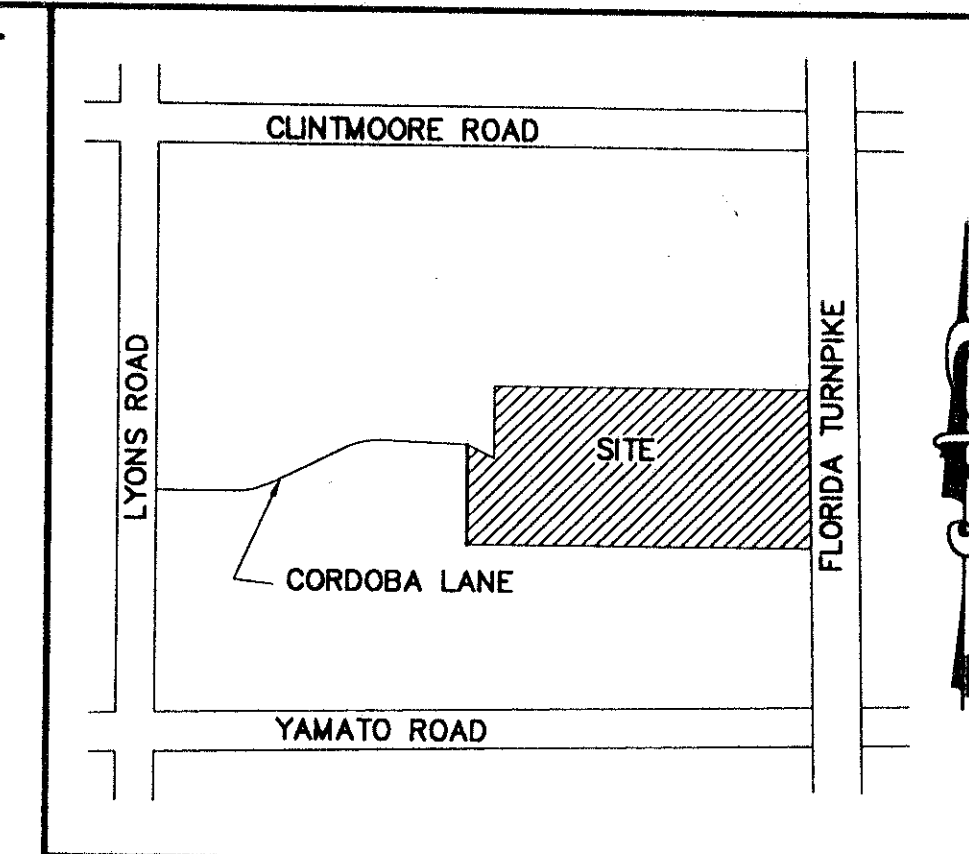


BOCA AZUL - PHASE FOUR AND FIVE

BEING A REPLAT OF TRACTS 56,57,58, AND 59 AND A PORTION OF TRACTS 55 AND 60, BLOCK 72, PALM BEACH FARMS COMPANY
PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

203-002



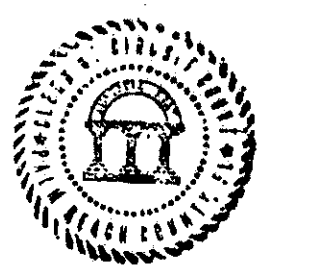
76

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:18 A.M.
THIS 13 DAY OF JULY
A.D. 1995 AND DULY RECORDED
IN PLAT BOOK 16 ON
PAGES 74 AND 77

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By: *David P. Lindley*
DEPUTY CLERK

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that An-Sea Investment Co., Inc., a Florida Corporation, the Owner of the lands shown hereon as "BOCA AZUL - PHASE FOUR AND FIVE", being a replat of Tracts 56,57,58, and 59 and a portion of Tracts 55 and 60, Block 72, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida, lying in Section 5, Township 47 South, Range 42 East, Palm Beach County, Florida being more particularly described as follows:

Tracts 54 through 60, inclusive, Block 72, "PALM BEACH FARMS COMPANY PLAT NO. 3", according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida; lying East of "BOCA AZUL - PHASE THREE", according to the plat thereof, as recorded in Plat Book 61, Pages 108 and 109 of the Public Records of Palm Beach County, Florida, and lying West of the West right-of-way line of Florida's Turnpike (formerly "Sunshine State Parkway") and the Lake Worth Drainage District's equalizing canal E 2-W, also being described as follows:

BEGINNING at the Northeast corner of "BOCA AZUL - PHASE THREE", according to the plat thereof, as recorded in Plat Book 61, Pages 108 and 109 of the Public Records of Palm Beach County, Florida; thence N 90° 00' 00" E along the South line of "LONG LAKE ESTATES", according to the plat thereof, as recorded in Plat Book 33, Page 154 of said Public Records, a distance of 1711.32 feet to a point of intersection with the West right-of-way line of the Lake Worth Drainage District E 2-W Canal; thence S 00° 51' 10" E along said West right-of-way line, a distance of 660.07 feet to a point of intersection with the South line of said Block 72; thence N 90° 00' 00" W along said South line, a distance of 1796.15 feet; thence N 00° 00' 00" E, a distance of 360.25 feet; thence S 80° 00' 00" E, a distance of 76.16 feet; thence N 00° 00' 00" E, a distance of 312.97 feet to the POINT OF BEGINNING. (The previous three courses and distances are along the East line of said "BOCA AZUL - PHASE THREE").

