

MONTOYA ESTATES-UNIT 1

A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT N° 12 OF BOCA DEL MAR, PLAT N° 6 AS RECORDED IN PLAT BOOK 30 PAGES 142-143 OF THE PALM BEACH COUNTY PUBLIC RECORDS WALTER A. CORNELL, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

DECEMBER 1977 SHEET 1 OF 3

29

PALM BEACH COUNTY
10:11 A
30 July
18
35 29, 30 + 31
Ely Shuraffa

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that TRISHAN HOMES INC., TRIST CONSTRUCTION INC., and COLUMBIA COMMONWEALTH CORPORATION

Florida Corporations and owners of the land described hereon: A portion of Tract 12 of BOCA DEL MAR N° 6, in Section 28, Township 47 South, Range 42 East, shows on the plat as recorded in Plat Book 30 Pages 142-143 of the Public Record of Palm Beach County, Florida, said portion of Tract 12 being more particularly described as follows: Commencing at the Southeast corner of said Tract 12 for the POINT OF BEGINNING; thence run N 12° 23' 11" E, along the Easterly boundary of said Tract 12 437.81 feet to the Northeast corner of said Tract and also a point of intersection with the Southerly right-of-way line of L.W.D.D. Canal L-48; thence S 89° 50' 07" W, along said right-of-way line and the Northerly boundary of said Tract, 1580.00 feet to a point; thence S 00° 09' 53" E, 125.00 feet to a point; thence S 70° 10' 53" W, 24.33 feet to a point on a curve, concave to the Northwest, having a radius of 50.00 feet; thence from a tangent bearing S 19° 49' 07" E run Southwesterly, thru a central angle of 122° 00' 07", an arc distance of 106.47 feet to a point; thence S 12° 11' 00" W, 44.69 feet to a point; thence N 89° 50' 07" E, 65.00 feet to a point; thence S 00° 09' 53" E, 172.50 feet to a point of intersection with the existing Northerly right-of-way line of Montoya Circle North, and the Southerly boundary of said Tract 12; thence N 89° 50' 07" E, along said southerly boundary and along the North line of Montoya Circle North, 1374.00 feet to a point of curve, concave to the southwest, having a radius of 756.20 feet; thence run Southeasterly along said curve, thru a central angle of 10° 22' 09", an arc distance of 136.85 feet to the Southeast corner of said Tract 12 and the Point of Beginning.

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

1. Street rights-of-ways to the Board of County Commissioners for street purposes
2. The drainage easements and utilities easements in perpetuity for the construction and maintenance of drainage facilities and utilities.
3. The areas indicated as Limited Access Easement to the Board of County Commissioners for purpose of control and jurisdiction over access rights.
4. Parcels B & C as Landscape buffer and control areas to MONTOYA ESTATES Property Owners Association, Inc. in perpetuity for the protection and privacy of its members and is the maintenance obligation of said association.
5. Parcel A as a recreation area to MONTOYA ESTATES Property Owners Association, Inc. in perpetuity and is the perpetual maintenance obligation of said association.

WITNESS WHEREOF the above named corporations have caused these presents to be signed by their President or chairman and attested by their Secretaries, and their corporate seal to be affixed hereto by and with the authority of their boards of directors, this 18 day of April, 1978

TRISHAN HOMES INC

Attest: Kenneth S. Raymond

By: J.A. Shannon

TRIST CONSTRUCTION INC.

Attest: J.A. Trist

By: J.A. Trist

COLUMBIA COMMONWEALTH CORPORATION

Attest: J. Seller

By: J. Seller

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared H.S. SHANNON and NANCY E. RICCIO, to me well known and known to me, to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of the above named Trishan Homes Inc., a corporation and severally acknowledged to and before me that they executed such instrument as such officers 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 18th day of April, 1978.

Kenneth S. Raymond
Notary Public
My Commission Expires: August 8, 1980

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared J.A. TRIST and F.J. TRIST, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of the above named Trist Construction Inc. a corporation and severally acknowledged to and before me that they executed such instrument as such officers 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 18th day of April, 1978.

Kenneth S. Raymond
Notary Public
My Commission Expires: August 8, 1980

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared JAMES KELLEY and B. WALSH, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as CHAIRMAN and SECRETARY of the above named Columbia Commonwealth Corporation a corporation and severally acknowledged to and before me that they executed such instrument as such officers 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 corporations.

Witness my hand and official Seal this 18th day of April, 1978

My Commission expires August 8, 1980

Kenneth S. Raymond
Notary Public

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT B. TANNER, 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 property is vested to Trishan Homes Inc., Trist Construction Inc., and Columbia Commonwealth Corp.; that current taxes have been paid, and that the property is free of encumbrances this 16th day of June, 1978.

Robert B. Tanner
Attorney-at-Law, Licensed in Florida

APPROVAL - PALM BEACH, FLORIDA

BOARD OF COUNTY COMMISSIONER

This Plat is hereby Approved for Record this 18 day of July, 1978

James B. Ewert
Chairman

COUNTY ENGINEER

This Plat is hereby Approved for Record this 18 day of July, 1978

H.F. Kabler
County Engineer H.F. Kabler PE

Attest: John B. Dunhe, Clerk
Board of County Commissioners

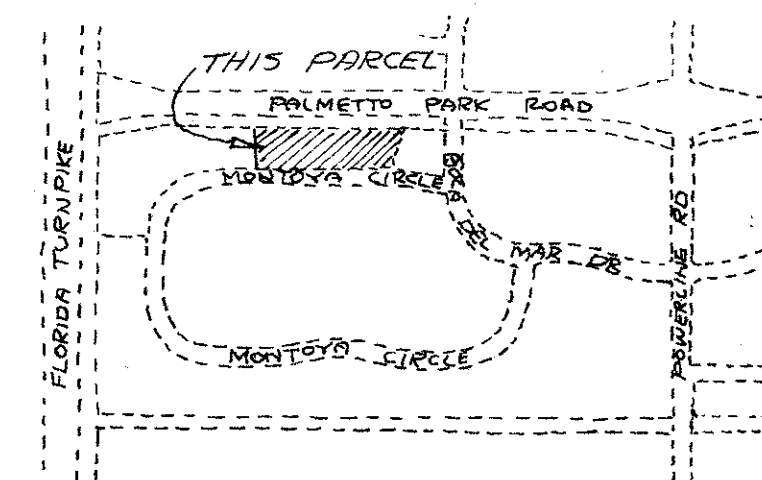
By: Manjorie B. Jennings
Deputy Clerk

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed and (C.P.R.'s) Permanent Control Points shall be placed as required by Law and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and Ordinances of Palm Beach County, Florida.

Walter A. Cornell
Walter A. Cornell, PE
Registered Land Surveyor N° 1757
State of Florida

LOCATION MAP



0205-355 (54)
28/47/42

This instrument was prepared by Walter A. Cornell of Walter A. Cornell, Inc., 24 SE 4th Street, Boca Raton, Florida, 33432.

N° Units	54
Area	14.85 Ac. = 100%
Units per Acre	3.64
Area in Lots	8.55 Ac. = 58%
Area in Houses & Pave	4.22 Ac. = 28%
Area in Open Space	8.81 Ac. = 59%
Area of Parcel A	1.15 Ac. = 08%
Area of Parcel B & C	0.67 Ac. = 05%

35/29

MONTOYA ESTATES-UNIT-1