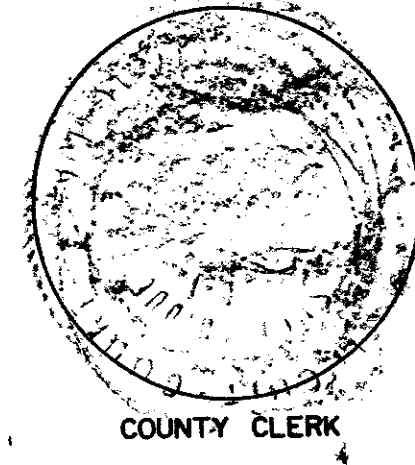


PART OF BOCA POINTE P.U.D.  
**PANACHE AT BOCA POINTE**  
 A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
 AND ALSO BEING A REPLAT OF A PORTION OF TRACT Q BOCA POINTE NO.1  
 AS RECORDED IN PLAT BOOK 42, PAGES 141 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 PALM BEACH COUNTY, FLORIDA



JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1992  
SHEET 1 OF 2

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT KENNEDY PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS KENNEDY CONSTRUCTION GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT Q BOCA POINTE NO. 1 AS RECORDED IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PANACHE AT BOCA POINTE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

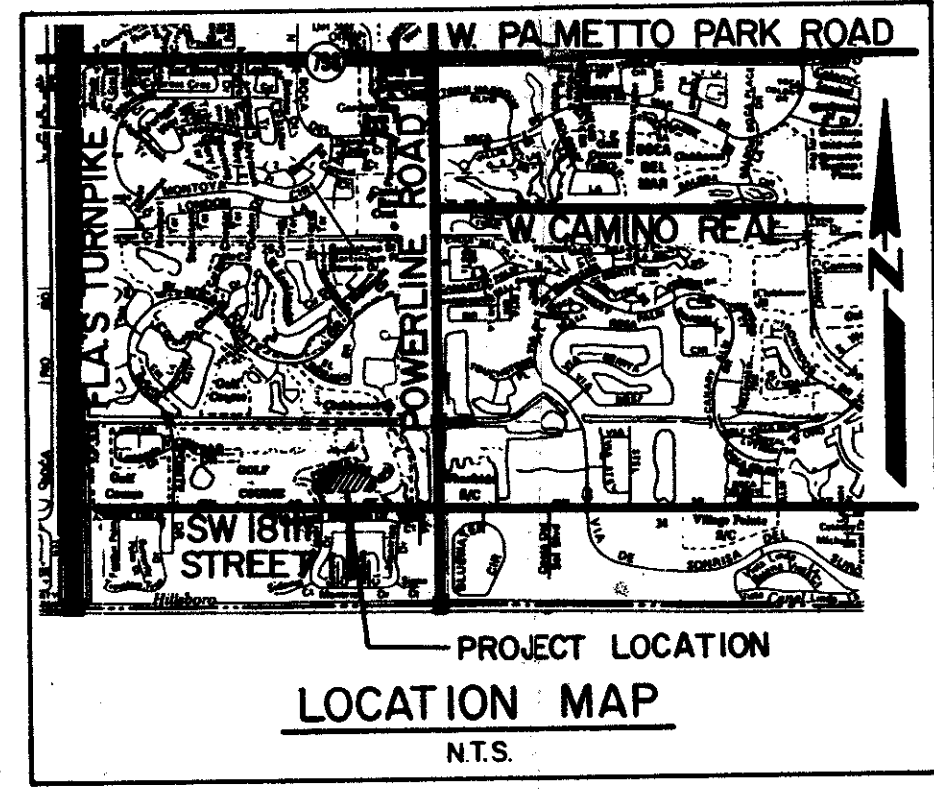
- BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID TRACT Q WITH THE NORTH RIGHT-OF-WAY LINE OF S.W. 18TH STREET;
- THENCE WITH A BEARING OF S. 88° 52' 40" W., ALONG THE SOUTH LINE OF SAID TRACT Q AND THE NORTH RIGHT-OF-WAY LINE OF S.W. 18TH STREET, A DISTANCE OF 10.00 FEET TO A POINT LYING ON THE EAST LINE OF PROMENADE AT BOCA POINTE NO. 1 AS RECORDED IN PLAT BOOK 45, PAGES 119 & 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF PROMENADE DRIVE;
- THENCE WITH A BEARING OF N. 01° 07' 20" W., A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE;
- THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 181.63 FEET, A CENTRAL ANGLE OF 38° 11' 50", AN ARC LENGTH OF 121.09 FEET TO A POINT OF TANGENCY;
- THENCE WITH A BEARING OF N. 39° 19' 10" W., A DISTANCE OF 53.53 FEET TO A POINT OF CURVATURE;
- THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.01 FEET, A CENTRAL ANGLE OF 29° 57' 52", AN ARC LENGTH OF 88.91 FEET TO A POINT, THE LAST FOUR (4) COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PROMENADE AT BOCA POINTE NO. 1 AND THE EAST RIGHT-OF-WAY LINE OF PROMENADE DRIVE;
- THENCE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING AN INITIAL TANGENT BEARING OF N. 05° 45' 49" W., A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 63° 57' 15", ALONG THE EASTERLY LINE OF TRACT NO. 7 (INGRESS/EGRESS, UTILITY AND DRAINAGE TRACT) AS RECORDED IN OFFICIAL RECORD BOOK 5405, PAGES 1074-1083 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AN ARC LENGTH OF 184.17 FEET TO A POINT OF REVERSE CURVATURE;
- THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 288.28 FEET, A CENTRAL ANGLE OF 14° 14' 17", ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NO. 7, AN ARC LENGTH OF 71.64 FEET TO A POINT LYING ON THE SOUTHEAST LINE OF SAID PROMENADE AT BOCA POINTE NO. 1 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF PROMENADE DRIVE;
