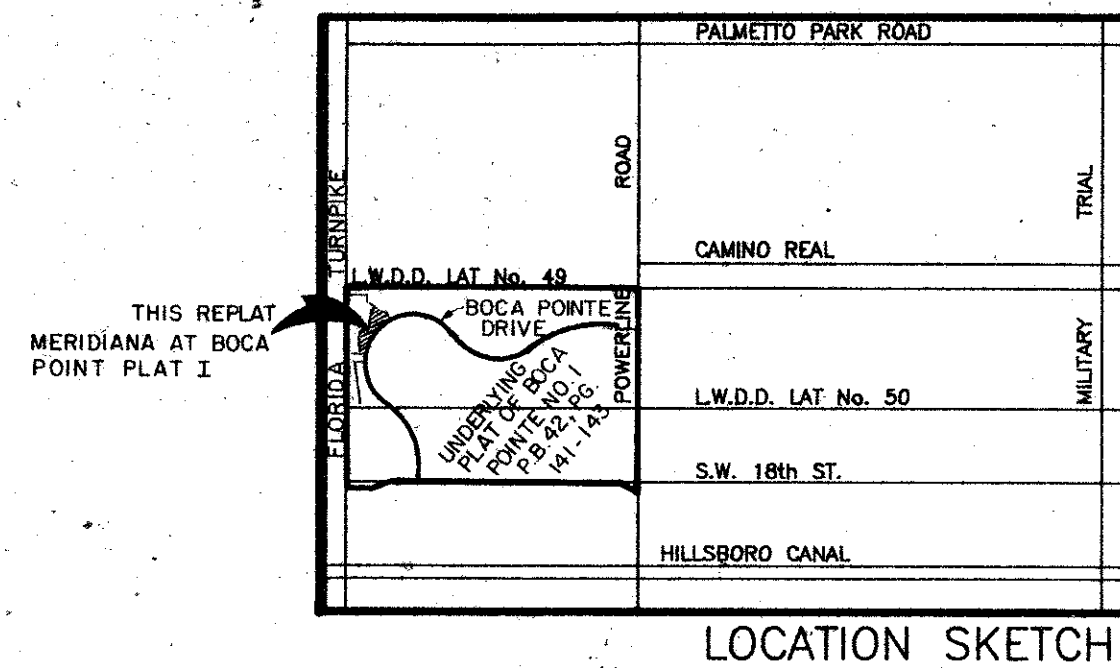


46/54



MERIDIANA AT BOCA POINTE PLAT I

A PART OF A P.U.D.

A REPLAT OF A PORTION OF TRACT L OF BOCA POINTE No. 1, LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING IN PALM BEACH COUNTY, FLORIDA

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PHASE ONE
P.U.D. STATISTICS
ACREAGE 9.5998
UNITS 32
DENSITY 5.74 units/acre
TYPE OF UNIT Fee Simple Townhouse

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 18 day of August 1983
and duly recorded in Plat Book 46 on page 54-55.
JOHN B. DUNKLE, Clerk Circuit Court
Dorothy W. Hester

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Saturn Hereditaments, Ltd., a United Kingdom Limited Liability Company, authorized to do business in the State of Florida, owner of the lands shown hereon, being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as Meridiana at Boca Pointe Plat I, a Replat, being more particularly described as follows:

