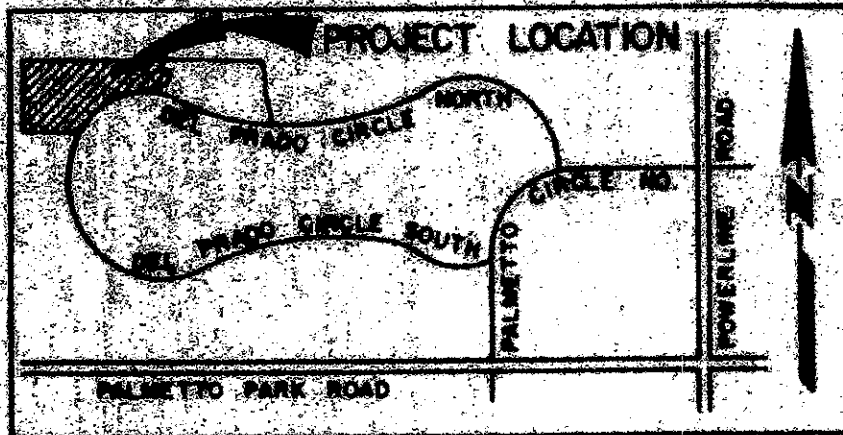


50/123

PART OF A P.U.D.



LOCATION MAP N.T.S.

SOLIMAR AT BOCA DEL MAR - PHASE III

A PLAT OF A PORTION OF SECTION 21, TWP. 47 S., RGE. 42 E.
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 1, 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

JUNE 1984

SHEET 1 OF 2

INDEX OF SHEETS

SHEET NO. 1 TITLE SHEETS AND CERTIFICATES
SHEET NO. 2 DETAIL PLAT SHEET

123

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:11 AM
on the 28th day of FEBRUARY
1985, and duly recorded in Plat Book No.
30 on page 127 & 128
JOHN B. DUNKLE, Clerk Circuit Court
Palm Beach County, Florida

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 III, being more particularly described as follows:

That portion of Tract 1 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:

Begin at the Northwesterly corner of said Tract 1; thence run N. 89° 38' 50" E., along the North line of said Tract 1 for a distance of 1360.11 feet to a point, said point also being the Northwesterly corner of "SOLIMAR AT BOCA DEL MAR - PHASE III" as recorded in Plat Book 45 at Pages 56-58 of the Public Records of Palm Beach County, Florida; thence run S. 34° 04' 33" W., for a distance of 165.00 feet to a point; thence run S. 55° 55' 27" E., for a distance of 45.00 feet to a point; thence run S. 34° 04' 33" W., for a distance of 190.00 feet to a point; thence run N. 55° 55' 27" W., for a distance of 10.00 feet to a point; thence run S. 34° 04' 33" W., for a distance of 127.76 feet to a point on a circular curve concave to the South, said point having a tangent bearing of N. 82° 36' 00" W., said point also being on the Northerly right-of-way line of Del Prado Circle North, thence run Southwesterly along the arc of said curve, having a radius of 560.87 feet, through a central angle of 78° 34' 52", for an arc distance of 769.23 feet to a point; thence run S. 89° 05' 27" W., for a distance of 502.92 feet to a point, said point being on the Westerly line of said Tract 1; thence run N. 00° 54' 33" W., along the West line of said Tract 1 for a distance of 798.46 feet, more or less, to the Point of Beginning and 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:

1. Streets:

That tract for private road, utility, and drainage purposes, shown hereon as Tract "G", and the tracts for access and utility purposes, shown hereon as Tract "G-1" and "G-2", are hereby dedicated to the Solimar Homeowners' Association No. 2, Inc. and are the perpetual maintenance obligations of said association, its successors, or assigns, without recourse to Palm Beach County.

2. Easements:

a. 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, without recourse to Palm Beach County.
b. Limited Access Easements - The limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

3. Common Area:

The common area, shown hereon as Tracts B, C, D, E, and F, is hereby dedicated to the Solimar Homeowners' Association and is the perpetual maintenance obligation of said association, its successors, or assigns, without recourse to Palm Beach County.

4. Water Management Tract:

The Lake Area, shown hereon as Tract "H" is hereby dedicated to the Solimar Homeowners' Association for Water Management purposes and is the perpetual maintenance obligation of said association, its successors, or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named partnership has caused these presents to be signed by its General Partners and its seal to be affixed hereon by and with the proper authority this 28th day of August, 1984.

