

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
CONSULTING ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
DECEMBER 1992

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that Long Lake Palms Inc., a Florida Corporation, licensed to do business in Florida, owner of the land shown hereon, being in Sections 5 and 6, Township 47, Range 42, Palm Beach County, Florida, shown hereon as "PONTE VECCHIO", more particularly described as follows:

A parcel of land in Sections 5 and 6, Township 47 South, Range 42 East, being Tracts 1, 2, 3, 4, the East 47.00 feet of Tract 5, less the East 35.50 feet of Tract 1, and less the North 110.00 feet of Tracts 1, 2, 3, 4, and 5, and the East 12.45 feet of the North 66.00 feet of Tract 30, and the North 66.00 feet of Tracts 31 and 32, less the East 29.00 feet of Tract 32, all of the above in Block 73 of "THE PALM BEACH FARMS COMPANY PLAT NO. 3", as recorded in Plat Book 2, Pages 45 to 54 of the Public Records of Palm Beach County, Florida, all of the above more particularly described as follows:

COMMENCE at the northeast corner of said Block 73; thence South 00° 00' 04" West (for convenience all bearings shown hereon are relative to an assumed meridian used throughout the plat of "BOCA GARDENS", as recorded in Plat Book 50, Pages 25 - 35, Palm Beach County Public Records, the North line bearing North 89° 59' 11" West) along the Easterly line of said Block 73, said line also being the Westerly Right-of-Way line of Lyons Road and its Northerly projection thereof, as recorded in said Plat of "THE PALM BEACH FARMS COMPANY PLAT NO. 3", a distance of 660.00 feet to the Northeast corner of said Tract 32; thence North 89° 59' 11" West, along the North line of said Tract 32, a distance of 29.00 feet to the Northwesterly corner of Parcel 105 of right-of-way acquisition for Lyons Road as recorded in ORB 6125, Page 140 and the POINT OF BEGINNING of this description; thence South 00° 00' 04" West, a distance of 66.00 feet to the Northeast corner of "VILLA PORTOFINO II, LONG LAKE VILLAS P.U.D.", as recorded in Plat Book 58, Pages 54 - 55, Palm Beach County Public Records; thence North 89° 59' 11" West along said North line, a distance of 643.45 feet; thence North 00° 00' 04" East, a distance of 66.00 feet to the Northeast corner of "BOCA GARDENS", as recorded in Plat Book 50, Pages 25 - 35, Palm Beach County Public Records; thence North 89° 59' 11" West, along the North line of said "BOCA GARDENS", a distance of 694.55 feet; thence North 00° 00' 04" East, a distance of 550.00 feet to the Southerly Right-of-Way line of Clint Moore Road, said line being the Southerly line of Parcel 102-A of right-of-way acquisition as recorded in ORB 6125, Page 129, Palm Beach County Public Records; thence South 89° 59' 11" East, along said Right-of-Way line, a distance of 1306.51 feet; thence South 44° 59' 34" East, a distance of 35.35 feet to the Westerly Right-of-Way line of Lyons Road, as shown on said Parcel 102-A; thence South 00° 00' 04" West, along said Westerly Right-of-Way line, a distance of 525.01 feet; thence South 89° 59' 11" East, a distance of 6.50 feet to the POINT OF BEGINNING.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets, Parking and Driveway Tracts:

Tract "R-2", as shown hereon, is hereby reserved for the Long Lake Palms Homeowners Association, Inc., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tract "R-1", as shown hereon, is hereby reserved for the Long Lake Palms Homeowners Association, Inc., its successors and assigns, as a residential access street for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

2. Water Management Tracts:

Tracts "D-1" and "D-2", as shown hereon, are hereby reserved for the Long Lake Palms Homeowners Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

3. Recreation Areas:

Tract "P", as shown hereon, is hereby reserved for the Long Lake Palms Homeowners Association, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Open Space/Landscape/Buffer Tracts:

a. Tracts "L", "L-1", "L-2", "L-3", "L-4", "L-5", "L-6", and "L-7", as shown hereon, are hereby reserved for the Long Lake Palms Homeowners Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

b. Landscape easements, as shown hereon, are hereby reserved for the Long Lake Palms Homeowners Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

PONTE VECCHIO

A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4, 5, 30, 31, AND 32, BLOCK 73
PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
IN PART OF SECTIONS 5 AND 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

IN THREE SHEETS

SHEET NO. 1

5. Lake Maintenance, Easements:

The lake maintenance easements as shown hereon are hereby reserved for the Long Lake Palms Homeowners Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and 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 encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

6. Flowage Easement:

The 20-foot wide flowage easement through Tracts "D-1" and "D-2" as shown, is hereby dedicated to the Board of County Commissioners, Palm Beach County, Florida, to provide legal positive outfall for all runoff from those segments of Lyons Road and Clint Moore Road along the property frontage and for maximum 400 foot distance each side of the property boundary lines along Lyons Road and Clint Moore Road.

