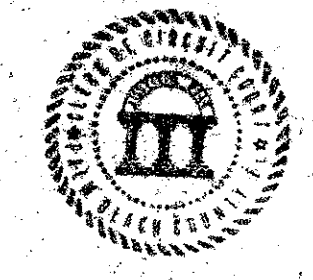


105

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:38 AM
THIS 27th DAY OF OCT
A.D. 1984, AND DULY RECORDED
IN PLAT BOOK 49 ON
PAGES 195 AND 196
JOHN B. DUNKLE,
CLERK CIRCUIT COURT
Deputy Clerk

SHEET No 1 of 2

PREPARED BY:
GEORGE W. CAULFIELD, R.L.S. No. 1930.
CAULFIELD and WHEELER, INC.
LAND SURVEYORS-CONSULTING ENGINEERS
2290 NW 2nd AVENUE
BOCA RATON, FLORIDA 33431



THE PLUM No. 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN THEREON AS "THE PLUM NO. 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF "TRACT C" OF BOCA POINTE NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 123, 124 & 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "TRACT C"; THENCE N. 00° 23' 05" W., ALONG THE WEST LINE OF SAID "TRACT C", A DISTANCE OF 895.23 FEET TO THE NORTHWEST CORNER OF SAID "TRACT C"; THENCE N. 89° 36' 55" E., ALONG THE NORTH LINE OF SAID "TRACT C", A DISTANCE OF 695.05 FEET; THENCE SOUTH 00° 23' 05" E., A DISTANCE OF 37.65 FEET; THENCE S. 77° 33' 29" E., A DISTANCE OF 314.24 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 12° 27' 31", AN ARC LENGTH OF 347.91 FEET, AND A CHORD WHICH BEARS S. 86° 47' 24" E. TO A POINT OF "REVERSE" CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 16° 33' 07", AN ARC LENGTH OF 260.00 FEET, AND A CHORD WHICH BEARS S. 88° 50' 12" E. TO A POINT OF "REVERSE" CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03° 31' 41", AN ARC LENGTH OF 36.95 FEET, AND A CHORD WHICH BEARS NORTH 84° 39' 05" E. TO ITS POINT OF TANGENCY; THENCE N. 86° 24' 55" E., A DISTANCE OF 23.45 FEET; THENCE S. 47° 13' 21" E., A DISTANCE OF 36.19 FEET TO A POINT ON THE EAST LINE OF SAID "TRACT C"; THENCE ALONG A CURVE TO THE RIGHT ALONG THE EAST LINE OF SAID "TRACT C" HAVING A RADIUS OF 1392.40 FEET, A CENTRAL ANGLE OF 00° 28' 31", AN ARC LENGTH OF 11.55 FEET, AND A CHORD WHICH BEARS S. 00° 37' 21" E. TO ITS POINT OF TANGENCY; THENCE S. 00° 23' 05" E., CONTINUING ALONG THE EAST LINE OF SAID "TRACT C" A DISTANCE OF 100.00 FEET; THENCE S. 10° 14' 06" W., A DISTANCE OF 81.39 FEET; THENCE S. 00° 23' 05" E., A DISTANCE OF 65.00 FEET; THENCE S. 16° 01' 37" E., A DISTANCE OF 25.96 FEET; THENCE S. 00° 23' 05" E., A DISTANCE OF 125.00 FEET; THENCE S. 44° 36' 55" W., A DISTANCE OF 35.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID "TRACT C"; THENCE S. 89° 36' 55" W. ALONG SAID SOUTH LINE A DISTANCE OF 1377.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 957,628.501 SQUARE FEET OR 21.9841 ACRES OF LAND, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS**
THAT PARCEL FOR PRIVATE ROAD, UTILITY AND DRAINAGE PURPOSES, SHOWN HEREON AS PARCEL A, AND THOSE PARCELS FOR ACCESS, UTILITY, DRAINAGE AND PARKING PURPOSES SHOWN HEREON AS PARCELS B, C, AND D, ARE HEREBY DEDICATED TO THE PLUM AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 PLUM AT BOCA POINTE 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 PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - LANDSCAPE EASEMENT** - THE LANDSCAPE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOCA POINTE COMMUNITY ASSOCIATION, INC. FOR LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - LIFT STATION EASEMENT** - THE LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- THE RECREATION AREA, SHOWN HEREON AS PARCEL "R" IS HEREBY DEDICATED TO THE PLUM AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACES - PARCELS S-1 THRU S-6 INCLUSIVE, FOR OPEN SPACE AND PARKING PURPOSES, ARE HEREBY DEDICATED TO THE PLUM AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRES. AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF SEPT, 1984.

PORTEN SULLIVAN CORPORATION OF FLORIDA
CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Sherron Skibo* BY: *Stephan L. Porten*
SHERRON SKIBO, SECRETARY STEPHAN L. PORTEN, VICE-PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA ss BEFORE ME PERSONALLY APPEARED STEPHAN L. PORTEN COUNTY OF PALM BEACH AND SHERRON SKIBO TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF PORTEN SULLIVAN CORPORATION OF FLORIDA A FLORIDA CORPORATION, SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION
WITH MY HAND AND OFFICIAL SEAL THIS 21 DAY OF SEPTEMBER, 1984
A. Betty O'Malley
NOTARY PUBLIC
STATE OF FLORIDA

A PORTION OF BOCA POINTE P.U.D. BEING A REPLAT OF PORTION OF TRACT "C", BOCA POINTE PLAT No. 3 AS RECORDED IN PLAT BOOK 46, PAGES 123, 124, 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SEC. 34, TWP. 47 S, RGE. 42 E

MORTGAGE CERTIFICATE

COMMONWEALTH OF VIRGINIA ss THE UNDERSIGNED HEREBY CERTIFIES THAT COUNTY OF FAIRFAX s.s. 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 4177 AT PAGE 1964 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREON, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXEC. VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF SEPTEMBER, 1984.

