

JULY 2003

This Instrument Prepared by
Thomas R. Palibick of
HAGER PALIBICKE AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 365-9600 Fax: (561) 365-2237 E-Mail: trpalib@bellsouth.net

185

State of Florida
County of Palm Beach } ss

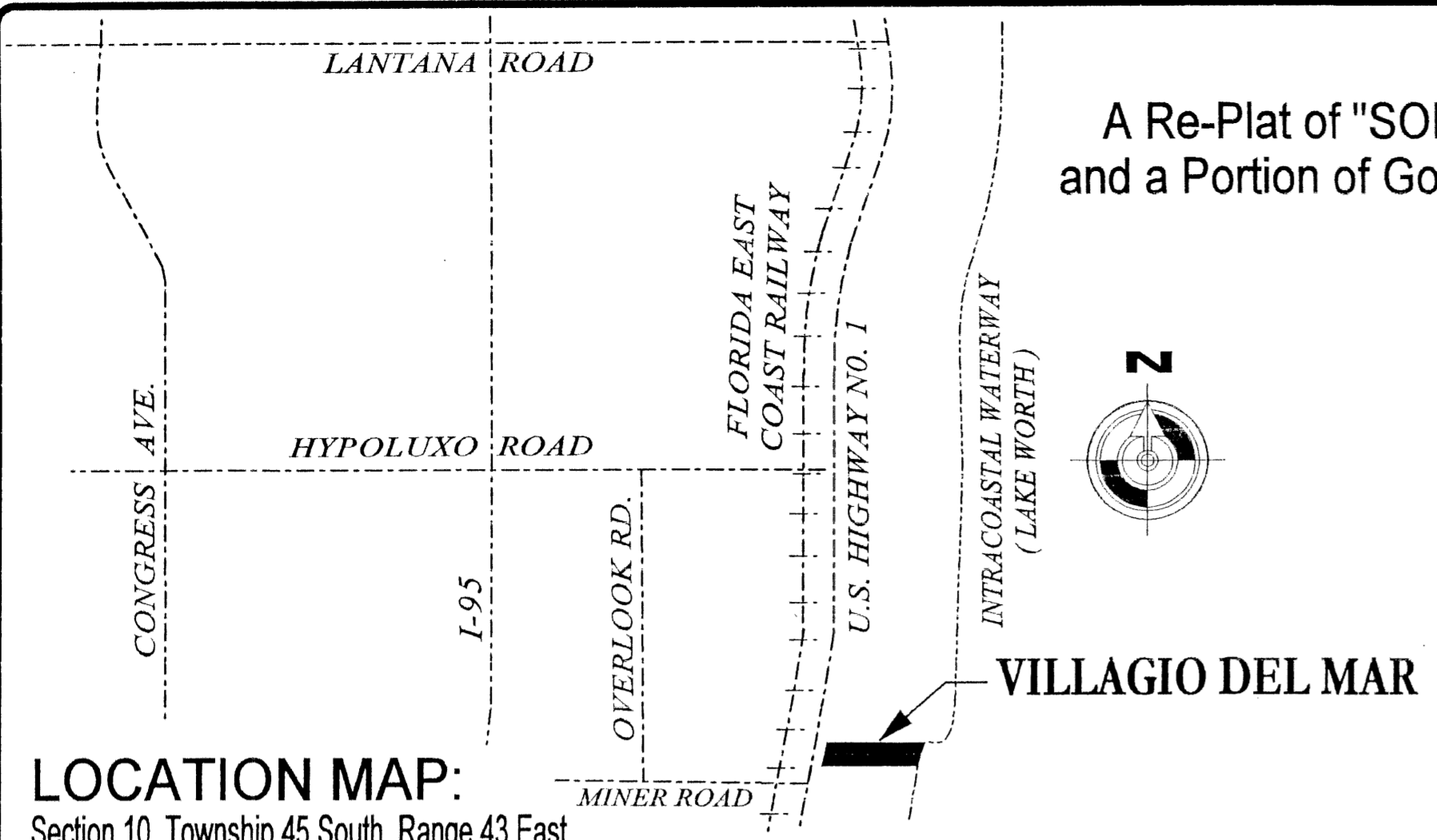
This Plat was Filed for Record
at 5:16 this 17th day
of September 2003
and Duly Recorded in Plat Book
99 on Pages 185
and 186

Dorothy H. Wilken, Clerk
By: *[Signature]* D.C.