By: Eduardo F. Sanchez DEL PRADO CIRCLE PROPERTIES, LTD. - 1
FEDERICO F. SANCHEZ, General Partner
By: Luis Ramos Izquierdo
LUIS RAMOS-IZQUIERDO, General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA) BEFORE ME personally appeared FEDERICO F. SANCHEZ and LUIS RAMOS-IZQUIERDO, to me well known, and known to me to be the individual COUNTY OF BROWARD) and who executed the foregoing instrument as General Partners of DEL PRADO CIRCLE PROPERTIES, LTD.-1, 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 28th day of August, 1984.

Ronald A. Kriss
Notary Public - State of Florida

My Commission expires: May 1, 1985

MORTGAGE CERTIFICATE

STATE OF FLORIDA) The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon COUNTY OF BROWARD) 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 3755, page 0752, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Bank of Miami has caused these presents to be signed by its Senior Vice President and its seal to be affixed hereon by and with the proper authority this 28th day of August, 1984.

By: Ronald M. ... BANK OF MIAMI
WITNESS
By: Alfonso Roselli
ALFONSO ROSELLI, Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA) BEFORE ME personally appeared ALFONSO ROSELLI, to me well known, and known to me to be the individual COUNTY OF BROWARD) described in and who executed the foregoing instrument as Senior Vice President of BANK OF MIAMI, a Florida banking corporation, and acknowledged to and before me that he executed such instrument as Senior Vice President, and that the seal affixed to the foregoing instrument is the seal of said corporation, 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 corporation.

WITNESS my hand and official seal this 28th day of August, 1984.

J. A. ...
Notary Public - State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA) The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon COUNTY OF BROWARD) 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 4014, page 1486, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said M. T. Development Co., Ltd. has caused these presents to be signed by its Managing Director and its seal to be affixed hereon by and with the proper authority this 1st day of August, 1984.

By: M. T. Development Co., Ltd.
Witness
By: Juan Calderoni Managing Director

ACKNOWLEDGMENT

STATE OF FLORIDA) BEFORE ME personally appeared JUAN CALDERONI, to me well known, and known to me to be the individual COUNTY OF BROWARD) described in and who executed the foregoing instrument as Managing Director of M. T. DEVELOPMENT CO., LTD., a British V.I. Corporation authorized to do business in the State of Florida, and acknowledged to and before me that he executed such instrument as such Managing Director, and that the seal affixed to the foregoing instrument is the seal of said corporation, 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 corporation.

WITNESS my hand and official seal this 1st day of August, 1984.

Annie Buera
Notary Public - State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA) The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon COUNTY OF BROWARD) 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 4104, page 1981, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said FIRST AMERICAN BANK AND TRUST CO. has caused these presents to be signed by its Vice President and its seal to be affixed hereon by and with the proper authority this 23rd day of August, 1984.

By: E. Betty McGhee
E. BETTY MCGHEE, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA) BEFORE ME personally appeared E. BETTY MCGHEE, to me well known, and known to me to be the individual COUNTY OF BROWARD) described in and who executed the foregoing instrument as Vice President of FIRST AMERICAN BANK & TRUST CO., a Florida banking corporation, and acknowledged to and before me that she executed such instrument as such Vice President, and that the seal affixed to the foregoing instrument is the seal of said corporation, 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 corporation.

WITNESS my hand and official seal this 23rd day of August, 1984.

Ronald A. Kriss
Notary Public - State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA) I, RONALD A. KRISS, of the firm of Valdes-Fauli, Cobb & Petrey, P.A., a duly licensed attorney in the COUNTY OF DADE) 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 to DEL PRADO CIRCLE PROPERTIES, LTD.-1; that the current taxes have been paid; that the property is encumbered by the mortgages 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: January 16, 1985

Ronald A. Kriss
RONALD A. KRISS
Valdes-Fauli, Cobb & Petrey, P. A.
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.C.P.'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 ordinances of Palm Beach County, Florida.

Date: Jan. 17, 1985

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 19th day of February, A.D. 1985.