UNITED SAVINGS BANK
formerly known as
UNITED SAVINGS AND LOAN ASSOCIATION
A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ORGANIZATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: *Margaret Schmon* BY: *Cynthia L. Fisher*
MARGARET SCHMON, VICE PRESIDENT CYNTHIA L. FISHER, EXEC. VICE PRESIDENT

MORTGAGE CERTIFICATE

COMMONWEALTH OF VIRGINIA ss THE UNDERSIGNED HEREBY CERTIFIES THAT COUNTY OF FAIRFAX s.s. 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 4107 AT PAGE 1853 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREON, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF SEPTEMBER, 1984.

UNITED SERVICES CORPORATION
A COMMONWEALTH OF VIRGINIA CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: *Margaret Schmon* BY: *Cynthia L. Fisher*
MARGARET SCHMON, VICE PRESIDENT CYNTHIA L. FISHER, VICE PRESIDENT

MORTGAGE CERTIFICATE

STATE OF FLORIDA ss THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS COUNTY OF PALM BEACH s.s. 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 4107 AT PAGE 1813 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREON, SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS PROJECT ENGINEER AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF SEPTEMBER, 1984.

MARKBOROUGH PROPERTIES, LIMITED
AN ONTARIO COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: *William C. Powell* BY: *C.D. Brooks*
WILLIAM C. POWELL, PROJECT ENGINEER C.D. BROOKS, VICE PRESIDENT

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Oct, A.D., 1984.

BY: *Ker Spillias*
KER SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Oct, A.D., 1984.

ATTEST: *John B. Dunkle* BY: *Richard Compton*
JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS RICHARD COMPTON, COUNTY ENGINEER

BY: *Richard Compton*
RICHARD COMPTON, DEPUTY CLERK

TITLE CERTIFICATE

STATE OF FLORIDA ss I, ANDREW JACOBSON, OF THE FIRM OF COHEN COUNTY OF PALM BEACH SCHERER, & COHN, 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 PORTEN SULLIVAN CORPORATION OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

September 24, 1984
DATE Andrew Jacobson
ANDREW JACOBSON
COHEN, SCHERER & COHN, P.A.
ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA

ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA ss BEFORE ME PERSONALLY APPEARED CYNTHIA L. COUNTY OF FAIRFAX s.s. FISHER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXEC. VICE PRESIDENT OF UNITED SAVINGS BANK, A COMMONWEALTH OF VIRGINIA SAVINGS AND LOAN ORGANIZATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID COMPANY, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF SEPTEMBER, 1984
MY COMMISSION EXPIRES: JULY 18, 1988
Notary Public
COMMONWEALTH OF VIRGINIA

ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA ss BEFORE ME PERSONALLY APPEARED CYNTHIA L. COUNTY OF FAIRFAX s.s. FISHER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF UNITED SERVICES CORPORATION, A COMMONWEALTH OF VIRGINIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID COMPANY, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF SEPTEMBER, 1984
MY COMMISSION EXPIRES: JULY 18, 1988
Notary Public
COMMONWEALTH OF VIRGINIA

ACKNOWLEDGEMENT

STATE OF FLORIDA ss BEFORE ME PERSONALLY APPEARED C.D. BROOKS AND COUNTY OF PALM BEACH s.s. WILLIAM C. POWELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PROJECT ENGINEER OF MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF SEPTEMBER, 1984
MY COMMISSION EXPIRES: APRIL 2, 1985
Notary Public
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "THE PLUM No. 2" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED AND MAPPED UNDER MY DIRECT SUPERVISION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLETED AND ALL THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, HAVE BEEN COMPLIED WITH.

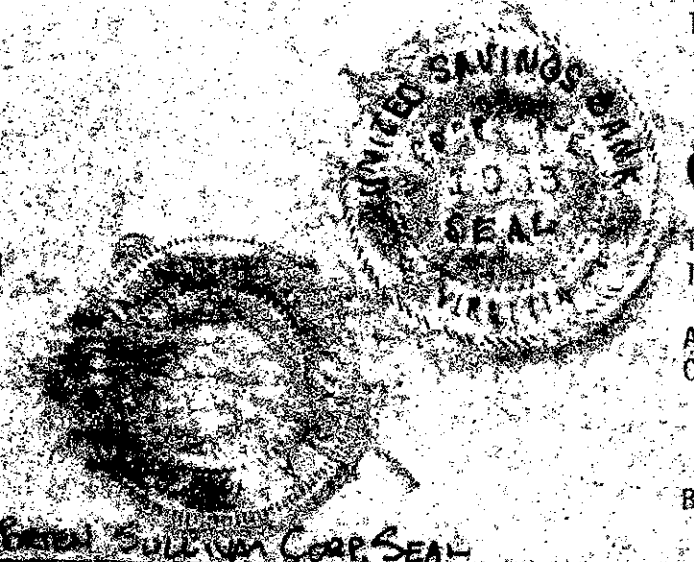
DATE 25 Sept 1984
George W. Caulfield, R.L.S.
REGISTERED LAND SURVEYOR NO. 1930
STATE OF FLORIDA

DRAWING NUMBER
49/105

DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA



THE PLUM # 2