

A PART OF A P.U.D.

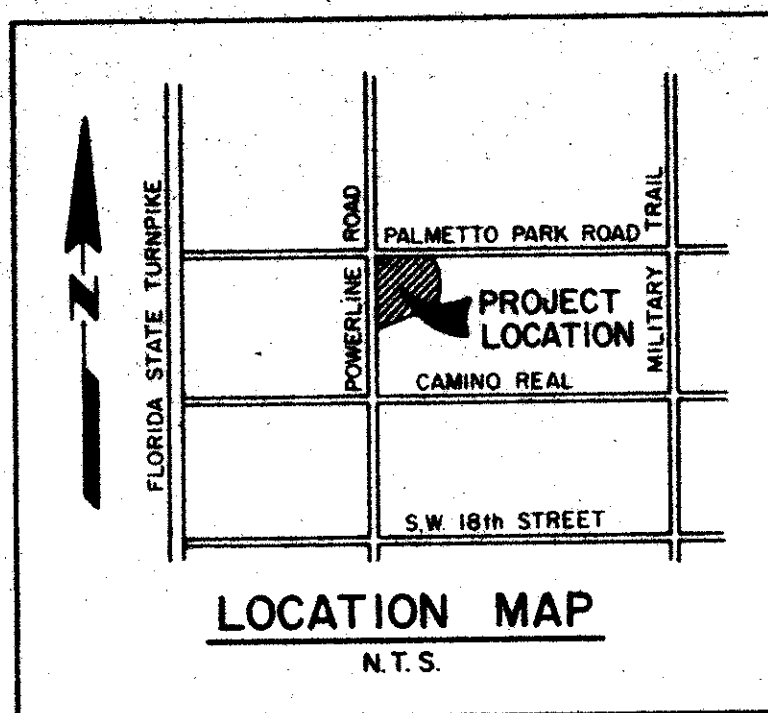
HARBOUR TOWN OF BOCA DEL MAR

A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT 36 OF BOCA DEL MAR NO. 3 AS RECORDED IN PLAT BOOK 30, PAGES 82-84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

INDEX OF SHEETS

- SHEET NO. 1 — TITLE SHEET AND CERTIFICATES
- SHEET NO. 2 — KEY PLAN
- SHEET NO. 3 & 4 — DETAIL PLAN SHEETS
- SHEET NO. 5 — CURVE DATA TABLES

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11-14-84
this 10th day of MAY
1984, and duly recorded in Plat Book No.
48 on page 48-10452
JOHN B. DUNKLE, Clerk Circuit Court
By: Scotty W. Huber D.C.



JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

FEBRUARY 1984

SHEET 1 OF 5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HARBOUR TOWN BOCA ASSOCIATES, a Florida joint venture, owner, with HARBOUR TOWN OF BOCA DEL MAR, LTD., a Florida limited partnership, Managing General Partner, of land shown hereon, being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as HARBOUR TOWN OF BOCA DEL MAR, being more particularly described as follows:

Tract 36 of the plat of BOCA DEL MAR NO. 3, as recorded in Plat Book 30, Pages 82, 83 and 84 of the Public Records of Palm Beach County, Florida,

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

- Street:**
That tract for private road purposes, shown hereon as Tract A (Town Harbour Boulevard), is hereby dedicated to the Harbour Town of Boca Del Mar Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County. Tract A is further dedicated for utility and drainage easement rights.
- Easements:**
 - Utility and Drainage Easements** - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The drainage easements are the perpetual maintenance obligation of the Harbour Town of Boca Del Mar Homeowners Association, Inc., its successors, or assigns, without recourse to Palm Beach County.
 - Limited Access Easements** - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
 - Lift Station Easement** - The lift station easement as shown hereon is dedicated to the City of Boca Raton, its successors and assigns, for lift station and related purposes, without recourse to Palm Beach County.
- Water Management Tracts:**
The water management tracts, shown hereon as Tracts B, C, D, E, F and G, are hereby dedicated to the Harbour Town of Boca Del Mar Homeowners Association, Inc., for water management purposes and are the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.
- Recreation Areas:**
The recreation areas, shown hereon as Tracts H and I, are hereby dedicated to the Harbour Town of Boca Del Mar Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.
- Access and Parking Tracts**
The access and parking tracts, shown hereon as Tracts J, K, L and M, are hereby dedicated to the Harbour Town of Boca Del Mar Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Open Space and Buffer Areas**
The open space and buffer areas, shown hereon as Tracts N, O, P, Q and R, are hereby dedicated to the Harbour Town of Boca Del Mar Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named HARBOUR TOWN BOCA ASSOCIATES has caused these presents to be signed by its Manager, HARBOUR TOWN OF BOCA DEL MAR, LTD., which has caused these presents to be signed by its General Partner, HARRY J. BUTLER, JR., and its seal to be affixed hereto by and with the authority of its Board of Directors, this 28 day of March, 1984.

