

-Palms Of Boca Del Mar-

Dedication:

State of Texas)
County of Dallas)

A Part Of Boca Del Mar, A Planned Unit Development, Lying In Section 26, Township 47 South, Range 42 East
Being A Replat Of A Portion Of Tract 65, Boca Del Mar No. 7 (P.B. 30, Pp. 210-217) Public Records, Palm Beach County, Florida

Know all men by these presents, that Gentex Investment Company, a Texas joint venture, licensed to do business in the State of Florida, owner of the land shown hereon as "Palms Of Boca Del Mar", said land lying in Section 26, Township 47 South, Range 42 East, and being a replat of a portion of Tract 65, Boca Del Mar No. 7, according to the Plat thereof, as recorded in Plat Book 30, Pages 210 through 217, inclusive, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Tract 65; said Southwest corner situate on the Easterly curved right of way line of Camino Del Mar as shown on said Plat of Boca Del Mar No. 7; Thence, Northerly along the Westerly boundary line of said Tract 65, and along said right of way line of Camino Del Mar, through a central angle of 17°07'34", a distance of 477.36 feet to the Northwesterly corner of Wellesly Park At Boca Del Mar, Phase 1, according to the Plat thereof, as recorded in Plat Book 43, Pages 66 and 67, Public Records, Palm Beach County, Florida; said point being the point of beginning of the herein described parcel of land;

Thence, continue Northerly along the westerly boundary line of said Tract 65, through a central angle of 19°08'35", a distance of 533.58 feet; Thence, North 89°03'57" East, continuing along the boundary of said Tract 65, a distance of 769.37 feet to the point of curvature of a curve to the left having a radius of 541.45 feet; Thence, Northeasterly along said curve, and along said boundary line, through a central angle of 25°10'46", a distance of 237.95 feet to a found permanent reference monument marking the boundary of said Tract 65; Thence, North 63°53'11" East, continuing along said boundary, a distance of 344.66 feet to a found permanent reference monument marking the boundary of said Tract 65; said point being the point of curvature of a curve to the left having a radius of 600.79 feet; Thence, Northeasterly along said curve and along said boundary line, through a central angle of 18°55'11", a distance of 198.39 feet to the point of tangency; Thence, North 44°58'00" East, continuing along said boundary line, a distance of 1041.42 feet to a found permanent reference monument marking the boundary of said Tract 65; said point being the point of curvature of a curve to the left, having a radius of 189.82 feet; Thence, Northeasterly along said curve and along said boundary line, through a central angle of 45°17'24", a distance of 150.05 feet to the point of tangency; Thence, North 00°19'24" West, continuing along the boundary of said Tract 65, a distance of 103.30 feet to the intersection thereof with the South right of way line of Lake Worth Drainage District Lateral Canal L-49; Thence, North 89°40'36" East, along said right of way line, a distance of 265.09 feet; Thence, South 00°49'16" East, continuing along the boundary of said Tract 65, a distance of 1154.19 feet to a found permanent reference monument marking the boundary of said Tract 65; Thence, South 66°26'39" West, continuing along the boundary of said Tract 65, a distance of 743.05 feet to a found permanent reference monument marking the boundary of said Tract 65; said point being the point of curvature of a curve to the left, having a radius of 597.72 feet; Thence, Southwesterly along said curve, continuing along the boundary of said Tract 65, through a central angle of 20°51'39", a distance of 217.62 feet to a found permanent reference monument marking the boundary of said Tract 65; said point being the point of tangency; Thence, South 45°35'00" West, continuing along the boundary of said Tract 65, a distance of 60.00 feet to the Northeasterly corner of said plat of Wellesly Park At Boca Del-Mar, Phase 1; Thence, the following courses, Westerly along the Northerly boundary of said plat of Wellesly Park to the point of beginning:

Thence, North 44°25'00" West, a distance of 80.00 feet; Thence, South 45°35'00" West, a distance of 100.00 feet; Thence, North 44°25'00" West, a distance of 50.00 feet; Thence, South 45°35'00" West, a distance of 50.00 feet; Thence, North 58°31'15" West, a distance of 73.20 feet; Thence, North 37°23'59" West, a distance of 42.00 feet to a point on a curve concave Northwesterly, having a radius of 459.00 feet, and whose radius point bears North 37°23'59" West; Thence, Westerly along said curve, through a central angle of 13°30'00", a distance of 108.15 feet to the point of tangency; Thence, South 66°06'01" West, a distance of 205.00 feet to the point of curvature of a curve to the right having a radius of 359.00 feet; Thence, Westerly along said curve, through a central angle of 34°30'00", a distance of 216.17 feet to a point of reverse curvature of a curve having a radius of 446.00 feet; Thence, Westerly along said curve, through a central angle of 20°00'00", a distance of 155.68 feet to a point of reverse curvature of a curve having a radius of 404.00 feet; Thence, Westerly along said curve, through a central angle of 19°11'17", a distance of 135.30 feet to a point of reverse curvature of a curve, having a radius of 173.26 feet; Thence, Westerly along said curve, through a central angle of 08°16'03", a distance of 25.00 feet; Thence, North 45°54'22" West, non-tangent to the aforesaid curve, a distance of 59.87 feet to a point on a curve, concave Southerly, having a radius of 666.00 feet and whose radius point bears South 10°07'59" East; Thence, Westerly along said curve, through a central angle of 25°00'00", a distance of 290.60 feet to the point of tangency; Thence, South 54°52'01" West, continuing along the Northerly boundary of said Plat of Wellesly Park, a distance of 24.47 feet to the point of beginning (P.O.B.)

Containing: 38.00 acres, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS & RESERVATIONS:
1. Tract "A", as shown hereon, is hereby reserved by Gentex Investment Company, A Texas Joint Venture, for housing and other lawful purposes, and is the perpetual maintenance obligation of said Joint Venture, its successors and assigns, without recourse to Palm Beach County, Florida.

2. Tract "B", as shown hereon, is hereby reserved by Gentex Investment Company, A Texas Joint Venture, for housing and other lawful purposes, and is the perpetual maintenance obligation of said Joint Venture, its successors and assigns, without recourse to Palm Beach County, Florida.

3. Tract "C", as shown hereon, is hereby dedicated to The Palms Of Boca Del Mar Property Owner's Association, Inc., a Florida Corporation, not-for-profit, for private roadway purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.

4. The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including "Cable Television Systems".

5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALMS OF BOCA DEL MAR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR THE CONSTRUCTION AND MAINTENANCE OF THE PALMS OF BOCA DEL MAR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR THE CONSTRUCTION AND MAINTENANCE OF THE PALMS OF BOCA DEL MAR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

6. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALMS OF BOCA DEL MAR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR THE CONSTRUCTION AND MAINTENANCE OF THE PALMS OF BOCA DEL MAR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

7. THERE SHALL BE NO LANDSCAPING, BERMING, CONSTRUCTION OR ABOVE GROUND ENCROACHMENTS WITHIN MAINTENANCE ACCESS EASEMENTS.

10. The 5' limited access easements, as shown hereon, is hereby dedicated in perpetuity to the Board Of County Commissioners of Palm Beach County for THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

11. The Temporary Drainage Easement & the Temporary Sewerage Easement, both in favor of the County Of Palm Beach, in the state of Florida, recorded at O. R. B. 3969, Pg. 1909, and O. R. B. 3969, Pg. 1912, respectively, shall be released from the above described real property upon the filing of this Plat, and the approval of this Plat by the Board Of County Commissioners of Palm Beach County, Florida, shall constitute a release of the aforementioned Temporary Drainage Easement & Temporary Sewerage Easement from the above described property, by the County Of Palm Beach.

In Witness Whereof, Gentex Investment Company, A Texas Joint Venture, has caused these presents to be signed by Guaranty Federal Savings & Loan Association, as Partner, on behalf of the partnership, this 22 day of January, A.D., 1988.

