

PROMENADE AT BOCA POINTE NO. 3

PART OF BOCA POINTE, A P.U.D.

BEING A REPLAT OF A PORTION OF TRACT Q OF BOCA POINTE NO. 1, A P.U.D., SITUATE IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

MARCH, 1985 SHEET 1 OF 2

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 9:56 AM THIS 13 DAY OF March AD, 1985 AND DULY RECORDED IN PLAT BOOK 51 ON PAGES 12 AND 13.

JOHN B. DUNKLE, CLERK
 BY: Herbert F. Kahler D.C.

DRAWING NUMBER
51/12

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0754

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUINTA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS PROMENADE AT BOCA POINTE NO. 3, SITUATE IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT Q OF BOCA POINTE NO. 1, A P.U.D., AS RECORDED IN PLAT BOOK 42 ON PAGES 141 THROUGH 143 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERMOST CORNER OF TRACT "A" WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PROMENADE DRIVE (TRACT "S4"), AS SHOWN ON THE PLAT OF PROMENADE AT BOCA POINTE NO. 1 RECORDED IN PLAT BOOK 45 ON PAGES 119 AND 120 OF THE AFOREMENTIONED PUBLIC RECORDS, SAID POINT BEING THE BEGINNING OF A CURVE, HAVING A RADIUS OF 164.87 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 31°29'27" WEST; THENCE NORTHWESTERLY ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF PROMENADE DRIVE AND ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 79°43'49", A DISTANCE OF 229.43 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 319.64 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 48°14'22" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 167.36 FEET; THENCE NORTH 71°45'38" WEST 217.75 FEET; THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF PROMENADE DRIVE NORTH 01°07'20" WEST 188.77 FEET; THENCE NORTH 87°00'00" EAST 310.00 FEET TO INTERSECT THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT "A"; THENCE ALONG SAID WESTERLY BOUNDARY LINE OF TRACT "A" NORTH 87°00'00" EAST 147.44 FEET; THENCE SOUTH 19°38'42" EAST 115.40 FEET; THENCE SOUTH 03°00'00" EAST 199.43 FEET; THENCE SOUTH 28°48'23" EAST 107.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 3.527 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A IS HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR OPEN SPACE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS EASEMENTS, ACROSS TRACT A, ARE HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR INGRESS/EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C-3 IS HEREBY RESERVED BY QUINTA ASSOCIATES FOR RESIDENTIAL PURPOSES AND SHALL BE DEDICATED TO A CONDOMINIUM ASSOCIATION TO BE NAMED IN THE FUTURE, DECLARATION OF CONDOMINIUM FOR WHICH SHALL BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. EASEMENT ACROSS TRACT C-3 IS HEREBY DEDICATED IN PERPETUITY FOR INGRESS-EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SAID TRACT C-3 INCLUDING THE ACCESS-PARKING EASEMENT, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE-SIMPLE OWNER, HIS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4087 PAGES 501 THROUGH 504, IS NOT SUBJECT TO THIS DEDICATION AS IT IS A PRIVATE EASEMENT.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, MORRIS RICHTER, AS A GENERAL PARTNER OF QUINTA ASSOCIATES, DO HERETO SET MY HAND AND SEAL THIS 13 DAY OF MARCH, 1985.

WITNESS: M. Richter
 MORRIS RICHTER, GENERAL PARTNER

WITNESS: Lenny Sparks

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF MARCH, 1985, BY MORRIS RICHTER, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF FLORIDA
 BY COMMISSION EXP. SEP 26, 1988

Jamie Powell
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE

SEAL
 NOTARY PUBLIC

SEAL
 MFC FINANCIAL SERVICES CORP.
 CORPORATION

SEAL
 NOTARY PUBLIC

SEAL
 PROFESSIONAL
 LAND SURVEYOR

SEAL
 COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, JEFFREY A. DEUTCH, 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 TO QUINTA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE TAXES FOR 1985 AND ALL PRIOR YEARS, HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND FURTHER, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BROAD AND CASSEL

DATE: 3/14/85

BY: Jeffrey A. Deutch
 JEFFREY A. DEUTCH, ESQUIRE

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 2414-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 21ST DAY OF MARCH, 1985.