Sheet 1 of 2 Sheets

VILLAGIO DEL MAR

A Re-Plat of "SOLYMAR," recorded in Plat Book 4, Page 25, Public Records of Palm Beach County, Florida,
and a Portion of Government Lot 3 in the South Half of the Southwest Quarter of Section 10, Township 45 South,
Range 43 East, Town of Hypoluxo, Palm Beach County, Florida.



LOCATION MAP:

Section 10, Township 45 South, Range 43 East
N.T.S.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Beach Club Partners, LLC, a Florida Limited Liability Company, owners of the lands shown hereon, being a portion of "SOLYMAR," as recorded in Plat Book 4, Page 25, of the Public Records of Palm Beach County, Florida, and a Portion of Government Lot 3 in the South Half of the Southwest Quarter of Section 10, Township 45 South, Range 43 East, Town of Hypoluxo, Palm Beach County, Florida, shown hereon as "VILLAGIO DEL MAR", a Re-Plat, being more particularly described as follows:

BEGINNING at the intersection of the North line of the said Plat of "SOLYMAR" with the East Right-of-Way Line of FEDERAL HIGHWAY (U.S. HIGHWAY 1 - STATE RD. NO. 5); thence S.89 26'51"E., along said North Line of said the Plat of "SOLYMAR" and its Easterly Extension thereof, a distance of 1227.73 feet; thence S.00 07'49"E., along the West BULKHEAD LINE of the INTRACOASTAL WATERWAY in LAKE WORTH, as recorded in Plat Book 26, Page 89, of the Public Records of Palm Beach County, Florida, a distance of 101.49 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve, along said West BULKHEAD LINE of the INTRACOASTAL WATERWAY in LAKE WORTH, having a radius of 1442.38 feet and a central angle of 04 04'48", for an arc distance of 102.71 feet; thence N.89 26'51"W., along the South line of the said Plat of "SOLYMAR" and its Easterly Extension thereof, a distance of 1252.39 feet; thence N.07 46'49"E., along the East Right-of-Way Line of FEDERAL HIGHWAY (U.S. HIGHWAY 1 - STATE RD. NO. 5), a distance of 205.78 feet to the POINT OF BEGINNING.

Said lands contain 253,397 square feet of 5.817 acres, more or less.

Formerly known as:

Parcel 1:
Lots 5, Less the West 38.52 feet, SOLYMAR, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, as recorded in Plat Book 4, Page 25.

Parcel 2:
Lots 6 of SOLYMAR, being a subdivision of a portion of Government Lot 3 in the South Half of the Southwest Quarter of Section 10, Township 45 South, Range 43 East, Less the West 38.52 feet of, as measured along the South side of said Lot 6 of SOLYMAR, according to the Plat thereof as recorded in Plat Book 4, Page 25, Public Records of Palm Beach County, Florida; also described as all that part of said Lot 6, which lies within 44 feet Easterly of the base line of survey, according to the Right-of-Way map section 93010-2501 State Road 5, as filed in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.

Parcel 3:
A parcel of land in Government Lot 3, Section 10, Township 45 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 10, run easterly along the South line of said Section 10, a distance of 1291.04 feet to a point in the easterly right of way line of the Old Dixie Highway; thence northerly along said easterly right of way line, and making an angle with said Section line, measured from West to North of 97° 13' 40", a distance of 203.94 feet; thence Easterly along a line parallel to the South line of said Section 10, a distance of 182 feet to the Southeast corner of Lot 6, SOLYMAR subdivision, as recorded in Plat Book 4, page 25, Public Records of Palm Beach County, Florida, being the POINT OF BEGINNING and the Southwesterly corner of the parcel of land herein described; thence continue Easterly along the same course, a distance of 757 feet, more or less, to the waters of Lake Worth; thence northerly along the waters of Lake Worth, a distance of 207 feet, more or less, to a point in a line parallel to, and 205.6 feet Northerly from, measured along a line parallel to said easterly right of way line of Old Dixie Highway, the South line of the parcel of land herein described; thence Westerly along said parallel line, a distance of 700 feet, more or less, to a point in a line running Northerly from the Point of Beginning, parallel to the easterly right of way line of said Old Dixie Highway; thence Southerly along said line parallel to the Easterly Right-of-way line of said Old Dixie Highway, a distance of 205.6 feet to the POINT OF BEGINNING, being the same land described in the aforesaid Plat of SOLYMAR as Lots 1 to 4, inclusive, and Lots 7 to 10, inclusive and the portion of CALLE SOLYMAR comprehended within the same.

