

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PSM

0722-001 SHEET 1 OF 6 SHEETS

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CERTIFICATE OF AUTHORIZATION NO. LB6456 1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, FL 33309

JANUARY 1998

PONTE VERDE

A PORTION OF THE PONTE VERDE P.U.D.

A REPLAT OF A PORTION OF TRACTS 13 AND 14, TRACT 15 LESS THE WEST 60.72 FEET, AND ALL OF TRACTS 16 AND 17, BLOCK 78, TOGETHER WITH ALL OF THAT CERTAIN 30 FOOT WIDE ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO TRACTS 17 AND 16, TRACT 15, LESS THE WEST 60.72 FEET THEREOF, AND THE SOUTH 15 FEET OF THE WEST 4.71 FEET OF SAID 30 FOOT WIDE ROAD RIGHT-OF-WAY LYING SOUTH OF TRACT 18, BLOCK 78, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

- LEGEND: D.E. - DENOTES DRAINAGE EASEMENT; PERM - DENOTES PERMANENT REFERENCE MONUMENT; P.B. - DENOTES PLAT BOOK; ORB - DENOTES OFFICIAL RECORDS BOOK; POB - DENOTES POINT OF BEGINNING; POC - DENOTES POINT OF COMMENCEMENT; C - DENOTES CENTERLINE; U.E. - DENOTES UTILITY EASEMENT; R/W - DENOTES RIGHT-OF-WAY; PBCR - DENOTES PALM BEACH COUNTY RECORDS; P.C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.); D - DENOTES CENTRAL ANGLE; R - DENOTES RADIUS; L - DENOTES ARC LENGTH; LME - DENOTES LAKE MAINTENANCE EASEMENT



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 11:04 AM, this 11th day of February, 1998 and duly recorded in Plat Book No. 83 on Pages 83 and 88. DOROTHY H. WILKEN, CLERK BY: Leigh A. Standley DC

DEDICATION AND RESERVATION: KNOW ALL MEN BY THESE PRESENTS THAT GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND WEST BOCA DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BEING A REPLAT OF A PORTION OF TRACTS 13 AND 14, TRACT 15, LESS THE WEST 60.72 FEET, AND ALL OF TRACTS 16 AND 17, BLOCK 78, TOGETHER WITH ALL OF THAT CERTAIN 30 FOOT WIDE ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO TRACTS 17 AND 16, TRACT 15, LESS THE WEST 60.72 FEET THEREOF, AND THE SOUTH 15 FEET OF THE WEST 4.71 FEET OF SAID 30 FOOT WIDE ROAD RIGHT-OF-WAY LYING SOUTH OF TRACT 18, BLOCK 78, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 15, BLOCK 78: THENCE NORTH 89°37'02" EAST, ALONG THE SOUTH LINE OF SAID TRACT 15, A DISTANCE OF 60.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°53'32" WEST, ALONG A LINE 60.72 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 15 AND 14, A DISTANCE OF 1,127.29 FEET; THENCE NORTH 89°37'02" EAST, ALONG A LINE 192.76 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 13 AND 14, A DISTANCE OF 1,271.57 FEET TO THE EAST LINE OF SAID TRACT 13; THENCE SOUTH 00°22'58" EAST, ALONG THE EAST LINE OF SAID TRACT 13, A DISTANCE OF 467.24 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17; THENCE NORTH 89°37'02" EAST, ALONG THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 17; THENCE SOUTH 00°22'58" EAST, ALONG THE EAST LINE OF SAID TRACT 17 AND SAID EAST LINE EXTENDED SOUTHERLY, 675.00 FEET TO THE CENTERLINE OF SAID 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE NORTH 89°37'02" EAST, ALONG SAID CENTERLINE, 4.71 FEET; THENCE SOUTH 00°22'58" EAST, 15.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE SOUTH 89°37'02" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF "ARBOR OAKS AT BOCA RATON", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 72, PAGES 93 THROUGH 95 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,595.99 FEET; THENCE NORTH 00°53'32" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 38.87 ACRES (1,639,325.45 SQUARE FEET), MORE OR LESS. HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PONTE VERDE AND FURTHER DEDICATES AS FOLLOWS:

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PONTE VERDE MASTER 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. SUBJECT TO LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10694, PAGE 170, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE LAKE MAINTENANCE EASEMENT (L.M.E.), AND LAKE MAINT ACCESS EASEMENT AS SHOWN HERE ON ARE HEREBY RESERVED FOR THE PONTE VERDE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR THE 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.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACT NO. 1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS (FOR RECREATIONAL PURPOSES) AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS NO. 2, 3 AND 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GABLES REALTY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PONTE VERDE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIFT STATION EASEMENT, AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

TRACT "A", AS SHOWN HEREON, IS RESERVED FOR GABLES REALTY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PEDESTRIAN ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PONTE VERDE MASTER 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 "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALMA VISTA AT PONTE VERDE 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GABLES GP, INC., A TEXAS CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 11th DAY OF DECEMBER, 1998.

WITNESS: Bettina Scherer (PRINTED NAME) BY: GABLES REALTY LIMITED PARTNERSHIP A DELAWARE LIMITED PARTNERSHIP; Barbara Britton (PRINTED NAME) BY: GABLES GP, INC. A TEXAS CORPORATION AS GENERAL PARTNER; Greg Iglehart (PRINTED NAME) BY: GREG IGLEHART VICE PRESIDENT

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 11th DAY OF DECEMBER, 1998.

BY: WEST BOCA DEVELOPMENT, INC. A FLORIDA CORPORATION

ATTEST: Steve Barabady (PRINTED NAME) STEVE BARABADY TITLE: VICE PRESIDENT; Daniel Kodzi (PRINTED NAME) DANIEL KODZI TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH SS BEFORE ME PERSONALLY APPEARED GREG IGLEHART, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GABLES GP, 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 11th DAY OF DECEMBER, 1998

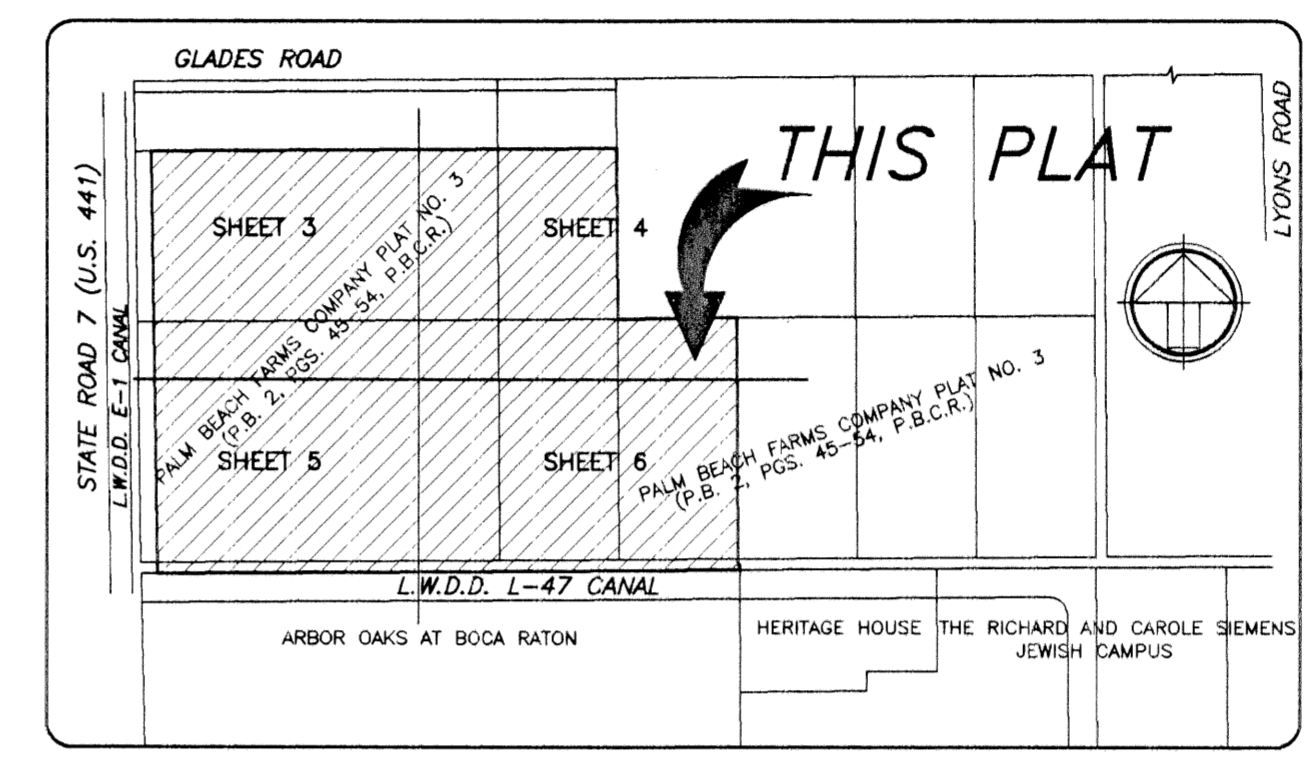
NOTARY PUBLIC: Virginia M. Barr PRINTED NAME VIRGINIA M. BARR