HARBOUR TOWN BOCA ASSOCIATES,
a Florida joint venture

By: Harbour Town of Boca Del Mar, Ltd.
a Florida limited partnership, Managing General Partner
By: Harry J. Butler, Jr.
HARRY J. BUTLER, JR., General Partner of
HARBOUR TOWN OF BOCA DEL MAR, LTD.

Witness
Christian M. Mayo
David B. Fry

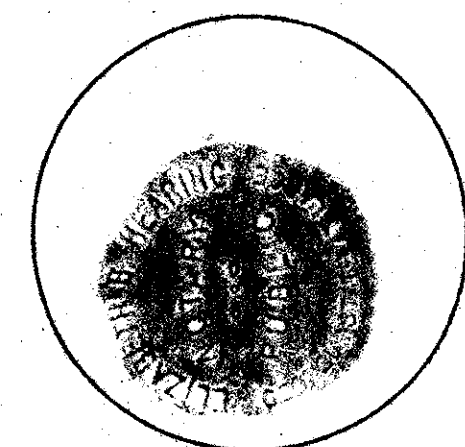
ACKNOWLEDGMENT

STATE OF GEORGIA)
COUNTY OF FULTON)SS BEFORE ME personally appeared HARRY J. BUTLER, JR., to me well known, and known to me to be the individual described in and who executed the foregoing instrument as General Partner of HARBOUR TOWN OF BOCA DEL MAR, LTD., a Florida limited partnership, and acknowledged to and before me that he executed such instrument as such General Partner of said partnership, that the seal affixed to the foregoing instrument is the seal of said partnership, 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 28th day of March, 1984.

My commission expires: 7-28-84

Elizabeth S. Whiting
Notary Public, State of Georgia



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

MORTGAGE CERTIFICATE

STATE OF ARKANSAS)
COUNTY OF PULASKI)SS The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein 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 4079, at Page 1403 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its seal to be affixed hereon by and with the authority of its Board of Directors this 2nd day of APRIL, 1984.

FIRST FEDERAL SAVINGS OF ARKANSAS, F.A.

ATTEST: Jim O-Lee McCaghren BY: Dolores Walker
JIM-O-LEE MCCAGHREN, Assistant Secretary DOLORES WALKER, Vice President

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF PULASKI)SS BEFORE ME personally appeared DOLORES WALKER and JIM-O-LEE MCCAGHREN, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of FIRST FEDERAL SAVINGS OF ARKANSAS, F.A., and severally acknowledged to and before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 2nd day of APRIL, 1984.

My commission expires: 1-31-92

Barbara Young
Notary Public, State of Arkansas

TITLE CERTIFICATE

STATE OF GEORGIA)
COUNTY OF COBB)SS I, JAMES H. MORGENSTERN of SAFECO TITLE INSURANCE COMPANY, 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 HARBOUR TOWN BOCA ASSOCIATES, a Florida joint venture, Owner, with HARBOUR TOWN OF BOCA DEL MAR, LTD., a Florida limited partnership, Managing General Partner; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: March 28, 1984

James H. Morgenstern
JAMES H. MORGENSTERN, Assistant Vice President
SAFECO TITLE INSURANCE COMPANY

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 the 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 ordinances of Palm Beach County, Florida.

Date: April 4th 1984

John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 8 day of May, A.D., 1984.

By: Ken G. Spiliadis
KEN G. SPILIADIS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 8 day of May, A.D., 1984.