A replat of a portion of Tract "L", BOCA POINTE NO. 1, according to the Plat thereof, as recorded in Plat Book 42, Page 141 through 143, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of said Tract "L"; thence South 85°50'00" West along the South line of said Tract "L", a distance of 291.00 feet; thence North 04°10'00" West, a distance of 152.25 feet; thence South 85°50'00" West, a distance of 9.68 feet; thence North 04°10'00" West, a distance of 24.00 feet to a point on an arc of a circular curve to the right whose radius point bears North 04°10'00" West from the last described point; thence Westerly, Northwesterly, and Northerly along the arc of said curve having a radius of 50.00 feet, an arc distance of 81.67 feet to the Point of Tangency; thence North 00°34'33" West, a distance of 46.96 feet; thence North 85°50'00" East, a distance of 106.56 feet; thence North 08°42'24" East, a distance of 229.23 feet; thence North 63°46'08" West, a distance of 21.02 feet; thence North 26°13'52" East, a distance of 86.17 feet to a point on the arc of a circular curve to the right whose radius point bears North 43°25'18" West from the last described point; thence Southwesterly along the arc of said curve having a radius of 48.08 feet, an arc distance of 35.95 feet to a point of compound curve of a circular curve to the right; thence Westerly, Northwesterly, and Northerly along the arc of said curve having a radius of 30.73 feet, an arc distance of 48.27 feet to the Point of Tangency; thence North 00°34'33" West, a distance of 83.16 feet to the point of curvature of a circular curve to the left; thence Northerly and Northwesterly along the arc of said curve having a radius of 59.48 feet, an arc distance of 36.85 feet to the Point of Tangency; thence North 36°04'41" West, a distance of 94.60 feet to the point of curvature of a circular curve to the right; thence Northwest-erly, Northerly, and Northeasterly along the arc of said curve having a radius of 63.25 feet, an arc distance of 74.14 feet to the Point of Tangency; thence North 31°04'51" East, a distance of 178.09 feet to the point of curvature of a circular curve to the left; thence Northeasterly and Northerly along the arc of said curve having a radius of 14.59 feet, an arc distance of 8.08 feet to the Point of Tangency; thence North 00°39'18" West, a distance of 70.46 feet to the point of curvature of a circular curve to the right; thence Northerly, Northeasterly, and Easterly along the arc of said curve having a radius of 23.00 feet, an arc distance of 36.13 feet to the Point of Tangency; thence North 89°20'42" East, a distance of 137.95 feet to the point of curvature of a circular curve to the right; thence Easterly along the arc of said curve having a radius of 108.46 feet, an arc distance of 20.51 feet; thence South 79°49'18" East, a distance of 85.14 feet to the point of curvature of a circular curve to the right having a radius of 95.16 feet, an arc distance of 40.67 feet to the Point of Tangency; thence South 55°20'00" East, a distance of 59.43 feet to the point of curvature of a circular curve to the right; thence South-easterly, Southerly, and Southwesterly along the arc of said curve having a radius of 44.54 feet, an arc distance of 78.17 feet to the Point of Tangency; thence South 45°13'57" West, a distance of 98.79 feet; thence South 44°46'03" East, a distance of 101.26 feet to a point on the arc of a circular curve to the right whose radius point bears South 53°04'59" East from the last described point; thence Northeasterly along the arc of said curve having a radius of 120.00 feet, an arc distance of 17.42 feet to a point; thence South 44°46'03" East, a distance of 204.30 feet to a point of the Westerly right-of-way line of Boca Pointe Drive, as shown on the said Plat, BOCA POINTE NO. 1, said point being further described as being on the arc of a circular curve to the left whose radius point bears South 45°48'36" East from the last described point; thence Southwesterly and Southerly along the arc of said curve having a radius of 942.28 feet, an arc distance of 770.27 feet to the POINT OF BEGINNING, the last described point being further described as being on the Westerly right-of-way line of said Boca Pointe Drive. Said lands situate, lying and being in Palm Beach County, Florida. Containing 9.600 acres, more or less.

Subject to all easements, reservations and rights-of-way of record.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

DEDICATION CONTINUED

1. ACCESS AND UTILITY EASEMENTS

The Access and Utility Easements shown hereon as Meridiana Drive are hereby dedicated to the Meridiana at Boca Pointe Homeowners Association, Inc. and its successors and assigns, licensees, grantees, and/or invitees without recourse to Palm Beach County, and is the perpetual maintenance obligation of the Meridiana at Boca Pointe Homeowners Association, Inc.