Parcel 4:
A parcel of submerged land in Lake Worth in Section 10, Township 45 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

From the point of intersection of the Westerly extension of the Southerly line of Lot 6, of the Plat of SOLYMAR; recorded in Plat Book 4, Page 25, Public Records of Palm Beach County, Florida, with the center line of the Florida East Coast Railway Right-of-Way, run South 89° 03' 0" East, along said westerly extension and along the southerly line of said Lot 6 and its easterly extension, a distance of 997.56 feet to a point in the Mean High Water Line along the westerly shore of Lake Worth and the Point of Beginning of the parcel of land hereinafter described; thence North 4° 18' 0" West along said High Water Line, a distance of 125 feet; thence continue along said Mean High Water Line North 9° 59' 40" East, a distance of 80.49 feet to a point in the Easterly extension of the Northerly line of Lot 5 of said plat of SOLYMAR; thence South 89° 03' 0" East, along the Easterly extension of the Northerly line of said Lot 5, a distance of 400 feet to a point in the Bulkhead line along the Westerly shore of Lake Worth, as established by the Town of Hypoluxo, Florida, by Ordinance No. 7, said Bulkhead Line being shown on plat recorded in Plat Book 26, Page 89; thence South 0° 16' 02" West along said Bulkhead Line, a distance 101.32 feet to the beginning of a curve concave to the West and having a radius of 1442.38 feet; thence Southerly along the arc of said curve and through an angle of 4° 04' 48", a distance of 102.71 feet to a point in the Easterly extension of the southerly line of said Lot 6; thence North 89° 03' 0" West, along said extension, a distance of 400 feet to the Point of Beginning.

DEDICATION AND RESERVATIONS (Cont.)

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A" (Federal Highway - U.S. Highway 1 - State Rd. No. 5 Road Right-of-Way Dedication), as shown hereon are hereby dedicated to the Board of County Commissioners of PALM BEACH COUNTY, FLORIDA, for the perpetual use of the public for public street purposes.
- TRACT "B", as shown hereon, is hereby reserved for the VILLAGIO DEL MAR HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for private ingress, egress, drainage and utility 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 the Town of Hypoluxo.
- TRACT "C", as shown hereon, is hereby reserved for the VILLAGIO DEL MAR HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for recreation and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the Town of Hypoluxo.
- TRACT "D", as shown hereon, is hereby reserved for the VILLAGIO DEL MAR HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for open space, drainage and conservation 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 the Town of Hypoluxo.
- TRACT "E", as shown hereon, is hereby reserved for the VILLAGIO DEL MAR HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for open space and water recreation 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 the Town of Hypoluxo.
- DRAINAGE 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 VILLAGIO DEL MAR HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns without recourse to the Town of Hypoluxo.
- 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.

IN WITNESS WHEREOF, Beach Club Partners, LLC, the above named Corporation, has caused these presents to be signed by Edward V. Masi as Manager of Genesis Beach Club, LLC as Manager for Beach Club Partners, LLC, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 2nd day of SEPTEMBER, 2003

Beach Club Partners, LLC, by its Manager
Genesis Beach Club, LLC

By: *[Signature]*
Edward V. Masi

Witness: *[Signature]*
J. Crockett Farnell II

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach } ss

BEFORE ME personally appeared Edward V. Masi who is personally known to me and who executed the foregoing instrument as Manager of Genesis Beach Club, LLC as Manager for Beach Club Partners, LLC, a Florida Limited Liability Company 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 2nd day of SEPTEMBER, 2003

[Signature]
Notary Public, State of Florida

My Commission Expires:
June 12, 2006
Sherie Freeman
Notary Number: DD125208

SURVEYOR'S NOTES:

- 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 PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, ALONG THE WEST LINE OF SECTION 10-45-43, PALM BEACH COUNTY FLORIDA, HAVING A BEARING OF NORTH 02°17'56" EAST.
- COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, 1983 PROJECTION, WITH THE NAD 1990 ADJUSTMENT. THE SCALE FACTOR USED IS 1.000049.
- BEARINGS SHOWN ARE GRID BEARING, DISTANCES SHOWN ARE GROUND DISTANCE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.
- THE LOCATION OF THE MEAN HIGH WATER LINE WAS ESTABLISHED IN ACCORDANCE WITH FLORIDA STATUTES 177.39. ELEVATION ESTABLISHED FROM MEAN HIGH WATER DATA POINT NO. 53, ELEVATION +1.74 N.G.V.D., INFORMATION OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM WEB SITE (WWW.LADINS.ORG).
- THE TOWN OF HYPOLUXO SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

MORTGAGEE'S CONSENT

State of FLORIDA } ss
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 which is recorded in Official Record Book 14878 at page 1251 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 S.V.P. and its Corporate seal to be affixed hereon by and with the authority of its Board of Directors this 2nd day of SEPTEMBER, 2003

Witness: *[Signature]*
Lauren Ramos

Witness: *[Signature]*
Suzo H. Sordary

BANK UNITED, FSB

By: *[Signature]*
Arthur L. Bigelow, Senior Vice President
MARK LEIDER

ACKNOWLEDGEMENT

State of FLORIDA } ss
County of PALM BEACH }

BEFORE ME personally appeared MARK LEIDER, who is personally known to me and who executed the foregoing instrument as Senior Vice President of BANK UNITED, FSB, and severally acknowledged to and before me that he executed such 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 2nd day of SEPTEMBER, 2003.

[Signature]
Notary Public - State of FLORIDA

My Commission Expires: Oct 9, 2004
Printed Name of Notary
Printed Notary No. CC974028
YVONNE M. FRENCH

TITLE CERTIFICATION

State of Florida
County of Palm Beach } ss

We Attorneys' Title Insurance Fund, Inc., a Title Insurance Company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Beach Club Partners, LLC; that 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.

By: *[Signature]*
Richard A. Murdoch of Adorno and Yoss, P.A.

Dated: SEPTEMBER 5, 2003

CHAPTER 177 REVIEW:

This is to certify that the undersigned Professional Surveyor and Mapper, under contract with the Town of Hypoluxo, has reviewed this Plat of VILLAGIO DEL MAR, as required by Chapter 177.081 (1), Florida Statutes, and finds that it complies with all of the requirements of Chapter 177, Part 1, Florida Statutes, as revised in 1998.

By: *[Signature]*
Craig S. Pusey
Professional Surveyor and Mapper
Florida Registration No. 5019

Date: 9/4/03

APPROVALS:

This Plat of VILLAGIO DEL MAR, was approved on the _____ day of _____, A.D. 200____, by the Town Council of the Town of Hypoluxo, Florida, and has been reviewed by a Professional Surveyor and Mapper under contract with the Town of Hypoluxo, Florida, in accordance with Chapter 177.081 (1), Florida Statutes.

Attest: *[Signature]*
Mayor - Kenneth M. Schultz
[Signature]
City Clerk - Barbara Searls Ross

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 Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the the Town of Hypoluxo, Florida 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 the Town of Hypoluxo, Florida.

[Signature]
Thomas R. Palibick, Professional Land Surveyor, Florida Registration No. 5061

Dated: 8/28/03

PLAT LEGEND:

P.R.M. (C)	DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. NO. 5061
C	DENOTES CENTERLINE
A-	DENOTES ARC LENGTH
R-	DENOTES RADIUS
D-	DENOTES DELTA (CENTRAL ANGLE)
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
O.R.B.	DENOTES OFFICIAL RECORDS BOOK
P.B.	DENOTES PLAT BOOK
P.G.	DENOTES PAGE
S.W.E.	DENOTES SIDEWALK EASEMENT
U.E.	DENOTES UTILITY EASEMENT
D.E.	DENOTES DRAINAGE EASEMENT
R/W	DENOTES RIGHT-OF-WAY
SEC.	DENOTES SECTION
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
N.G.V.D.	DENOTES NATIONAL GEODETIC VERTICAL DATUM (OF 1929)

Mortgage Mortgage Notary Corp. Seal Corp. Notary Town of Hypoluxo Reviewing Surveyor Surveyor

[Seals and Signatures]