- THENCE WITH A BEARING OF N. 61° 54' 22" E., ALONG THE SOUTHEAST LINE OF SAID PROMENADE AT BOCA POINTE NO. 1 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF PROMENADE DRIVE, A DISTANCE OF 198.65 FEET TO THE SOUTHWEST CORNER OF TRACT NO. 5 (INGRESS/EGRESS, UTILITY AND DRAINAGE TRACT) AS RECORDED IN OFFICIAL RECORD BOOK 5405, PAGES 1074-1083 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
- THENCE WITH A BEARING OF N. 88° 56' 45" E., ALONG THE SOUTH LINE OF SAID TRACT NO. 5, A DISTANCE OF 490.06 FEET TO A POINT OF CURVATURE;
- THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.89 FEET, A CENTRAL ANGLE OF 19° 17' 37", ALONG THE SOUTH LINE OF SAID TRACT NO. 5, AN ARC LENGTH OF 75.05 FEET TO A POINT OF COMPOUND CURVATURE LYING ON THE SOUTHERLY LINE OF SAID PROMENADE AT BOCA POINTE NO. 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PROMENADE DRIVE;
- THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 269.64 FEET, A CENTRAL ANGLE OF 30° 00' 00", ALONG THE SOUTHWEST LINE OF SAID PROMENADE AT BOCA POINTE NO. 1 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF PROMENADE DRIVE, AN ARC LENGTH OF 141.18 FEET TO A POINT OF REVERSE CURVATURE;
- THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 214.87 FEET, A CENTRAL ANGLE OF 47° 48' 39", ALONG THE SOUTHERLY LINE OF PROMENADE AT BOCA POINTE NO. 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PROMENADE DRIVE, AN ARC LENGTH OF 179.30 FEET TO THE NORTHWEST CORNER OF PROMENADE AT BOCA POINTE NO. 2 AS RECORDED IN PLAT BOOK 47, PAGES 102-103 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
- THENCE WITH A BEARING OF S. 10° 05' 00" E., ALONG THE WEST BOUNDARY LINE OF SAID PROMENADE AT BOCA POINTE NO. 2, A DISTANCE OF 211.21 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID TRACT Q AND THE NORTH LINE OF TRACT X-7 OF SAID BOCA POINTE NO. 1;
- THENCE WITH A BEARING OF N. 78° 35' 00" W., ALONG THE SOUTH LINE OF SAID TRACT Q AND THE NORTH LINE OF SAID TRACT X-7, A DISTANCE OF 153.24 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 88° 52' 40" W., ALONG THE SOUTH LINE OF SAID TRACT Q AND THE NORTH LINE OF SAID TRACT X-7, A DISTANCE OF 853.88 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 49° 12' 41" W., ALONG THE SOUTHEAST LINE OF SAID TRACT Q AND THE NORTHWEST LINE OF SAID TRACT X-7, A DISTANCE OF 73.40 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 01° 07' 20" E., ALONG THE EAST LINE OF THE SOUTHERLY EXTENSION OF SAID TRACT Q AND THE WEST LINE OF SAID TRACT X-7, A DISTANCE OF 233.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**INDEX OF SHEETS**

