S00°00'00"W A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 50 THROUGH 54; THENCE N90°00'00"W ALONG SAID SOUTH LINE A DISTANCE OF 1285.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE PLAT OF BOCA AZUL - PHASE ONE AS RECORDED IN PLAT BOOK 41 AT PAGES 191 AND 192 OF SAID PALM BEACH COUNTY AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 155.00 FEET FROM WHICH A RADIAL LINE BEARS N00°00'00"E; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 243.47 FEET; THENCE N00°00'00"E CONTINUING ALONG SAID EAST LINE A DISTANCE OF 341.87 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 300.00 FEET FROM WHICH A RADIAL LINE BEARS S08°17'22"E; THENCE WESTERLY CONTINUING ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°53'39", A DISTANCE OF 161.76 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID PLAT OF BOCA AZUL - PHASE ONE, AMENDED; THENCE N00°00'00"E ALONG SAID EAST LINE, A DISTANCE OF 227.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 18.21223 ACRES, MORE OR LESS.

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

- TRACT A, THE ROADWAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLA SAN REMO COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE, UTILITY AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C, THE ACCESS TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLA SAN REMO COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE, UTILITY AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, THE WATER MANAGEMENT TRACT, AND THE MAINTENANCE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA SAN REMO COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E, F, G AND H, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLA SAN REMO COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION, TRACT I, AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
- LOT 5, LOT 6 AND TRACT J, ARE HEREBY RESERVED UNTO AN-SCA INVESTMENT CO., INC., A FLORIDA CORPORATION, FOR RESIDENTIAL HOUSING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF AN-SCA INVESTMENT CO., INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENT (L.A.E.) SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE 10' PEDESTRIAN EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLA SAN REMO COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN PASSAGE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLA SAN REMO COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, AN-SCA INVESTMENT CO., INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF JUNE 1988.

AN-SCA INVESTMENT CO., INC., A CORPORATION OF THE STATE OF FLORIDA
ATTEST: Charles Scardina, SECRETARY BY: Angelo Scardina, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ANGELO SCARDINA AND CHARLES SCARDINA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF AN-SCA INVESTMENT CO., INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20 DAY OF JUNE, 1988.
MY COMMISSION EXPIRES: 7/22/89 Richard S. Davidson
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

GOLD COAST SAVINGS BANK, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5585 AT PAGE 1734 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND HEREBY SUBORDINATES SAID MORTGAGE TO THE DEDICATION.

IN WITNESS WHEREOF, GOLD COAST SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS Sec. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF June 1988.

GOLD COAST SAVINGS BANK, A CORPORATION OF THE STATE OF FLORIDA
ATTEST: Deborah Bevilacqua, Sec. Vice President BY: Raymond J. Kengott, President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Raymond J. Kengott AND Richard J. O'Brien TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Sec. Vice President OF GOLD COAST SAVINGS BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20th DAY OF JUNE, 1988.
MY COMMISSION EXPIRES: 10-19-1991 Sandy R. Reed
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

FINANCIAL SECURITY SAVINGS AND LOAN ASSOCIATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5492 AT PAGE 1010 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND HEREBY SUBORDINATES SAID MORTGAGE TO THE DEDICATION.

IN WITNESS WHEREOF, FINANCIAL SECURITY SAVINGS AND LOAN ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ATTESTED TO BY ITS Corporate Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF June 1988.

FINANCIAL SECURITY SAVINGS AND LOAN ASSOCIATION
A CORPORATION OF THE STATE OF FLORIDA
ATTEST: Jean C. Chapel BY: Lamar V. Hallman JVP
Jean C. Chapel Lamar V. Hallman
Corporate Secretary Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Lamar V. Hallman AND Jean C. Chapel TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President AND Corporate Secretary OF FINANCIAL SECURITY SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 13th DAY OF June, 1988.
MY COMMISSION EXPIRES: June 2, 1992 Valerie Harding
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DANA SCHEER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AN-SCA INVESTMENT CO., INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: July 5, 1988 BY: Jana M. Saku
DANA SCHEER
FOR THE FIRM

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 7th DAY OF July 1988.
Wesley B. Haas
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

LOCATION MAP N.T.S.



APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF SEPTEMBER 1988.
BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

ATTEST: John B. Dunkle, CLERK SEAL BOARD OF COUNTY COMMISSIONERS
BY: Trilla Dewatt
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF SEPTEMBER 1988.
BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N90°00'00"E ALONG THE NORTH LINE OF TRACTS 49 THROUGH 54 OF BLOCK 72, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, PGS. 45 - 54, PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET. SHOWN THUS:
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND. SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT. SHOWN THUS:

2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

3. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

TABULAR DATA FOR SITE:	
TOTAL ACREAGE	18.2123 AC.
OPEN SPACE ACREAGE	12.0856 AC.
TOTAL DWELLING UNITS	134 DU
DWELLING UNIT DENSITY	11.0876 D.U./AC.

SEAL AN-SCA INVESTMENT CO., INC. SEAL NOTARY PUBLIC SEAL GOLD COAST SAVINGS BANK SEAL NOTARY PUBLIC SEAL FINANCIAL SECURITY SAVINGS AND LOAN ASSOCIATION SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER



60/157 0203-001

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 309 642-7444

DRAWN D.M.W.	DATE Feb. 1988
CHECKED N.B.H.	SCALE none
DRAWING NO.	09513PL2

BOCA AZUL - PHASE TWO

TAZ 748
F6 M3
STANLEY/WANTMAN, INC.
BOOK 60
PAGE 157
DATE 8/10/88