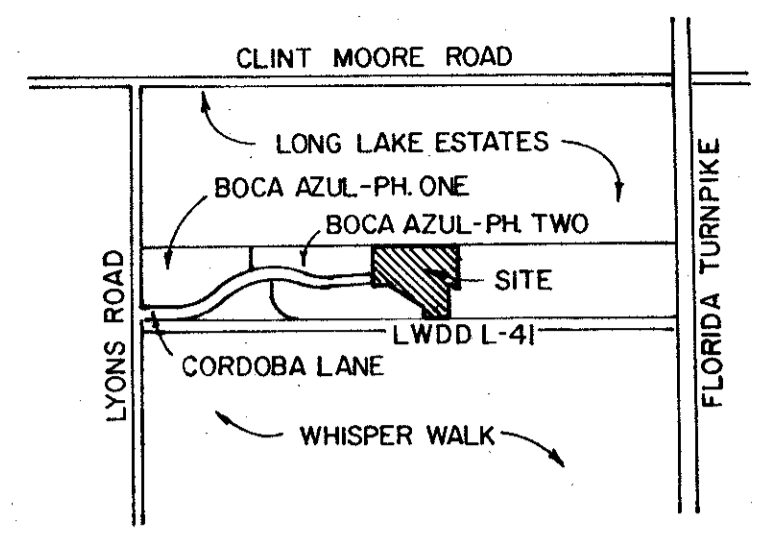


BOCA AZUL - PHASE THREE
A REPLAT OF A PORTION OF TRACTS 53 - 55, BLOCK 72,
PALM BEACH FARMS COMPANY PLAT NO. 3, (P.B.2, PG.45-54)
SITUATE IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:55 A.M.
THIS 29 DAY OF Nov.
AD, 1988 AND DULY RECORDED
IN PLAT BOOK 61 ON PAGES
108 AND 109

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 THREE, BEING A REPLAT OF PORTIONS OF TRACTS 53 - 55 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 TWO, AS RECORDED IN PLAT BOOK 60 AT PAGES 157 THROUGH 159 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID TRACTS 53 THROUGH 55 A DISTANCE OF 720.00 FEET; THENCE S00°00'00"E A DISTANCE OF 312.97 FEET; THENCE N80°00'00"W A DISTANCE OF 76.16 FEET; THENCE S00°00'00"E A DISTANCE OF 360.25 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 54; THENCE N90°00'00"W ALONG SAID SOUTH LINE OF SAID TRACT 54 A DISTANCE OF 215.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID PLAT OF BOCA AZUL - PHASE TWO; THENCE N00°00'00"E ALONG THE EAST LINE OF SAID PLAT OF BOCA AZUL - PHASE TWO A DISTANCE OF 100.00 FEET; THENCE N52°39'48"W CONTINUING ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 347.55 FEET; THENCE N90°00'00"W CONTINUING ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1475.00 FEET FROM WHICH A RADIAL LINE BEARS S00°00'00"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EAST BOUNDARY LINE, SUBTENDING A CENTRAL ANGLE OF 01°09'15", A DISTANCE OF 23.67 FEET; THENCE N00°00'00"E CONTINUING ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 349.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.90091 ACRES, MORE OR LESS.

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

- 1. 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.
2. TRACTS B AND G, 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACTS C, D, AND E, 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.
4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
5. 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.
6. TRACT F, THE RECREATION TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLA SAN REMO COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. 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.
8. 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.

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 30 DAY OF OCTOBER, 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 30 DAY OF October, 1988.
MY COMMISSION EXPIRES: 7/22/89 Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

GOLD COAST SAVINGS BANK, HEREBY CERTIFIES THAT IT IS A JOINT HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON 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 2734 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 VICE 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 23 DAY OF September, 1988.

GOLD COAST SAVINGS BANK, A CORPORATION OF THE STATE OF FLORIDA
ATTEST: JOHN LEHMAN, VICE PRESIDENT BY: MARILYN LUECHE, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN LEHMAN AND MARILYN LUECHE, 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 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 23 DAY OF SEPTEMBER, 1988.
MY COMMISSION EXPIRES: SEPTEMBER 1, 1992 Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

FINANCIAL SECURITY SAVINGS AND LOAN ASSOCIATION, HEREBY CERTIFIES THAT IT IS A JOINT HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON 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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF September, 1988.

FINANCIAL SECURITY SAVINGS AND LOAN ASSOCIATION
A CORPORATION OF THE STATE OF FLORIDA
ATTEST: Jean C. Chapel, Secretary BY: Lamar V. Hallman, SVP, 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 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 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 27 DAY OF September, 1988.
MY COMMISSION EXPIRES: June 2, 1992 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 HEREON 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.

SCHEER AND CORBETT, P.A.
DATE: September 28, 1988 BY: Dana M. Scheer, 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 5 DAY OF OCTOBER, 1988.
ROBIN B. PETZOLD, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 4567

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF November, 1988.

BY: Carol Elmquist, Carol A. Roberts, Chair, Carol Elmquist, Seal Board of County Commissioners

ATTEST: JOHN B. DUNKLE, CLERK

BY: Jim M. Eddings, Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF November, 1988.

BY: H.A. Kahler, Herbert F. Kahler, 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 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 MARK E. HUMMEL IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

Table with 2 columns: Tabular Data for Site, Values. Includes Total Acreage (7.9009 AC), Open Space Acreage (3.9086 AC), Fee Simple Dwelling Units (36 D.U.), Dwelling Unit Density (4,5564 D.U./AC).

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444
DRAWN D.M.W. DATE OCT., 1988
CHECKED M.H.C. SCALE none
DRAWING NO. 09513PL3
BOCA AZUL - PHASE THREE

Handwritten notes on the left margin: 'Boca Chapel 3', '108', 'RM', '33434', '53', '547792', 'YAZ 768'.

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