SHEET NO. 1:	TITLE SHEET AND CERTIFICATES
SHEET NO. 2:	DETAIL SHEET

**STATISTICAL DATA**

TOTAL AREA THIS PLAT	8.085 AC.
AREA OF ACCESS (PHASE 1)	0.991 AC.
AREA OF RECREATION AREA (PHASE 2)	0.132 AC.
AREA OF CONDOMINIUM PARCEL (PHASES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22)	6.962 AC.
TOTAL NO. UNITS PROPOSED	79 UNITS
PROJECT DENSITY	9.77 UNITS/AC.
LAND USE : DETACHED CONDO	
PETITION NUMBER : 73-85 (A) EX. NO. 246	



THIS INSTRUMENT WAS PREPARED BY:  
 JOHN A. GRANT, JR.  
 JOHN A. GRANT, JR., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 3333 NORTH FEDERAL HIGHWAY  
 BOCA RATON, FLORIDA 33431  
 PHONE NUMBER : (407) - 395-3333

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

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 ) SS WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF THE ABOVE NAMED KENNEDY CONSTRUCTION GROUP, INC., A FLORIDA CORPORATION, GENERAL PARTNER AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO SAID 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 31<sup>st</sup> DAY OF August, A.D., 1992.  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA )  
 COUNTY OF HILLSBOROUGH )  
 ) SS 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 RECORD BOOK 7205 AT PAGE 1326 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 PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>RD</sup> DAY OF JUNE, A.D., 1992.  
 \_\_\_\_\_  
 MARKBOROUGH FLORIDA, INC.,  
 A FLORIDA CORPORATION

ATTEST:  
 \_\_\_\_\_  
 NELL L. McMURTRY  
 VICE PRESIDENT

BY:  
 \_\_\_\_\_  
 THOMAS BROWN  
 PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF HILLSBOROUGH )  
 ) SS BEFORE ME PERSONALLY APPEARED Thomas Brown AND Nell L. McMurtry, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED MARKBOROUGH FLORIDA, INC., A FLORIDA CORPORATION, AND 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 SEAL OF SAID CORPORATION, THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 23<sup>RD</sup> DAY OF JUNE, A.D., 1992.  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

**TITLE CERTIFICATE**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 ) SS WE, INDEPENDENCE TITLE OF BOCA RATON, INC., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON; THAT THE TITLE TO THE PROPERTY IS VESTED IN KENNEDY PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS KENNEDY CONSTRUCTION GROUP, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED 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: June 14 1992  
 \_\_\_\_\_  
 INDEPENDENCE TITLE OF BOCA RATON, INC.

**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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; 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, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21-HH-6, RULES OF THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS.

DATE 7-17-92  
 \_\_\_\_\_  
 JOHN A. GRANT, III  
 REGISTERED SURVEYOR NO. 3324  
 STATE OF FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF August, A.D., 1992.

ATTEST: MILTON BAUER  
 CLERK OF THE CIRCUIT COURT  
 \_\_\_\_\_  
 DEPUTY CLERK

BY: Karen T. Marcus  
 KAREN T. MARCUS, CHAIR

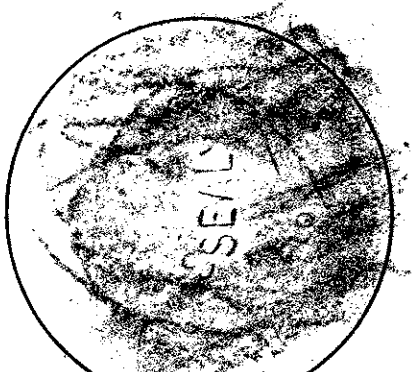
**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF August, A.D., 1992.

