

47/164

# MERIDIANA AT BOCA POINTE PLAT II

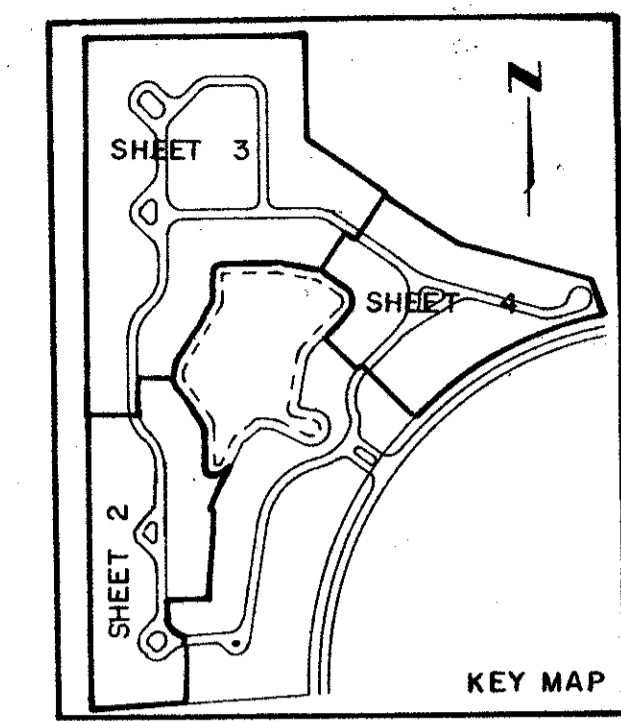
164

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

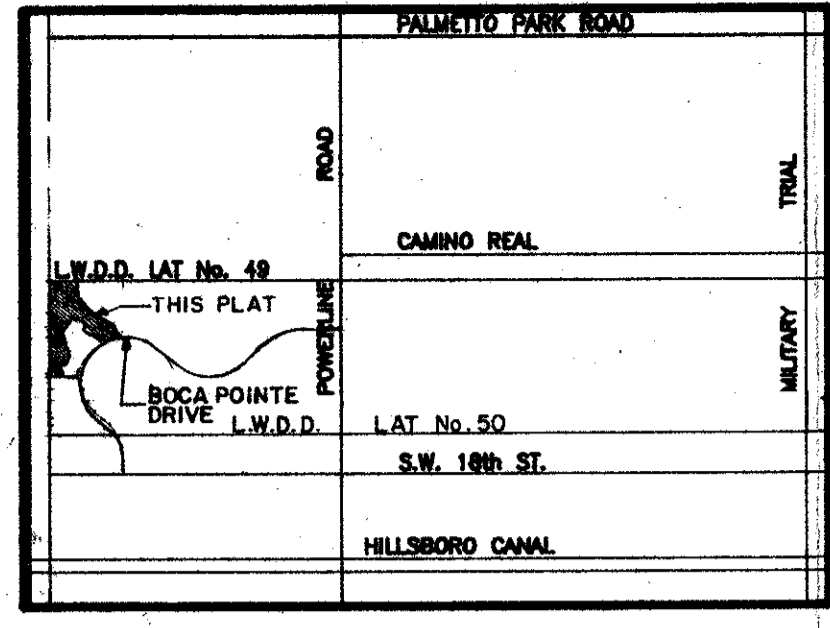
SHEET 1 OF 4 SHEETS

### P.U.D. STATISTICS

ACREAGE 20.8674  
UNITS 144  
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 the 10th day of APRIL 1984 and duly recorded in Plat Book 42 on pages 164, 165, 166 & 167.  
JOHN B. DUNKLE, Clerk of Circuit Court  
Dorothy M. White



LOCATION SKETCH

THIS SITE

### 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 II, a Replat, being more particularly described as follows:

A replat 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, less and except the following described parcel.

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 Northwesterly, Northerly, and Northeastly 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 Northeastly 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, Northeastly, 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 Northeastly 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, A.K.A. MERIDIANA AT BOCA POINTE PLAT I, as recorded in Plat Book 46, Pages 54 and 55 of the public records of Palm Beach County, Florida. Subject to all easements, reservations and rights-of-way of record. Containing 20.8674 acres, more or less.

### DEDICATION: (cont'd)

2. PLANTING EASEMENTS  
The Planting 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 as shown and declared in Palm Beach County restrictive conveyance for Meridiana at Boca Pointe Homeowners Association, Inc. and are incorporated herein as more fully set out.

3. DRAINAGE EASEMENTS  
The Drainage Easements as shown hereon are 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.

4. UTILITY EASEMENTS  
The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.

5. 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.

6. 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.

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 12 day of July A.D. 1983.

WITNESSES  
*Phil Brouse*  
*May M. Upton*  
By *Michael Berman*  
Michael Berman, Director

### ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.  
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 12 day of July A.D. 1983.  
My commission expires: 7-2-87  
*Phil Brouse*  
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 0th day of August, 1983.

*Ricardo Soto*  
Ricardo Soto Paredes  
Attested: *Antonia Sogno*  
Secretary

### ACKNOWLEDGEMENT [for MERIDIAN ENTERPRISES, S.A.]

Republic of Panama  
Province of Panama s.s. On the 08th day of August, 1983, before me City of Panama 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 forgoing Mortgagee'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.  
*Lila A. Belaval*  
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 the Board of County Commissioners 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 10 day of April A.D. 1984  
Attest: John B. Dunkle, Clerk  
By: *Ken Spillias*  
Ken Spillias, Chairman  
By: *Elizabeth Richards*  
Deputy Clerk

COUNTY ENGINEER  
This plat is hereby approved for record this 10 day of April A.D. 1984  
By: *Herbert F. Kahlert*  
Herbert F. Kahlert, P.E.

### TITLE CERTIFICATE

STATE OF FLORIDA s.s.  
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.  
Date *June 22, 1984*  
By: *Jay J. Reynolds*  
Jay J. Reynolds, Attorney at Law

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

1. ACCESS EASEMENT  
The Access Easement 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 and is the perpetual maintenance obligation of the Meridiana at Boca Pointe Homeowners Association, Inc., without recourse to Palm Beach County. Also Drainage and Utility rights.

CORPORATE SEAL  
SATURN - HEREDITAMENTS, LTD.



47/164 Darby and Way, Inc.  
PROFESSIONAL SURVEYORS AND ENGINEERS

MERIDIANA AT Boca Pointe PLAT II  
33334  
(305) 71-0000