Containing 26.61 Acres, more or less.

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

1. Residential Access Street:
Tract "R", as shown hereon, is hereby reserved for the Villa San Remo 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. Driveway Tracts:
TRACTS D, D1, D2, and D3, as shown hereon, are hereby reserved for the Villa San Remo Homeowners Association, Inc., its successors and assigns, as driveway tracts serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

3. Water Management Tracts:
Tracts "W", "W-1", and "W-2", as shown hereon, are hereby reserved for the Villa San Remo Homeowners Association, Inc., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Drainage and Lake Maintenance Easements:
The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Villa San Remo Homeowners Association, Inc., its successors and assigns, without recourse to Palm Beach County.

The lake maintenance easements, as shown hereon, are hereby reserved for the Villa San Remo 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.

5. Littoral Zone/Preservation/Conservation Areas:
Tracts LZ and LZ1, as shown hereon, are hereby reserved for littoral zone and water management purposes for the Villa San Remo Homeowners Association, Inc., its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said tract without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

6. 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.

7. Landscape Buffer Easements:
The landscape buffer easement, as shown hereon, is hereby reserved for the Villa San Remo Homeowners Association, Inc., its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, 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 24th day of April, 1995.

An-Sea Investment Co., Inc.,
a Florida Corporation,
WITNESS: *Charles Scardina* BY: *Charles Scardina*
Charles Scardina
President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Charles Scardina, who is personally known to me or has produced *FLA. Notary License* as identification, and who executed the foregoing instrument as President of An-Sea Investment Co., Inc., 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 24th day of April, 1995.
My commission expires March 19, 1997
CC269297 Notary Public

MORTGAGEE'S CONSENT:
STATE OF FLORIDA)
COUNTY OF BROWARD)

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 Records Book 2665 at Page 421 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 hereon, by and with the authority of its Board of Directors this 11th day of May, 1995.

NationsBank of Florida,
a Florida Banking Corporation
WITNESS: *Carman De Essaye* BY: *Carman De Essaye*
Vice President
CARMEN DE ESSAYE

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared *Carman De Essaye*, who is personally known to me or has produced identification, and who executed the foregoing instrument as *Vice President of NationsBank of Florida, N.A.* and before me that he executed said 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 17 day of May, 1995.

My *Betty Lew* BY: *Betty Lew*
Notary Public

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

This plat is hereby approved for record this 11 day of July, 1995.

ATTEST: BY: *Dorothy H. Wilken*
Dorothy H. Wilken, Clerk
BY: *Della Rowalt*
Deputy Clerk

COUNTY ENGINEER:
This plat is hereby approved for record this 11 day of July, 1995.

BY: *George T. Webb*
George T. Webb, P.E.
County Engineer

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Villa San Remo Homeowners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 25th day of April, 1995.

Villa San Remo Homeowners Association, Inc., a Florida Corporation not for profit
WITNESS: *Charles Scardina* BY: *Charles Scardina*
Charles Scardina
President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Angelo Scardina, who is personally known to me or has produced *FLA. Notary License* as identification, and who executed the foregoing instrument as President of Villa San Remo 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 24th day of April, 1995.
My commission expires March 19, 1997
CC269297 Notary Public

Pet. 80-115
6/3/95

LOCATION MAP N.T.S.

SURVEY NOTES:

- In those cases where easements of different types cross or otherwise coincide, 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 use rights granted.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
- Bearings shown hereon are relative to "BOCA AZUL - PHASE THREE", as recorded in Plat Book 61, Page 108 and 109 of the Public Records of Palm Beach County, Florida, based on the East line thereof bearing N 00° 00' 00" E.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- W.D.E. - indicates water distribution easement.
- O P.C.P. - indicates Permanent Control Point (nail in brass survey cap).
- P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.
- Lines intersecting curves are non-radial unless shown otherwise.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- L.M.E. - indicates lake maintenance easement.
- L.A.E. - indicates limited access easement.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, Mitchell Sherman, P.A., 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-Sea Investment Co., 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 encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: *April 25, 1995*
Mitchell A. Sherman
Mitchell A. Sherman, P.A., ET AL
Attorney at Law
Licensed in Florida

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) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; 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: *5/11/95*
David P. Lindley
David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

TAZ 768
SUBDIVISION Boca Azul
BOOK 75 PAGE 76
FLOOD MAP #215A
QUAD # 53 ZONING RM
SE 80-105 ZIP CODE 33434
PUD NAME Same
5/4/95

AN-SEA INVESTMENT CO. INC. AN-SEA NOTARY NATIONS BANK NATIONS BANK NOTARY VSRH ASSOC. VSRH ASSOC. NOTARY MORTGAGEE MORTGAGEE NOTARY BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER

0203-002 75/76
BOCA AZUL - PHASE 4 & 5