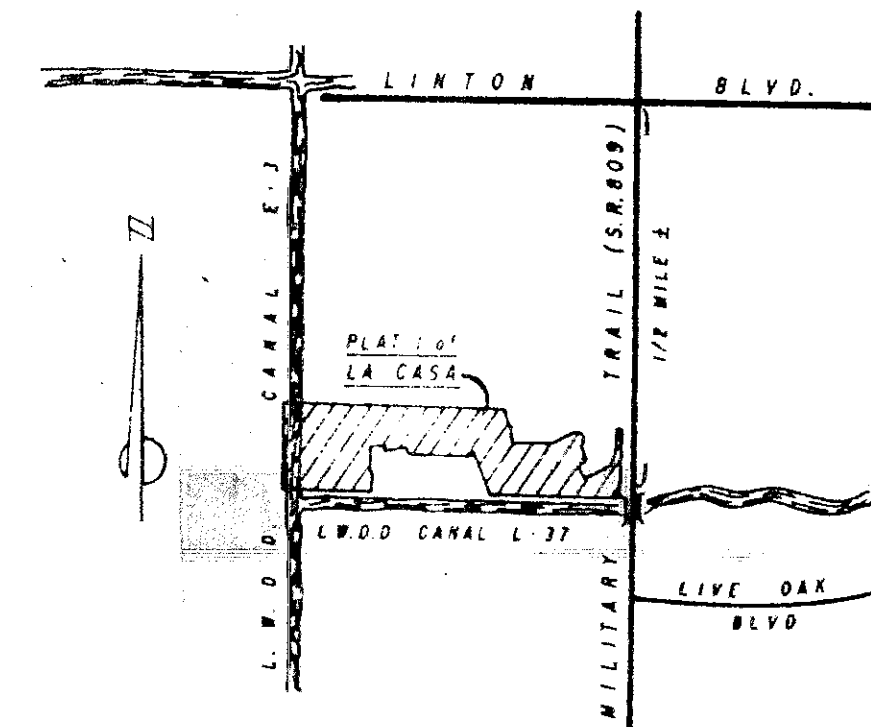


PLAT 1 OF LA CASA

A P. U. D.

LYING IN THE EAST HALF OF
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

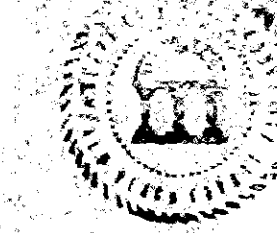
JUNE 1987 SHEET 1 OF 4



LOCATION MAP NOT TO SCALE

187

RECORDED
1987
and duly recorded in Plat Book
58 on page 187-190
CHAS. P. DUNKLE, Clerk Circuit Court
Dade County, Florida



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT 1 OF LA CASA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE EAST QUARTER SECTION CORNER OF SAID SECTION 26, BEAR SOUTH 89°-21'-35" WEST, A DISTANCE OF 75.01 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (S. R. 809); SAID POINT BEING THE POINT OF BEGINNING.

THENCE SOUTH 01°-22'-19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 336.39 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-EIGHTH OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE, SOUTH 89°-19'-50" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1000.71 FEET;

THENCE, NORTH 20°-58'-35" WEST, A DISTANCE OF 146.47 FEET;

THENCE, NORTH 40°-38'-09" WEST, A DISTANCE OF 27.22 FEET;

THENCE, NORTH 20°-58'-35" WEST, A DISTANCE OF 174.61 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 110°-18'-25" AND A CHORD BEARING OF SOUTH 34°-10'-38" WEST;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.28 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH 89°-19'-50" WEST, A DISTANCE OF 454.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°-30'-42" AND A CHORD BEARING OF SOUTH 45°-54'-49" WEST;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.11 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 01°-09'-28" WEST, A DISTANCE OF 2.92 FEET;

THENCE, SOUTH 79°-42'-00" WEST, A DISTANCE OF 1.17 FEET;

THENCE, SOUTH 66°-15'-00" WEST, A DISTANCE OF 25.35 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 92°-04'-26" AND A CHORD BEARING OF NORTH 03°-41'-41" WEST;

THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.74 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 01°-09'-28" WEST, A DISTANCE OF 34.28 FEET;

THENCE, SOUTH 88°-50'-32" WEST, A DISTANCE OF 125.00 FEET;

THENCE, SOUTH 01°-09'-28" EAST, A DISTANCE OF 172.80 FEET;

THENCE, SOUTH 01°-09'-28" EAST, A DISTANCE OF 63.97 FEET;

THENCE, SOUTH 01°-09'-28" EAST, A DISTANCE OF 132.58 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTH ONE-EIGHTH OF THE SOUTHEAST QUARTER OF SECTION 26;

THENCE, SOUTH 89°-19'-50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 692.54 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF BOGA DELRAY, AS RECORDED IN PLAT BOOK 44, PAGE 22, PUBLIC RECORDS OF PALM BEACH COUNTY;

