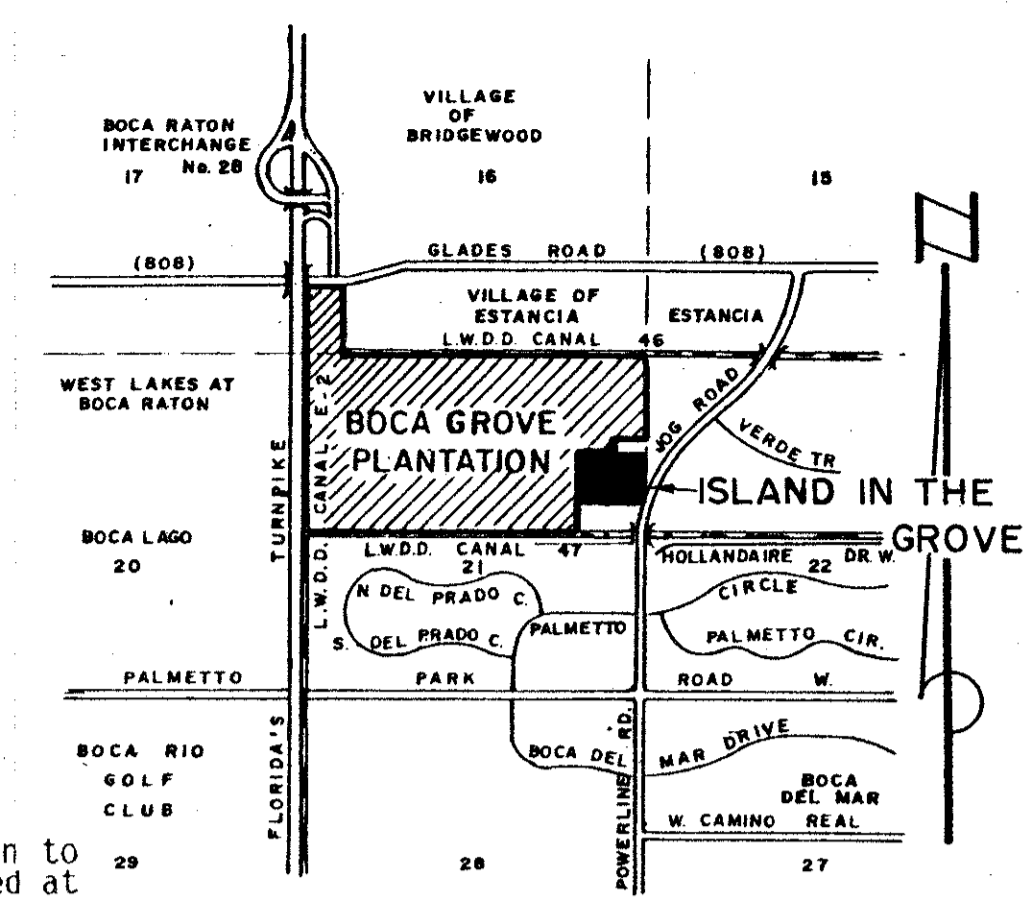


# ISLAND IN THE GROVE

AN ADDITION TO BOCA GROVE PLANTATION P.U.D.  
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA.



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 1:13 P.M. on 16 day of SEP. 1988 and duly recorded in Plat Book No. 60 on page 178-179  
John B. Dunkle, Clerk, Circuit Court  
John A. Martin, Jr.

### LEGAL DESCRIPTION

A parcel of land situate, lying and being in the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, more fully described as follows:

Commencing at the East 1/4 corner of said Section 21; thence on an assumed bearing of due North along the East line of said Section 21, a distance of 930.22 feet to the Point of Beginning; thence continue due North, a distance of 426.44 feet to a point on the North line of said Southeast 1/4 of the Northeast 1/4 of Section 21, thence South 89°-21'-14" West, along said North line a distance of 668.72 feet to a point on the West line of said East 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°-07'-58" East along said West line, a distance of 426.43 feet; thence North 89°-21'-14" East, a distance of 667.73 feet to the Point of Beginning.