7. Utility Easements:

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

8. Limited Access Easements:

The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

9. Additional Right-of-Way:

Tract "R-3" is hereby dedicated to the Board of County Commissioners, Palm Beach County, Florida for public road right-of-way purposes.

10. Roof Overhang Easements:

The roof encroachment easements, as shown hereon, are hereby reserved for the owner of the lot adjacent to and contiguous with said easement, their successors and/or assigns, for the purpose of roof overhang encroachment and maintenance of any improvement made upon the lot and contiguous with said roof encroachment easement, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 15 day of May, 1993.

WITNESS: [Signature] BY: [Signature]
Long Lake Palms Inc., a Florida Corporation, licensed to do business in Florida
Ramzi Akel, President

ACCEPTANCE OF RESERVATIONS:

State of Florida)
County of Palm Beach)

The Long Lake Palms Homeowners Association, Inc. hereby accepts the dedication or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 15 day of May, 1993.

WITNESS: [Signature] BY: [Signature]
Long Lake Palms Homeowners Association, Inc., a Florida corporation not for profit
Ramzi Akel, President

ACKNOWLEDGEMENT:

State of Florida)
County of Palm Beach)

BEFORE ME personally appeared Ramzi Akel, who is personally known to me, or has produced as identification and did/did not take an oath, and who executed the foregoing instrument as President of Long Lake Palms, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 15 day of May, 1993.

My Commission Expires: Notary Public

State of Florida)
County of Palm Beach)

BEFORE ME personally appeared Ramzi Akel, who is personally known to me, or has produced as identification and did/did not take an oath, and who executed the foregoing instrument as President of Long Lake Palms Homeowners Association, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 15 day of May, 1993.

My Commission Expires: Notary Public

State of Florida)
County of Palm Beach)

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 is recorded in Official Records Book 7423 at Page 1052 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 its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 15 day of May, 1993.

WITNESS: [Signature] BY: [Signature]
Charter Savings and Loan, a Florida Corporation
Perry La Caria, President

MORTGAGEE'S CONSENT:

State of Florida)
County of Palm Beach)

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 is recorded in Official Record Book 6620 at Pages 890 & 891 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 Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 15 day of May, 1993.

WITNESS: [Signature] BY: [Signature]
First Union National Bank of Florida, a Florida Corporation
Joseph Fortunato, Vice President

COUNTY ENGINEER:

This plat is hereby approved for record this 15 day of May, 1993.

BY: [Signature]
George Webb, County Engineer

NOTE:

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.

ACKNOWLEDGEMENT:

State of Florida)
County of Palm Beach)

BEFORE ME personally appeared Perry La Caria, who is personally known to me, or has produced as identification and did/did not take an oath, and who executed the foregoing instrument as President of Charter Savings and Loan, a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 15 day of May, 1993.

My Commission Expires: Notary Public

ACKNOWLEDGEMENT:

State of Florida)
County of Palm Beach)

BEFORE ME personally appeared Joseph Fortunato, who is personally known to me, or has produced as identification and did/did not take an oath, and who executed the foregoing instrument as Vice President of First Union National Bank of Florida, a Florida Banking Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 15 day of May, 1993.

My Commission Expires: Notary Public

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 15 day of May, 1993.

BY: [Signature]
Mary McCarty, Clerk

ATTEST:

Dorothy H. Wilken, Clerk
BY: [Signature]
Deputy Clerk

TITLE CERTIFICATION:

State of Florida)
County of Palm Beach)

I, Mitchell A. Sherman, 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 Long Lake Palms Inc.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no other encumbrances of record.

Dated: 5-25-93 BY: [Signature]
Mitchell A. Sherman, Esq.

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 Permanent Reference Monuments ("P.R.M.s") and Permanent Control Points ("P.C.P.s") 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 the ordinances of Palm Beach County, Florida.

