

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WEST BOCA DEVELOPMENT, INC., A FLORIDA CORPORATION, PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION, PALMA VISTA AT PONTE VERDE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BEING A REPLAT OF LOTS 21 THROUGH 50, TRACT "B", THE PEDESTRIAN TRACT, AND A PORTION OF THE LANDSCAPE BUFFER TRACTS, PONTE VERDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A REPLAT OF TRACT 12, LESS THE NORTH 30 FEET, 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 SOUTHEAST CORNER OF SAID PONTE VERDE; THENCE NORTH 00°22'58" WEST, ALONG THE EAST LINE OF SAID PONTE VERDE, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'02" WEST, 242.71 FEET; THENCE NORTH 00°22'58" WEST 112.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 11°30'08" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHWESTERLY ALONG THE ARC, OF SAID CURVE HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 11°07'10", AN ARC DISTANCE OF 27.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°37'02" WEST, 1121.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 62°46'36", AN ARC DISTANCE OF 10.96 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 77°36'23", AN ARC DISTANCE OF 40.65 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 99.00 FEET, A CENTRAL ANGLE OF 30°31'47", AN ARC DISTANCE OF 52.75 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 67°59'31", AN ARC DISTANCE OF 35.60 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 23°21'05", AN ARC DISTANCE OF 8.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°22'58" WEST, 80.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 16°20'15", AN ARC DISTANCE OF 14.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 16°50'49", AN ARC DISTANCE OF 14.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°53'32" WEST, 50.03 FEET; THENCE NORTH 89°06'28" EAST, 70.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 88°56'06" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 72.50 FEET, A CENTRAL ANGLE OF 31°53'30", AN ARC DISTANCE OF 40.35 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 33°20'22", AN ARC DISTANCE OF 43.64 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°22'58" EAST, 51.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°37'02" EAST, 284.60 FEET; THENCE NORTH 44°37'02" EAST, 35.36 FEET; THENCE NORTH 00°22'58" WEST, 92.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 61°33'47", AN ARC DISTANCE OF 5.37 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 30°07'34", AN ARC DISTANCE OF 306.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 61°33'47", AN ARC DISTANCE OF 5.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°22'58" EAST, 92.86 FEET; THENCE SOUTH 45°22'58" EAST, 35.36 FEET; THENCE NORTH 89°37'02" EAST, 339.26 FEET; THENCE NORTH 44°37'02" EAST, 35.36 FEET; THENCE NORTH 00°22'58" WEST, 56.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 72°58'49", AN ARC DISTANCE OF 6.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 30°14'21", AN ARC DISTANCE OF 305.41 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 48°43'28", AN ARC DISTANCE OF 4.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°22'58" EAST, 69.44 FEET; THENCE SOUTH 45°22'58" EAST, 35.36 FEET; THENCE NORTH 89°37'02" EAST, 315.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 141.37 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°22'58" WEST, 334.97 FEET; THENCE NORTH 45°23'49" WEST, 35.41 FEET; THENCE SOUTH 89°37'02" WEST, 84.86 FEET; THENCE SOUTH 00°22'58" EAST, 80.85 FEET; THENCE SOUTH 28°54'03" WEST, 52.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 39°03'56" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 71.50 FEET, A CENTRAL ANGLE OF 36°26'12", AN ARC DISTANCE OF 45.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°22'17" WEST, 33.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 242.30 FEET, A CENTRAL ANGLE OF 61°53'11", AN ARC DISTANCE OF 261.71 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 283.93 FEET, A CENTRAL ANGLE OF 26°51'41", AN ARC DISTANCE OF 133.11 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°22'35" E, 58.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 71.54 FEET, A CENTRAL ANGLE OF 57°24'16", AN ARC DISTANCE OF 71.68 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 34.04, A CENTRAL ANGLE OF 49°15'44", AN ARC DISTANCE OF 29.27 FEET; THENCE NORTH 00°22'58" WEST, 252.51 FEET; THENCE NORTH 89°37'02" EAST, 346.00 FEET; THENCE NORTH 00°22'58" WEST, 162.76 FEET; THENCE NORTH 89°37'02" EAST, 330.00 FEET; THENCE SOUTH 00°22'58" EAST, 1305.00 FEET; THENCE NORTH 89°37'02" EAST, 4.71 FEET; THENCE SOUTH 00°22'58" EAST, 5.00 FEET TO THE POINT OF BEGINNING.