By: Kenneth M. Adams
Kenneth M. Adams, Chairman

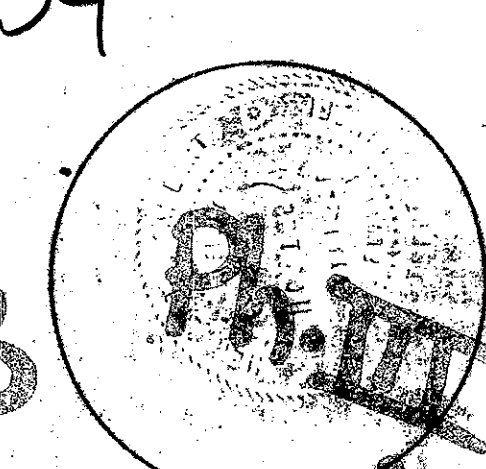
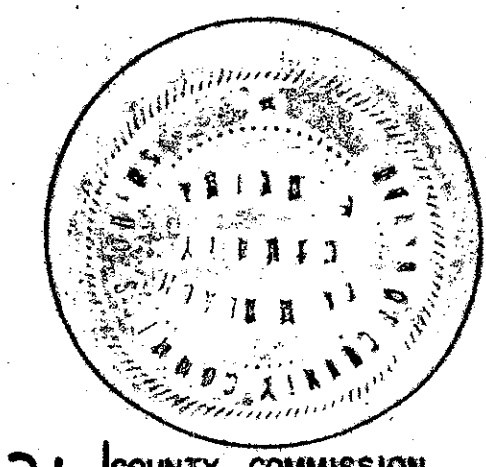
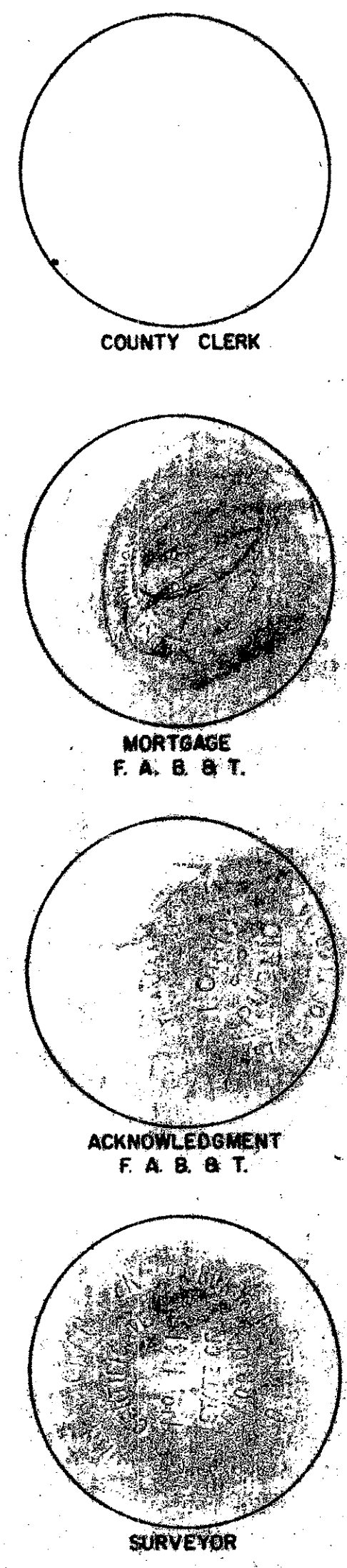
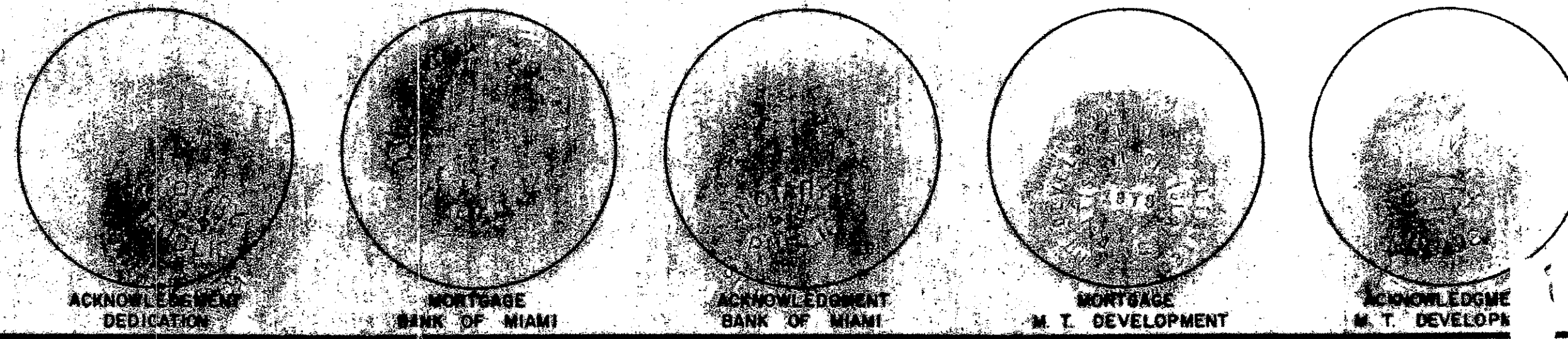
COUNTY ENGINEER

This plat is hereby approved for record this 19th day of February, A.D. 1985.

By: H. P. Kahlert
H. P. KAHLERT, P.E., County Engineer
By: Rud A. Compton
DEPUTY CLERK

ATTEST: JOHN B. DUNKLE, CLERK

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



0205-034
50/123
Solimar at Boca Del Mar