Wesley B. Haas
 WESLEY B. HAAS
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3708

MORTGAGEE'S CONSENT

STATE OF TEXAS)
 COUNTY OF DALLAS)

Mercantile Canada Corporation
 MFC FINANCIAL SERVICES CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3934 AT PAGE 1242 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MFC FINANCIAL SERVICES CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF MARCH, 1985.

ATTEST: John Simoes
 JOHN SIMOES,
 ASSISTANT SECRETARY

BY: Robert Fraser
 D. Anthony McNeill, ROBERT FRASER,
 VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME PERSONALLY APPEARED John Simoes AND John Simoes, 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 MFC FINANCIAL SERVICES CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20 DAY OF MARCH, 1985.

MY COMMISSION EXPIRES: 12-28-95

John Simoes
 NOTARY PUBLIC

SEAL
 PROFESSIONAL
 LAND SURVEYOR

SEAL
 COUNTY ENGINEER

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1985.

BY: Kenneth M. Adams
 KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF April, 1985.


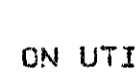
BY: Herbert F. Kahler
 HERBERT F. KAHLER, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

BY: Rachel H. Compton
 DEPUTY CLERK

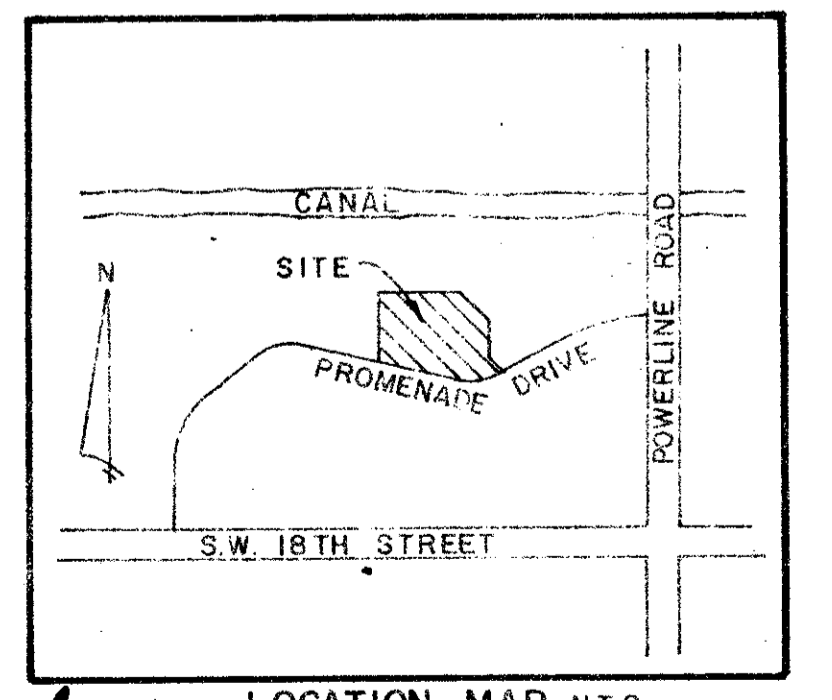
SURVEYORS NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO THE BEARING DATUM OF BOCA POINTE NO. 1.
- U.E. DENOTES UTILITY EASEMENT.
 D.E. DENOTES DRAINAGE EASEMENT.
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:  (FOUND) SHOWN THUS: 
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEMER USE OR UPON DRAINAGE EASEMENTS.
 LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABLE

TOTAL ACREAGE	3.527 AC.
TOTAL UNITS	78.0 UNITS
GROSS DENSITY	22.115 U/A
BUILDING COVERAGE	0.598 AC.
STREETS & UNCOVERED PARKING	1.187 AC.
WATER BODIES	0.000 AC.
TOTAL OPEN SPACE	1.742 AC.



0211-321

51/12

PUD
BOCA POINTE

Meridian Surveying and Mapping, Inc.

2328 SO. CONGRESS AVE.
 WEST PALM BEACH, FL.

DRAWN M.H.C. DATE 11/21/84 PLAT OF
 CHECKED W. HAAS SCALE 1"=30' PROMENADE
 DRAWING NO. 81-P-077PL3 AT BOCA POINTE NO. 3