PALMA VISTA

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

A REPLAT OF LOTS 21 THROUGH 50, TRACT "B", THE PEDESTRIAN TRACT, AND A PORTION OF THE LANDSCAPE BUFFER TRACTS, PONTE VERDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A REPLAT OF TRACT 12, LESS THE NORTH 30 FEET, BLOCK 78, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF 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.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PALMA VISTA AND FURTHER DEDICATED AS FOLLOWS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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

THE PEDESTRIAN ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR 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 "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR 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.

OPEN SPACE TRACT IS HEREBY RESERVED FOR THE PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE/RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS 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 21 DAY OF JUNE, 2000.

WITNESS: Michael D. Rose (PRINTED NAME) MICHAEL D. ROSE BY: WEST BOCA DEVELOPMENT, INC. A FLORIDA CORPORATION

WITNESS: David Temkin (PRINTED NAME) DAVID TEMKIN BY: Daniel Kodsí (PRINTED NAME) DANIEL KODSI TITLE: 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 21 DAY OF JUNE, 2000.

BY: PONTE VERDE MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Bridget Lee Turner (PRINTED NAME) BRIDGET LEE TURNER BY: Daniel Kodsí (PRINTED NAME) DANIEL KODSI TITLE: 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 21 DAY OF JUNE, 2000.

BY: PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Bridget Lee Turner (PRINTED NAME) BRIDGET LEE TURNER BY: Daniel Kodsí (PRINTED NAME) DANIEL KODSI TITLE: President

ACKNOWLEDGEMENT

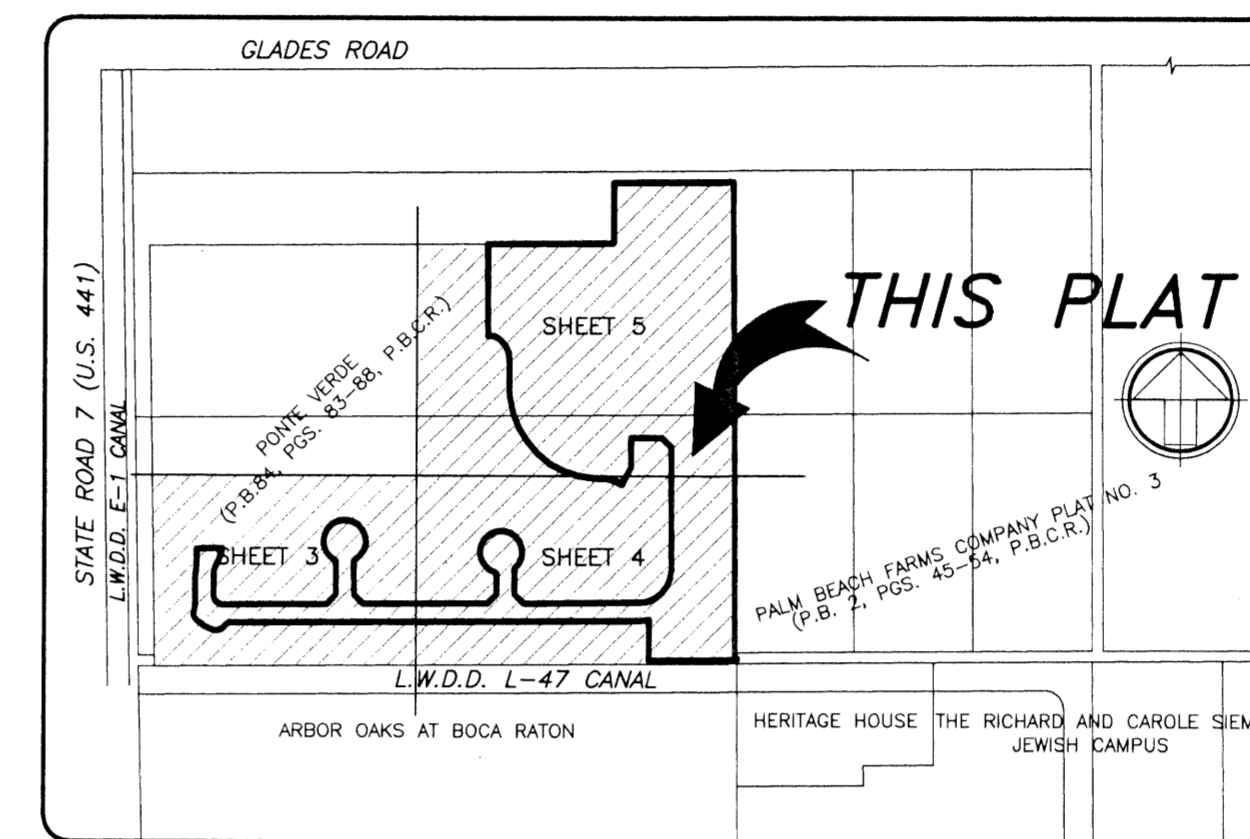
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Daniel Kodsí, 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 21 DAY OF JUNE, 2000.

