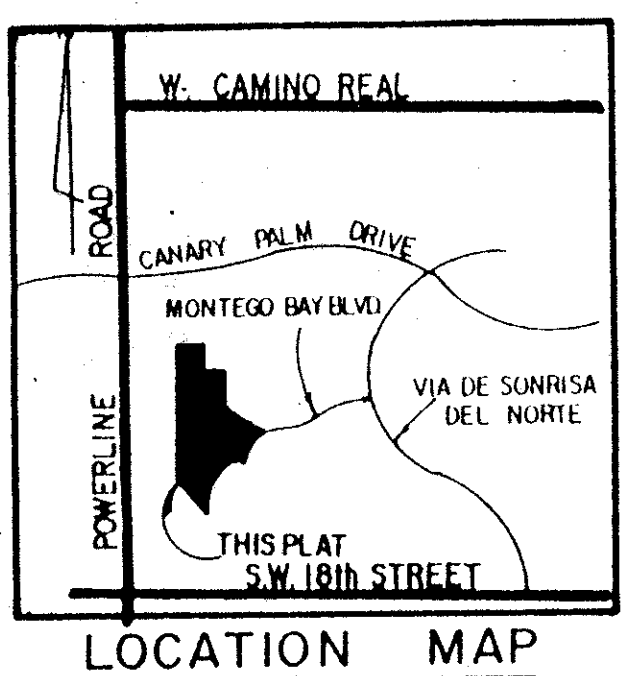


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MONTEGO BAY PLAT 4

A PORTION OF BOCA POINTE P.U.D.
BEING A REPLAT OF A PORTION OF TRACT "A" BOCA POINTE NO. 3
AS RECORDED IN PLAT BOOK 46, PAGES 123 THRU 125, INCLUSIVE AND A REPLAT OF
A PORTION OF MONTEGO BAY PLAT 3 AS RECORDED IN PLAT BOOK 58, PAGES 19 & 20
ALL LYING WITHIN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42-EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 DECEMBER, 1988

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 4:20 P.M. this 28th day of MAR. 1989 and duly recorded in Plat Book No. 62 on Page 101 + 102
John B. Dunkle, Clerk of the Circuit Court
By Barbara A. Plad, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PORTEN SULLIVAN CORPORATION OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS MONTEGO BAY PLAT 4, BEING A REPLAT OF A PORTION OF TRACT "A" BOCA POINTE NO. 3, AS RECORDED IN PLAT BOOK 46, PAGES 123 THRU 125 INCLUSIVE, AND A REPLAT OF A PORTION OF MONTEGO BAY PLAT 3, AS RECORDED IN PLAT BOOK 58, PAGES 19 AND 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A", BOCA POINTE NO. 3; THENCE NORTH 89°26'55" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 248.01 FEET; THENCE SOUTH 00°33'05" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 182.43 FEET; THENCE NORTH 89°26'55" EAST, A DISTANCE OF 135.60 FEET; THENCE SOUTH 63°31'18" EAST, A DISTANCE OF 65.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET; THENCE SOUTH 26°28'42" WEST, A DISTANCE OF 122.04 FEET; THENCE SOUTH 57°58'41" EAST, A DISTANCE OF 113.02 FEET; THENCE SOUTH 39°55'54" WEST, A DISTANCE OF 19.32 FEET; THENCE SOUTH 22°55'24" EAST, A DISTANCE OF 30.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONTEGO BAY BOULEVARD, AS SHOWN ON THE PLAT OF MONTEGO BAY PLAT 1 (P.B. 58, PAGES 15 AND 16); SAID POINT IS ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 13°28'33", A RADIUS OF 137.00 FEET AND WHOSE CHORD BEARS SOUTH 28°48'52" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.22 FEET; THENCE SOUTH 22°04'36" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MONTEGO BAY BOULEVARD, A DISTANCE OF 94.30 FEET; THENCE SOUTH 67°55'24" EAST, A DISTANCE OF 132.33 FEET; THENCE SOUTH 19°35'43" EAST, A DISTANCE OF 27.57 FEET; THENCE SOUTH 20°29'17" WEST, A DISTANCE OF 120.66 FEET; THENCE SOUTH 03°54'04" WEST, A DISTANCE OF 39.47 FEET TO A POINT ON THE NORTH LINE OF TRACT "A" OF VILLA SONESTA AT BOCA POINTE PHASE ONE (P.B. 48, PAGES 163 AND 164); SAID POINT IS ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 11°42'49", A RADIUS OF 245.00 FEET AND WHOSE CHORD BEARS NORTH 65°32'25" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.09 FEET; THENCE SOUTH 54°09'09" WEST ALONG THE WESTERLY LINE OF SAID PLAT OF VILLA SONESTA AT BOCA POINTE PHASE ONE, A DISTANCE OF 53.79 FEET; THENCE SOUTH 48°21'28" WEST, A DISTANCE OF 436.91 FEET; THENCE NORTH 19°45'00" WEST ALONG THE WEST LINE OF TRACT "A" OF SAID BOCA POINTE NO. 3, A DISTANCE OF 301.09 FEET; THENCE CONTINUE NORTH 01°03'02" WEST ALONG THE SAID WEST LINE OF TRACT "A", A DISTANCE OF 815.00 FEET TO THE AFORE DESCRIBED POINT OF BEGINNING.