Gentex Investment Company

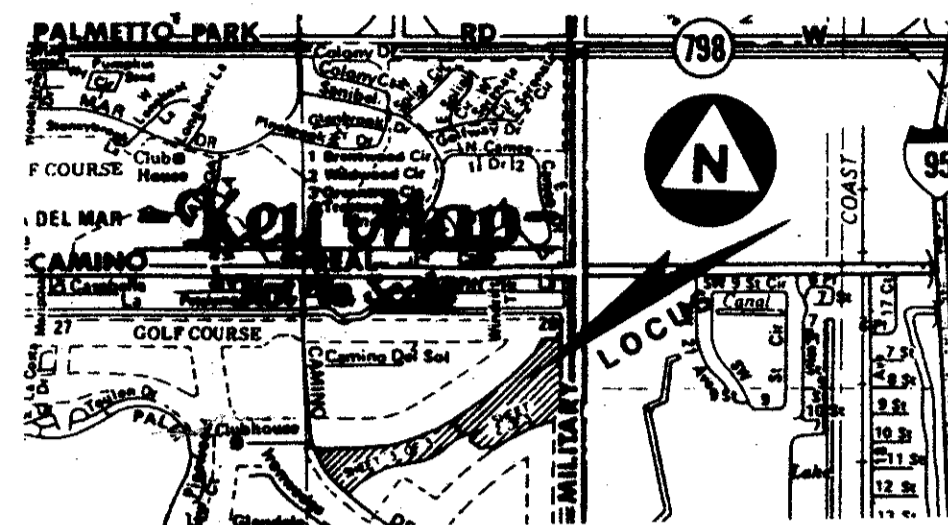
A Texas Joint Venture, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

Guaranty Federal Savings & Loan Association

A FEDERALLY CHARTERED STOCK SAVINGS & LOAN ASSOCIATION.

Attest: *Michelle...*
MICHELLE CHAIR, ASSISTANT SECRETARY

By: *Scott Smith*
SCOTT SMITH, VICE CHAIRMAN



Acknowledgement:

State of Texas)
County of Dallas)

Before Me, personally appeared SCOTT SMITH and MICHELLE CHAIR to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE CHAIRMAN and ASSISTANT SECRETARY, respectively, of Guaranty Federal Savings & Loan Association, A Federal Savings & Loan Association, as partner of Gentex Investment Company, A Texas Joint Venture, and severally acknowledged to and before me that they executed said instrument as such officers of said Association, and that the seal affixed to the foregoing instrument are the Seal of said Association 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 Association and Partnership.

Witness My Hand and official seal, this 22 day of January, A.D., 1988.

My Commission Expires: 3/1/88

Notary Public

In Witness Whereof, Gentex Investment Company, A Texas Joint Venture, has caused these presents to be signed by Donald Wagstaff, as Partner, on behalf of the partnership, this 22 day of January, A.D., 1988.

Gentex Investment Company

A Texas Joint Venture, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

By: *Donald Wagstaff*

Witness: *Donald Wagstaff* As Partner By: *Donald Wagstaff*
Donald Wagstaff, as Partner

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Donald Wagstaff, to me well known, and known to me to be the person described in and who executed the foregoing instrument as Partner of Gentex Investment Company, A Texas Joint Venture, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

Witness My Hand and official seal, this 22 day of January, A.D., 1988.

My Commission Expires: 3/1/88

Notary Public

Mortgagee's Consent:

State of Texas)
County of Dallas)

The Undersigned, hereby certifies that it is the holder of 4 mortgages upon the property described hereon, and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agrees that its mortgages, one of which is recorded in Official Record Book 4456, at Page 455 et. seq., and modified in Official Records Book 5018, Page 1310, et. seq., one of which is recorded in Official Records Book 5113, at Page 541, et. seq., one of which is recorded in Official Records Book 5113, at Page 582, et. seq., and one of which is recorded in Official Records Book 4456, at Page 482, et. seq., as amended in Official Records Book 5018, Page 1336, et. seq., all in the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Guaranty Federal Savings & Loan Association

A FEDERALLY CHARTERED STOCK SAVINGS & LOAN ASSOCIATION

In Witness Whereof, the said Association has caused these presents to be signed by its SR. VICE PRESIDENT, and Attested by its ASSISTANT SECRETARY and its seal to be affixed hereto by and with the authority of its Board of Directors this 22 day of January, A.D., 1988.