THENCE, NORTH 00°-56'-29" WEST, ALONG SAID EAST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 26, A DISTANCE OF 672.25 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF COUNTRY LAKE, AS RECORDED IN PLAT BOOK 45, PAGE 165, PUBLIC RECORDS OF PALM BEACH COUNTY;

THENCE, NORTH 89°-19'-30" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1693.03 FEET;

THENCE, SOUTH 00°-40'-30" EAST, A DISTANCE OF 25.00 FEET;

THENCE, SOUTH 13°-19'-24" EAST, A DISTANCE OF 107.55 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 97°-50'-23" AND A CHORD BEARING OF NORTH 76°-56'-19" EAST;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.94 FEET TO THE END OF SAID CURVE;

THENCE, SOUTH 08°-08'-30" EAST, A DISTANCE OF 121.11 FEET;

THENCE, SOUTH 66°-24'-40" EAST, A DISTANCE OF 36.56 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°-10'-35" AND A CHORD BEARING OF NORTH 74°-14'-13" EAST;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.80 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 89°-19'-30" EAST, A DISTANCE OF 236.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 28°-46'-36" AND A CHORD BEARING OF NORTH 74°-56'-12" EAST;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.13 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 80°-32'-54" EAST, A DISTANCE OF 173.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 28°-04'-29" AND A CHORD BEARING OF NORTH 74°-35'-09" EAST;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.40 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 88°-37'-23" EAST, A DISTANCE OF 26.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 97°-35'-36" AND A CHORD BEARING OF NORTH 42°-34'-49" EAST;

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.18 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH 06°-12'-59" WEST, A DISTANCE OF 26.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 51°-27'-33" AND A CHORD BEARING OF NORTH 31°-56'-46" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.89 FEET TO THE END OF SAID CURVE;

THENCE, SOUTH 29°-27'-06" EAST, A DISTANCE OF 145.00 FEET;

THENCE, SOUTH 60°-32'-54" WEST, A DISTANCE OF 85.74 FEET;

THENCE, SOUTH 29°-27'-06" EAST, A DISTANCE OF 113.00 FEET;

THENCE, NORTH 63°-46'-58" EAST, A DISTANCE OF 198.04 FEET;

THENCE, NORTH 45°-07'-00" EAST, A DISTANCE OF 192.97 FEET;

THENCE, NORTH 02°-26'-19" EAST, A DISTANCE OF 66.00 FEET;

THENCE, NORTH 01°-22'-37" WEST, A DISTANCE OF 65.63 FEET;

THENCE, NORTH 88°-37'-23" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (S. R. 809);

THENCE, SOUTH 01°-22'-37" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 195.04 FEET TO THE POINT OF BEGINNING.

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

EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

THE DRAINAGE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

THE BUFFER EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PASSIVE RECREATION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR PASSIVE RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE EASEMENTS FOR LAKE WORTH DRAINAGE DISTRICT CANAL NOS. L-37 AND E-3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKE WORTH DRAINAGE DISTRICT.

THE ROOF ENCROACHMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT.

THE LIFT STATION EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF A LIFT STATION.

TRACTS
TRACT "A", "A-1", "B", "D", "E", "F", "G", "H", "J", "K", AND "L", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF PASSIVE RECREATION, LANDSCAPING AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "C" AND "C-1" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION.

TRACT "I", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PERPETUAL USE OF THE PUBLIC AS ADDITIONAL RIGHT OF WAY FOR MILITARY TRAIL (STATE ROAD 809).

TRACTS "P-1", "P-2", "P-3", "P-4" AND "P-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AS PARKING TRACTS FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AS A RECREATION AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "S" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AS A PRIVATE ROAD, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AS DRAINAGE EASEMENTS FOR THE PURPOSE OF WATER RETENTION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, PALACIO DEL REY DEVELOPMENT COMPANY, INC., WHICH IS THE MANAGING GENERAL PARTNER OF PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 06 DAY OF OCTOBER, 1987.

ATTEST
[Signature]
MANUEL DOUGNAC, SECRETARY

PALACIO ASSOCIATES, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY PALACIO DEL REY DEVELOPMENT COMPANY, INC.
A FLORIDA CORPORATION
MANAGING GENERAL PARTNER
[Signature]
BY: CARLOS DOUGNAC, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARLOS DOUGNAC AND MANUEL DOUGNAC, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF PALACIO DEL REY DEVELOPMENT COMPANY, INC., AS MANAGING GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL APPLIED 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 WAS FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF October, 1987.

MY COMMISSION EXPIRES: _____

[Signature]
Judi A. [Name]
NOTARY PUBLIC

TAZ 476
SUBDIVISION La Casa
BOOK 58
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PLAT 1
33445
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PLAT 1 OF LA CASA