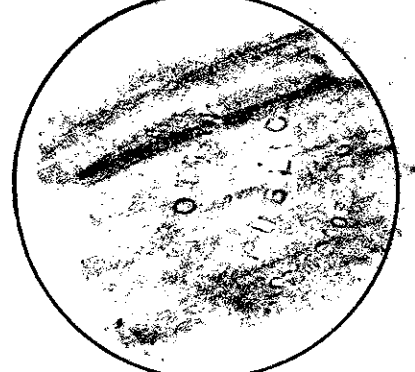
**PANACHE AT BOCA POINTE**

BY: \_\_\_\_\_  
 COUNTY ENGINEER

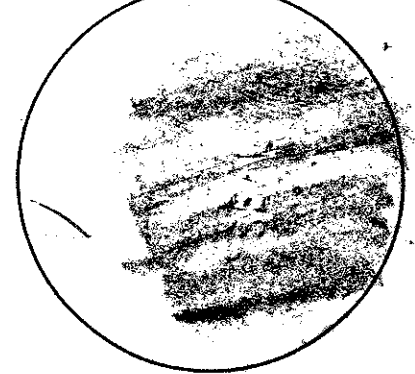
COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 8:57 AM  
 the 31 day of August  
 1992, and duly recorded in the Book No. 101 on page 101-036  
 \_\_\_\_\_  
 Clerk of the Court



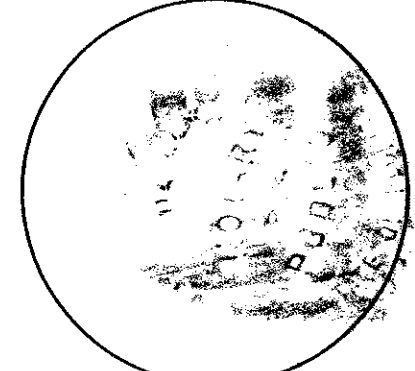
KENNEDY CONST. GROUP, INC. DEDICATION



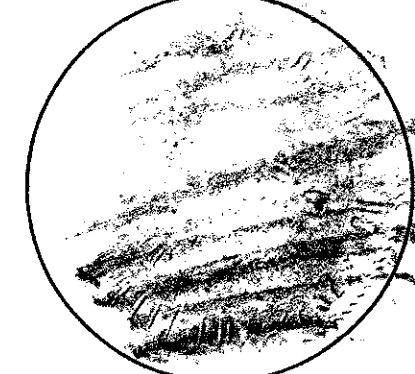
KENNEDY CONST. GROUP, INC. ACKNOWLEDGEMENT



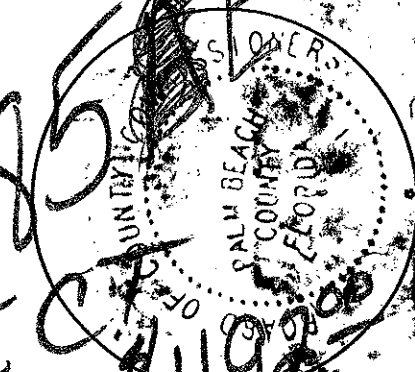
MARKBOROUGH FLORIDA, INC.



MARKBOROUGH FLORIDA, INC. ACKNOWLEDGEMENT



SURVEYOR



COUNTY COMMISSIONER



COUNTY ENGINEER

T&Z = 681

SUBDIVISION - PANACHE @ BOCA POINTE  
 BOOK 42  
 FLOOD ZONE A-1  
 ZONING RS/SE R2D  
 QUAD #54  
 SE 73-85A  
 PUD NAME BOCA POINTE

ATTEST: Warren S. Ableson  
 WARREN S. ABLESON,  
 VICE PRESIDENT OF THE GENERAL PARTNER

BY: Timothy E. Kelly  
 TIMOTHY E. KELLY,  
 PRESIDENT OF THE GENERAL PARTNER

KENNEDY PROPERTIES, LTD.,  
 A FLORIDA LIMITED PARTNERSHIP  
 KENNEDY CONSTRUCTION GROUP, INC.,  
 A FLORIDA CORPORATION, GENERAL PARTNER

PET 73-85  
 COLLECT ROAD #1192  
 0211-036  
 69/101