Attest: *Michelle...* By: *Ronald D. Murff*
MICHELLE CHAIR, ASSISTANT SECRETARY RONALD D. MURFF, SR. VICE PRESIDENT

Acknowledgement:

State of Texas)
County of Dallas)

Before Me personally appeared RONALD D. MURFF and MICHELLE CHAIR to me well known and known to me to be the individual described in and who executed the foregoing instrument as SR. VICE PRES. and ASSISTANT SECRETARY, respectively, of said Association, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed hereto is the Seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness my hand and official seal this 22 day of January, A.D., 1988.

My commission expires: 3/1/88

Notary Public

Boca Del Mar Improvement Association Approval:

State of Florida)
County of Palm Beach)

The undersigned PRESIDENT AND SECRETARY of the BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC., hereby certify that the Board Of Directors of the BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC., have approved this Plat.

Attest: *Armand Giamunzio*
ARMAND GIAMUNZIO, SECRETARY

By: *Kenneth L. Feigl*
KENNETH L. FEIGL, PRESIDENT

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared KENNETH L. FEIGL AND ARMAND GIAMUNZIO to me well known, and known to me to be the persons described in and who executed the foregoing instrument PRESIDENT AND SECRETARY respectively, and acknowledged to and before me that they executed said instrument for the purposes expressed therein.

Witness My Hand and official seal, this 9 day of March, A.D., 1988.

My Commission Expires: 7/16/88

Notary Public

Title Certification:

State of Florida)
County of Palm Beach)

I, Larry B. Alexander, Esquire, a duly licensed attorney in the State Of Florida, hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Gentex Investment Company, a Texas Joint Venture; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; that all mortgages are shown and are true and correct, and that there are no other encumbrances of record.

Dated: this 13th day of MARCH, A.D., 1988

By: *Larry B. Alexander*
Larry B. Alexander, Esquire

Surveyor's Certification:

State of Florida)
County of Palm Beach)

I Herby 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 and 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 22 day of Jan., A.D., 1988

By: *Wm. R. Van Campen*
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on or relative to the bearing of North 89°03'57" East along the North line of Tract 65, Boca Del Mar No. 7, according to the Plat thereof, as recorded in Plat Book 30, Pages 210 through 217, inclusive, of the Public Records of Palm Beach County, Florida.
2. - Denotes a Permanent Reference Monument (P.R.M.)
3. - Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

General/Easement Notes & Restrictive Covenants:

(As required by Palm Beach County)

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection. DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SECOND, AND LANDSCAPING THIRD.
6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
7. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:
This Plat is hereby approved for record this 3 day of May, A.D., 1988.

By: *Carol Elquist*
Carol A. Roberts, Chair, Carol Elquist
Board of County Commissioners,
Palm Beach County, Florida

Attest:
John B. Dunkle, Clerk
By: *John B. Dunkle*
Deputy Clerk

County Engineer:
This Plat is hereby approved for record this 3 day of May, 1988.
By: *Herbert F. Kahlert*
Herbert F. Kahlert, P.E.
Certificate No. 12284
County Engineer, Palm Beach County, Florida

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 3:39 PM THIS 6 DAY OF MAY, A.D., 1988 AND DULY RECORDED IN PLAT BOOK 59 ON PAGES 129 AND 131.
THRU
JOHN B. DUNKLE
CLERK, CIRCUIT COURT
DR. Barbara J. Watt, D.C.

Seal of the Board of County Commissioners, Palm Beach County, Florida. Seal of the County Engineer, Palm Beach County, Florida. Seal of the Clerk, Palm Beach County, Florida. Seal of the Board of County Commissioners, Palm Beach County, Florida. Seal of the County Engineer, Palm Beach County, Florida. Seal of the Clerk, Palm Beach County, Florida.

BENCH MARK
Land surveying and mapping, inc.
-Record Plat-
Palms Of Boca Del Mar
DESIGNED: TAL, WVC, P8405, DRAWING NO. 1/17/85, SCALE: 1"=60', APPROVED: FILE NO. SHEET OF 1 3

SUBDIVISION & PLANNING BOCA DEL MAR
BOOK 59, PAGE 129
FLOOD ZONE 1-G1
GRAB & N. ZONING P.S.
SEE PID 84-152
TOP NAME: PALMS OF BOCA DEL MAR
TAZ 685