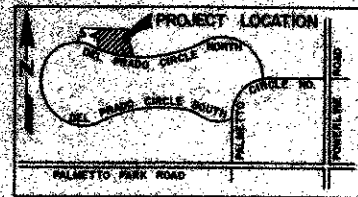


44/131

PART OF A P.U.D.
SOLIMAR AT BOCA DEL MAR - PHASE I
A PLAT OF A PORTION OF SECTION 21, TWP. 47 S, RGE. 42 E.
AND ALSO BEING A REPLAT OF A PORTION OF TRACT I, OF BOCA DEL MAR NO.5, AS RECORDED
IN PLAT BOOK 30, PAGES 127 & 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

MARCH 1982
SHEET 1 OF 2



LOCATION MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that DEL PRADO CIRCLE PROPERTIES, LTD., a limited partnership organized under the laws of the Commonwealth of Massachusetts, owner of land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SOLIMAR AT BOCA DEL MAR - PHASE I, being more particularly described as follows:

That portion of Tract I of Boca Del Mar No. 5 as shown on the plat recorded in Plat Book 30, Pages 127 and 128 of the Public Records of Palm Beach County, Florida, described as follows:

Commence at the Northwest corner of said Tract I and run thence North 89° 59' 50" East along the North boundary of Tract I, a distance of 175.11 feet for a Point of Beginning; thence continue North 89° 59' 50" East, a distance of 575.00 feet; thence South 0° 21' 00" East, a distance of 170.00 feet; thence South 14° 20' 00" East, a distance of 188.55 feet to an intersection with the Southern boundary of said Tract I; thence South 75° 40' 00" West, a distance of 203.22 feet; thence North 15° 05' 32" East, a distance of 195.72 feet; thence North 84° 29' 20" West, a distance of 14.40 feet; thence North 01° 57' 20" West, a distance of 52.83 feet; thence North 16° 42' 08" East, a distance of 100.00 feet; thence North 71° 35' 56" West, a distance of 49.42 feet; thence North 68° 13' 54" West, a distance of 49.42 feet; thence North 82° 02' 46" West, a distance of 49.38 feet; thence North 58° 49' 14" West, a distance of 49.02 feet; thence North 81° 10' 46" East, a distance of 6.42 feet; thence North 58° 49' 14" West, a distance of 52.20 feet; thence North 89° 38' 50" East, a distance of 330.89 feet; thence South 00° 21' 10" East, a distance of 8.55 feet; thence North 89° 38' 50" East, a distance of 80.00 feet; thence North 00° 21' 10" East, a distance of 100.00 feet; thence North 21° 22' 38" East, a distance of 81.32 feet; thence North 00° 21' 10" West, a distance of 118.98 feet, more or less, to the Point of Beginning.

Subject to easements and rights-of-way of record.

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

- Streets:**
That tract for private road, utility, and drainage purposes, shown hereon as Tract L-1, and those tracts for access, utility, and drainage purposes, shown hereon as Tracts C and D, are hereby dedicated to the Solimar Homeowners' Association, and are the perpetual maintenance obligations of said association, its successors, or assigns.
- Easements:**
 - Utility and Drainage Easements** - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction of utilities and drainage and maintenance of utilities. Drainage easements are the perpetual maintenance obligation of the Solimar Homeowners' Association, its successors, or assigns.
 - Limited Access Easements** - The limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- Common Area:**
The common area, shown hereon as Tracts B, E, H, J, and K, are hereby dedicated to the Solimar Homeowners' Association, and are the perpetual maintenance obligations of said association, its successors, or assigns. Tract J is reserved for recreation purposes. Tract K is reserved for park purposes.

IN WITNESS WHEREOF, the above named partnership has caused these presents to be signed by General Partners and its seal to be affixed hereon by and with the proper authority this 1st day of April, 1982.

By: Federico F. Sanchez
FEDERICO F. SANCHEZ, General Partner
By: Luis Ramos Izquierdo
LUIS RAMOS-IZQUIERDO, General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE
CIRCLE PROPERTIES, LTD., a Massachusetts general partnership, and severally acknowledged to and before me that they executed such instrument as such General Partners, and that the seal affixed to the foregoing instrument is the seal of said Partnership and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 1st day of April, 1982.
My commission expires: May 1, 1985
Ronald A. Kriss
Notary Public
State of Florida

AREA TABLE	
TOTAL AREA THIS PLAT	10.254 AC.
AREA OF LOTS	5.510 AC.
AREA OF ROAD R/W (L-1)	1.870 AC.
AREA OF OPEN SPACE (B, E, H, J, K)	2.322 AC.
AREA OF RECREATION (J)	0.410 AC.
AREA OF ACCESS TRACT (C, D)	0.142 AC.
No. UNITS PROPOSED	42
DENSITY PROPOSED	4.10 UNITS/AC.
LAND USE - SINGLE FAMILY	

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This instrument was recorded on 10-27-82
at 5 o'clock of August
1982 and the same recorded in Plat Book No. 30
Page 127-128
Notary Public, Circuit Court
John A. Grant, Jr.

MORTGAGE CERTIFICATE

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 Record Book 3675, page 308, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said partnership has caused these presents to be signed by its General Partner and its seal to be affixed hereon by and with the proper authority this 3rd day of May, 1982.

Witness: Sumner Brown
Witness: Richard Reback
By: Marvin Robinson
MARVIN ROBINSON, General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared MARVIN ROBINSON, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as General Partner of CASA DEL MAR, A Florida general partnership, and acknowledged to and before me that he executed such instrument as such General Partner and that the seal affixed to the foregoing instrument is the seal of said partnership, and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said partnership.

WITNESS my hand and official seal this 3rd day of May, 1982.
Harriet Jones
Notary Public
State of Florida
My Commission expires: Dec. 13, 1983

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF DADE
I, RONALD A. KRISS, of the firm of Voldés-Fauli, Richardson, and Cobb, 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 DEL PRADO CIRCLE PROPERTIES, LTD., a Massachusetts general partnership, and that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; that I find that all mortgages are shown and are true and correct; and that there are no encumbrances of record which affect the subdivision of the property other than the Declaration of Restrictions recorded in Official Record Book 2328, Page 595, of the public records of Palm Beach County, Florida, which Declaration includes the restriction limiting the number of residential dwelling units that can be constructed within the subdivision described therein to no more than 313 residential dwelling units.

Date: June 1, 1982
Ronald A. Kriss
RONALD A. KRISS
Voldés-Fauli, Richardson, and Cobb
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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under guarantees posted with Palm Beach County for the Required Improvements; and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinance of Palm Beach County, Florida.

Date: 6/29/82
John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Land Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 22 day of July, A.D. 1982.
By: Norman R. Gregory
NORMAN R. GREGORY, Chairman

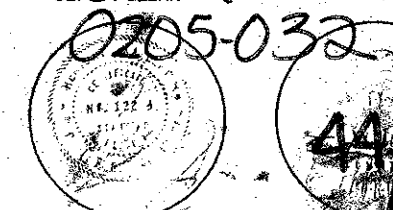
COUNTY ENGINEER

This plat is hereby approved for record this 27 day of July, A.D. 1982.
By: H.F. Kahlert
H.F. KAHLERT, RE., County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431

SOLIMAR AT BOCA DEL MAR Ph. I



21-47-42
AR-PUR
FS2-36
FZ-10
FZ-30
44/131