MY COMMISSION EXPIRES: Iris E Bernstein My Commission C0750321 Expires June 11, 2002

NOTARY PUBLIC: Iris E Bernstein (PRINTED NAME) IRIS E. BERNSTEIN



LOCATION MAP N.T.S.

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PSM

SDA SHAH & ASSOCIATES ENGINEERING SURVEYING PLANNING CERTIFICATE OF AUTHORIZATION NO. LB6456 1885 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale, FL 33309 Ph: 954-776-7604 • Fax: 954-776-7608

JUNE 1999

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Daniel Kodsí, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALMA VISTA AT PONTE VERDE 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 21 DAY OF JUNE, 2000.

MY COMMISSION EXPIRES: Iris E Bernstein My Commission C0750321 Expires June 11, 2002

NOTARY PUBLIC: Iris E Bernstein (PRINTED NAME) IRIS E. BERNSTEIN

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Daniel Kodsí, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PONTE VERDE MASTER 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.

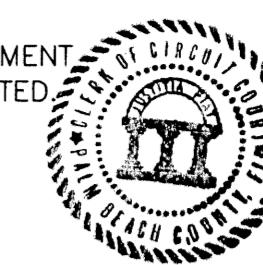
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF JUNE, 2000.

MY COMMISSION EXPIRES: Iris E Bernstein My Commission C0750321 Expires June 11, 2002

NOTARY PUBLIC: Iris E Bernstein (PRINTED NAME) IRIS E. BERNSTEIN

LEGEND:

- D.E. - DENOTES DRAINAGE EASEMENT
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 5998, UNLESS OTHERWISE NOTED.
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
PB/CR - DENOTES PALM BEACH COUNTY RECORDS
D - DENOTES PERMANENT CONTROL POINT (P.C.P.)
L - DENOTES LATITUDE
R - DENOTES RADIUS
L - DENOTES ARC LENGTH
CB - DENOTES CHORD BEARING
CD - DENOTES CHORD DISTANCE
LME - DENOTES LAKE MAINTENANCE EASEMENT



STATE OF FLORIDA COUNTY OF PALM BEACH

This Plat was filed for record at 9:41 A.M. this 8th day of December, 2000 and July recorded in Plat Book No. 81 on Pages 32 thru 36

DOROTHY H. WILKEN, CLERK By: [Signature] DC

P.U.D. TABULAR DATA: PETITION NO. PDD97-56 TOTAL SITE AREA 14.863 ACRES TOTAL DWELLING UNITS SINGLE FAMILY: 46 UNITS DENSITY SINGLE FAMILY: 3.09 DU/AC RECREATION AREA 0.242 ACRE 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 7 DAY OF Dec., 2000, 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 CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Isaac Kodsí, 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 WEST BOCA DEVELOPMENT, INC., A FLORIDA CORPORATION, PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND PONTE VERDE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; 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.

DATED: 11/9/00

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: JUNE 20, 2000

By: Michael D. Rose (PRINTED NAME) MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 97-0359

Grid of notary seals and acknowledgments for West Boca Development, Inc., Ponte Verde Master Assoc., Inc., and Palma Vista at Ponte Verde HOA, Inc., along with notary public seal for Iris E. Bernstein.

Palma Vista PAGE 32 ZONING PUD LAZ 88-2 PLAT NO. 81