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD SS BEFORE ME PERSONALLY APPEARED Daniel Kodzi, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF WEST BOCA DEVELOPMENT, 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 11th DAY OF DECEMBER, 1998

NOTARY PUBLIC: Barbara J. Keeler PRINTED NAME Barbara J. Keeler



P.U.D. TABULAR DATA: PETITION NO. PDD97-56; TOTAL SITE AREA 38.87 ACRES; TOTAL DWELLING UNITS MULTI-FAMILY: 189 UNITS SINGLE FAMILY: 85 UNITS; DENSITY MULTI-FAMILY: 15.75 DU/AC SINGLE FAMILY: 3.91 DU/AC; RECREATION AREA 1.700 ACRES; LAKE AREA 6.121 ACRES; ENTRANCE AREA 0.552 ACRES; EXISTING ZONING PUD/PDD

COUNTY APPROVALS

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 11th DAY OF DECEMBER, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S. BY: George T. Webb, PE - COUNTY ENGINEER

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH SS I, JEFFREY A. DEUTCH, 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 IN GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND WEST BOCA DEVELOPMENT, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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. BROAD AND CASSEL BY: Jeffrey A. Deutch, Jeffrey A. Deutch

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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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. DATED: 09/30/98 BY: Michael D. Rose, Michael D. Rose

SURVEY NOTES:

- 1. COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
2. LINEAR UNIT = US SURVEY FOOT
3. SCALE FACTOR = 1.000009332 ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "A", ARBOR OAKS AT BOCA RATON, RECORDED IN PLAT BOOK 72, PAGES 93-95, PALM BEACH COUNTY RECORDS. SAID LINE BEARS NORTH 00°53'32" WEST. ROTATE PLAT BEARINGS CLOCKWISE 00°00'52" FOR GRID BEARINGS.
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. 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.
7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
8. LINES INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.

DEDICATION (GABLES, GP, INC.), ACKNOWLEDGEMENT (NOTARY), DEDICATION (WEST BOCA DEVELOPMENT, INC.), ACKNOWLEDGEMENT (NOTARY), COUNTY ENGINEER, SURVEYOR

Ponte Verde BOOK 84 PAGE 83 FLOOD ZONE A-0 ZONING PUD QUAD # 51 SE 97-56 TAZ 882 FUD NAME Ponte Verde