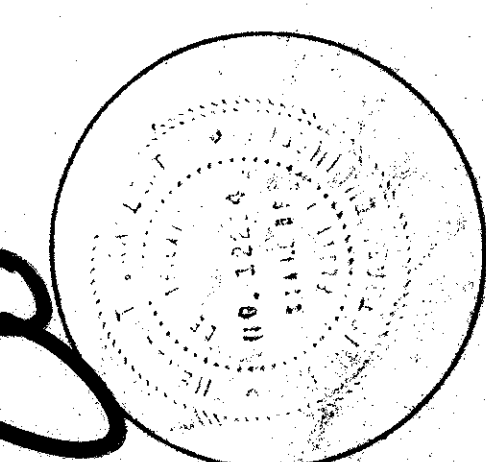
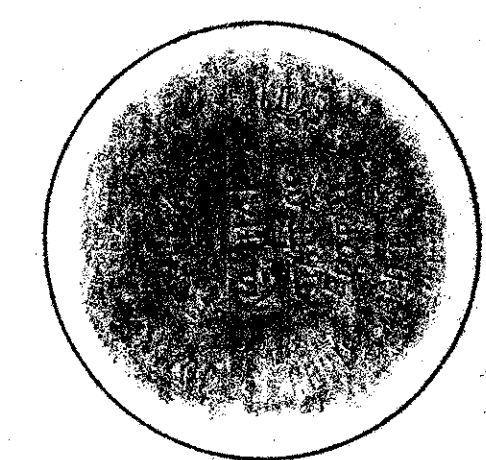
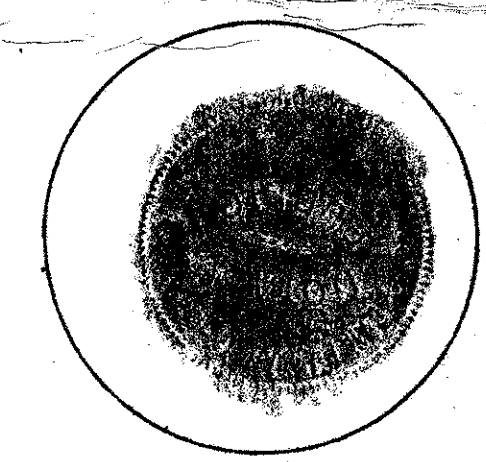
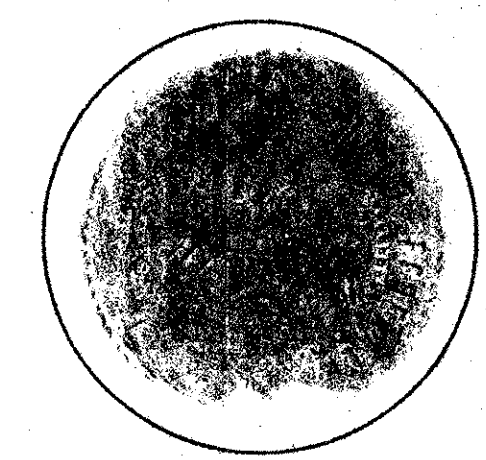
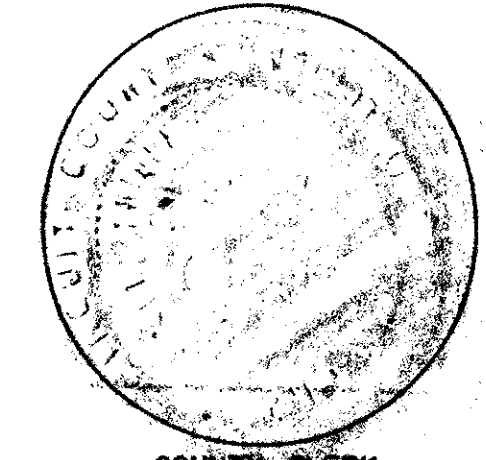
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: H. F. Kahlert
H. F. KAHLERT, P.E., County Engineer

By: Elizabeth S. Whiting
DEPUTY CLERK

HARBOUR TOWN OF BOCA DEL MAR

TOTAL AREA THIS PLAT	27.199 AC.
AREA OF BUILDING PARCELS	11.125 AC.
AREA OF PRIVATE ROAD R/W (TRACT A)	1.732 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS B, C, D, E, F & G)	1.416 AC.
RECREATION AREA (TRACTS H & I)	0.768 AC.
AREA OF ACCESS & PARKING (TRACTS J, K, L & M)	7.669 AC.
OPEN SPACE & BUFFER AREAS (TRACTS N, O, P, Q & R)	4.489 AC.
NO. UNITS ALLOWED, TRACT 36	446 UNITS
NO. UNITS PROPOSED THIS PLAT	392 UNITS
PROPOSED DENSITY THIS PLAT	14.41 UNITS / AC.
LAND USE	GARDEN APARTMENTS



DRAWING NUMBER 48/48

DRAWING NUMBER

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DRAWING NUMBER

0205-014
48/48