2. DRAINAGE EASEMENTS

The Drainage Easements as shown hereon are hereby dedicated in perpetuity to the Meridiana at Boca Pointe Homeowners Association, Inc., its successors and assigns for the construction, operation, and maintenance of drainage facilities and is the perpetual maintenance obligation of the Meridiana at Boca Pointe Homeowners Association, Inc. without recourse to Palm Beach County.

3. UTILITY EASEMENTS

The Utility Easements shown hereon are hereby dedicated to the Meridiana at Boca Pointe Homeowners Association, Inc., its successors and assigns for the construction, operation, and maintenance of other Utility Easements as shown and declared in the Palm Beach County restrictive conveyance for Meridiana at Boca Pointe Homeowners Association, Inc. and are incorporated herein as more fully set out.

4. LIMITED ACCESS EASEMENT

The Limited Access Easement as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County for the control of jurisdiction over access rights.

5. COMMON AREA

All of the remaining area not contained in the lots shall be considered common area and is dedicated to the Meridiana at Boca Pointe Homeowners Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

DEDICATION CONTINUED (SE SHEET 2)

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by Michael Berman, Director of Saturn Hereditaments, Ltd., and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 2nd day of May A.D. 1983.

WITNESSES

[Signatures of witnesses]

Saturn Hereditaments, Ltd., a United Kingdom Limited Liability Company, authorized to do business in the State of Florida

By Michael Berman
Michael Berman, Director

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared Michael Berman to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Director of Saturn Hereditaments, Ltd., a United Kingdom Limited Liability Company, authorized to do business in the State of Florida, 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 May A.D. 1983.

My commission expires: July 2, 1987
[Signature] Notary Public

MORTGAGEE'S CONSENT

Republic of Panama
Province of Panama s.s. Meridian Enterprises, S.A., a Corporation existing under the laws of the Republic of Panama, 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 such dedication by the owner thereof and agrees that its Mortgage which is recorded in official Record Book 3629, Pages 236 through 240, 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 President and attested to by their Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 2nd day of May, 1983.

Ricardo Soto Paredes
Attested Secretary

ACKNOWLEDGEMENT [for MERIDIAN ENTERPRISES, S.A.]

Republic of Panama
Province of Panama s.s. On the 25th day of May, 1983, before me personally came Ricardo Soto P., to me known, who by me duly sworn, did depose and say that deponent does reside at Panama and that the deponent is the President of Meridian Enterprises, S.A. the Corporation described in and which executed the foregoing Mortgage's Consent to the dedication of the Plat of MERIDIANA. That the deponent knows the seal of the Corporation. That the seal affixed is the corporate seal. That it was affixed by the order of the Board of Directors of the Corporation, and that deponent signed "deponent name" by like order.

Consul of the United States of America

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 and (P.C.P.'s) Permanent Reference Points have been placed as required by law [or when applicable, that (P.C.P.'s) will be set under the guarantees posted with performance for the required improvements] 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.

DARBY and WAY, INC.
By: Gregory B. Darby
Gregory B. Darby, P.L.S.
No. 2990
State of Florida

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 16 day of August A.D. 1983

Attest: John B. Dunkle, Clerk

Peggy B. Darby
Peggy B. Darby, Board Chairman
By: Elizabeth Richards
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 16 day of August A.D. 1983

By: H. Henry Frakes Jr.
H. Henry Frakes, P.E., County Engineer Assistant
G. Henry Frakes

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Jay J. Reynolds, 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 Saturn Hereditaments, Ltd., a United Kingdom Limited Liability Company, authorized to do business in the State of Florida; that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon, and no other encumbrances of record.

Date June 24, 1983

By: Jay J. Reynolds
Jay J. Reynolds, Attorney at Law

PREPARED BY
GREGORY B. DARBY
DARBY and WAY, INC.
PROFESSIONAL SURVEYORS AND ENGINEERS

MERIDIANA AT BOCA POINTE



NOTARY
SEAL: Michael Berman