CONTAINING 9.311 ACRES MORE OR LESS.

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

- 1. EASEMENTS:
The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utilities including cable television.
The Drainage Easements, as shown hereon, are hereby dedicated to the Montego Bay at Boca Pointe Property Owners Association, Inc., its successors and/or assigns for the construction and maintenance of drainage facilities and shall be the perpetual maintenance obligation of said Association. Its successors and/or assigns 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 serves a public right-of-way.
The Limited Access Easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County for purposes of control and jurisdiction over access rights.
The P.U.D. Buffer Easement, as shown hereon, is hereby dedicated to the Montego Bay at Boca Pointe Property Owners Association, Inc., its successors and/or assigns for buffer purposes and are the perpetual maintenance obligation of said Association, its successors and/or assigns without recourse to Palm Beach County.
- 2. TRACTS:
TRACT "R-4", as shown hereon, is hereby dedicated to the Montego Bay Property Owners Association, Inc., its successors and/or assigns, for ingress, egress, drainage and utility purposes, and is the perpetual maintenance obligation of said Association, its successors and/or assigns without recourse to Palm Beach County.
TRACTS "H" and "J", as shown hereon, are hereby dedicated to the Montego Bay Property Owners Association, Inc., its successors and/or assigns for residential and open space purposes and shall be the perpetual maintenance obligation of said Association, its successors and/or assigns without recourse to Palm Beach County.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE 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 DECEMBER, 1988.

PORTEN SULLIVAN CORPORATION OF FLORIDA,
A FLORIDA CORPORATION
By: Steven J. Feldman
STEVEN J. FELDMAN
EXECUTIVE VICE-PRESIDENT

ATTEST:
George Trippe
GEORGE TRIPPE, ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN J. FELDMAN AND GEORGE TRIPPE TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE EXECUTIVE VICE-PRESIDENT AND ASST. SECRETARY OF PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 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 23rd DAY OF DECEMBER, 1988.
My commission expires: January 27, 1992
John B. Dunkle
NOTARY PUBLIC

MORTGAGEE'S CONSENT

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF FOUR MORTGAGES 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 WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5052, PAGE 3, OFFICIAL RECORD BOOK 5052, PAGE 33, OFFICIAL RECORD BOOK 5466, PAGE 468, AND OFFICIAL RECORD BOOK 5434, PAGE 462 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 ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF DECEMBER, 1988.

ATTEST:
Margaret Schnoor
MARGARET SCHNOOR,
SECRETARY

UNITED SAVINGS BANK, A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ASSOCIATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
By: Cynthia L. Fisher
CYNTHIA L. FISHER,
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

BEFORE ME PERSONALLY APPEARED CYNTHIA L. FISHER AND MARGARET SCHNOOR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND SECRETARY OF UNITED SAVINGS BANK, A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS 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 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 28th DAY OF DECEMBER, 1988.
My commission expires: January 27, 1992
Joseph D. Ormillo
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PORTEN SULLIVAN CORPORATION OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE January 27, 1989
UNIVERSAL LAND TITLE
By: Steve Ross
STEVE ROSS, CHIEF EXAMINER

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF MARCH, 1989.
By: Carol Elmquist
CAROL ELMQUIST, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
By: Miller Rowlett
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF MARCH, 1989.
By: Herbert F. Kahler
HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

P.U.D. TABULATION

TOTAL AREA	9.311 ACRES
RESIDENTIAL (TRACTS "H" & "J")	6.999 ACRES
ACCESS (TRACT R-4)	2.312 ACRES
NO. OF UNITS	110 D.U.'s
DENSITY	11.81 D.U./Ac.
LAND USE	CONDOMINIUM

NOTES:

- 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 2. NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS AND UTILITY EASEMENTS FOR WATER AND SANITARY FACILITIES.
- 3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: FOUND PERMANENT REFERENCE MONUMENT (P.R.M.'S) - FLORIDA P.L.S. REGISTRATION NO. 1930 IS SHOWN THUS:
- 5. U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- 6. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE PLAT OF "BOCA POINTE NO. 3", AS RECORDED IN PLAT BOOK 46, AT PAGES 123 THRU 125 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID BEARING BEING NORTH 89°26'55" EAST - NORTH LINE OF TRACT "A".
- 7. 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.
- 8. BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.

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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 H-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 2-08-1989
By: Richard P. Breitenbach
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

DEDICATION DEDICATION NOTARY MORTGAGEE MORTGAGEE NOTARY BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER CLERK OF CIRCUIT COURT SURVEYOR

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305) 433-5405 SUITE 200 W.P.B. FLORIDA

MONTEGO BAY PLAT 4

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Boa Pointe P.U.D.
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