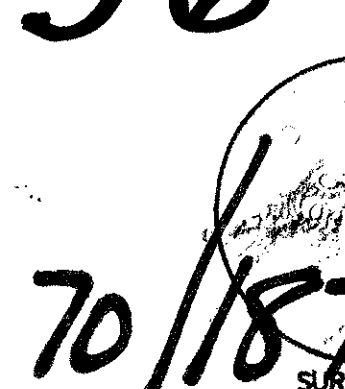
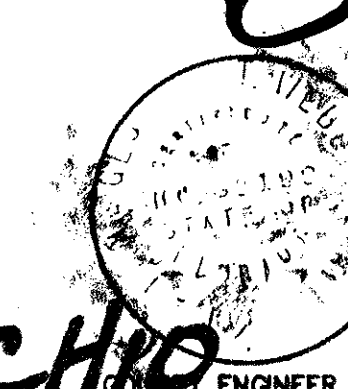
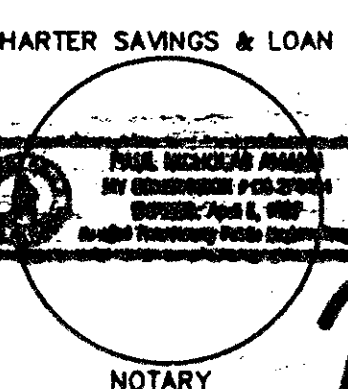
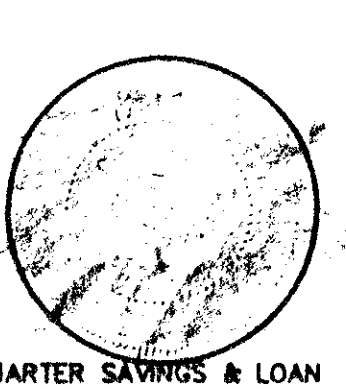
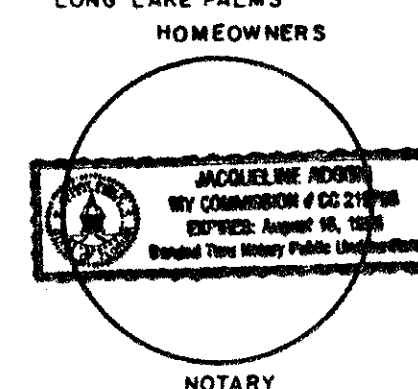
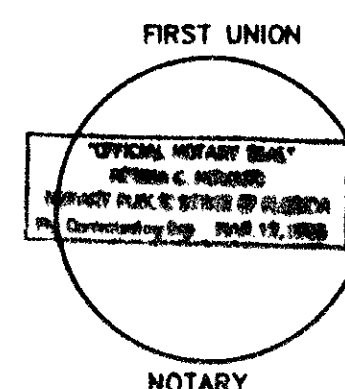
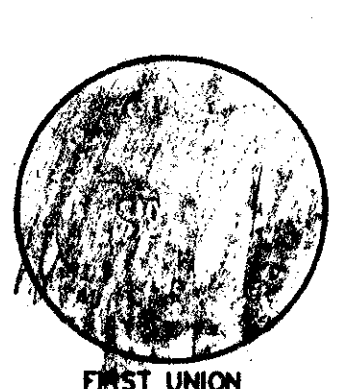
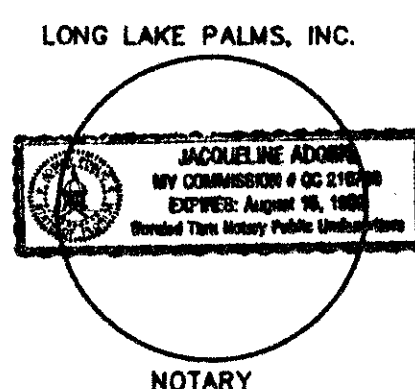
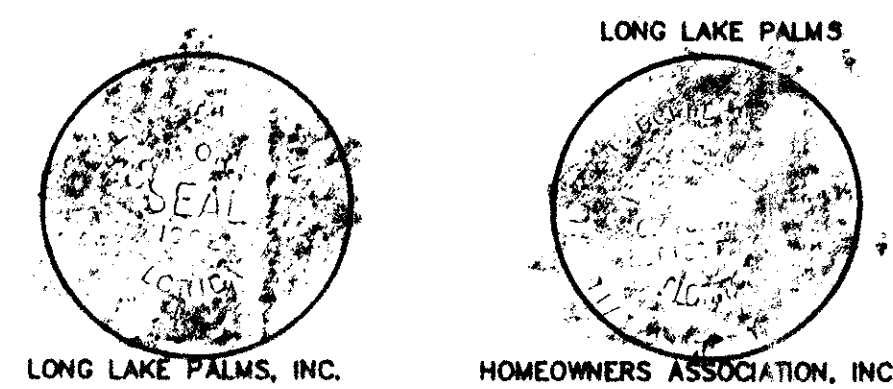
Date 2/11/93

[Signature]
David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

PET. 88-97
5/3/93

0556-002

70/187



SUBDIVISION * PONTE VECCHIO, PUD
BOOK 70
PAGE 187
FLOOD MAP * 215A
GRAD * 53
ZONING * RS
ZIP CODE 33406 (33404)
#88-97
DATE 5/11/93
T.A.Z. = 769