And

A parcel of land situate, lying and being in the West One-Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, more fully described as follows:

Commencing at the East Quarter section corner of said Section 21; thence on an assumed bearing of due North along the East line of said Section 21, a distance of 1356.66 feet to an intersection with the North line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21; thence South 89°-21'-14" West, along said North line, a distance of 668.72 feet to an intersection with the East line of the said West One-Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21, said intersection being the Point of Beginning; thence continue South 89°-21'-14" West along the same course, a distance of 331.34 feet to an intersection with a line 1000.00 feet West of, as measured at right angles, and parallel with the said East line of Section 21; thence due South along parallel line, a distance of 426.44 feet; thence North 89°-21'-14" East; parallel with the said North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21, a distance of 332.33 feet to an intersection with the said East line of the West One-Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21; thence North 00°-07'-58" West, along said East line, a distance of 426.43 feet to the Point of Beginning.

And Also:

A parcel of land situate, lying and being in the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, more fully described as follows AND LESS the East 225.00 feet of the North 235.00 feet thereof:

Commencing at the East 1/4 corner of said Section 21, thence on an assumed bearing of due North along the East line of said Section 21, a distance of 503.15 feet to the POINT OF BEGINNING; thence continue due North a distance of 427.07 feet, thence South 89°-21'-14" West, a distance of 667.73 feet to a point on the West line of said East 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°-07'-58" East along said West line, a distance of 427.06 feet; thence North 89°-21'-14" East, a distance of 666.74 feet to the POINT OF BEGINNING.

AND

A parcel of land situate, lying and being in the West One-Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, more fully described as follows:

Commencing at the East Quarter section corner of said Section 21; thence on an assumed bearing of due North along the East line of said Section 21, a distance of 930.22 feet; thence South 89°-21'-14" West, parallel with the North line of the said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21, a distance of 667.73 feet to a point in the East line of the said West One-Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21, said point being the Point of Beginning; thence continue South 89°-21'-14" West, along the same course, a distance of 332.32 feet to an intersection with a line 1000.00 feet West of, as measured at right angles, and parallel with the said East line of Section 21, thence due South along said parallel line, a distance of 427.07 feet; thence North 89°-21'-14" East, parallel with the said North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21, a distance 333.32 feet to an intersection with the said East line of the West One-Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 21; thence North 00°-07'-58" West, along said East line, a distance of 427.06 feet to the Point of Beginning.

AND ALSO:

The East 225.00 feet of the North 235.00 feet of the following described parcel:

A parcel of land situate, lying and being in the East One-Half (E1/2) of the Southeast One-Half (SE1/2) of the Northeast One-Quarter (NE1/4) of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, more fully described as follows:

Commencing at the East One-Quarter (E1/4) corner of said Section 21; thence on an assumed bearing of due North along the East line of said Section 21, a distance of 503.15 feet to the POINT OF BEGINNING; thence continue due North a distance of 427.07 feet; thence South 89°-21'-14" West, a distance of 667.73 feet to a point on the West line of said East One-Half (E1/2) of the Southeast One-Quarter (SE1/4) of the Northeast One-Quarter (NE1/4) of Section 21; thence South 00°-07'-58" East along said West line, a distance of 427.06 feet; thence North 89°-21'-14" East, a distance of 666.74 feet to the POINT OF BEGINNING.

### ALSO KNOWN AS

Being a parcel of land lying in the NE 1/4 of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, more fully described as follows:

Commence at the E 1/4 corner of said Section 21; the following two (2) courses being along the Easterly line of said Section 21; (1) thence North 00°-14'-52" West for 503.15 feet to the Point of Beginning of the hereinafter described parcel of land; (2) thence continue North 00°-14'-52" West for 854.32 feet to a point on the Northerly line of the SE 1/4 of the NE 1/4 of said Section 21; the following two (2) courses being along said Northerly line; (1) thence South 89°-07'-35" West along the Southerly right-of-way line of Sunstream Boulevard, as shown on the Plat of Boca Grove a P.U.D. as recorded in Plat Book 32 at pages 12 and 13 of the Public Records of Palm Beach County, Florida for 339.13 feet; (2) thence continue South 89°-07'-35" West along the southerly right-of-way line of Boca Grove Boulevard as shown on the Plat of Boca Grove Plantation P.U.D. as recorded in Plat Book 43 at pages 179 through 183 of the Public Records of Palm Beach County, Florida for 600.93 feet to a point on the Easterly line of said Boca Grove Plantation; thence South 00°-14'-52" East along a line parallel with and 1000.00 feet West of the East line of said Section 21 for 854.67 feet; thence North 89°-06'-22" East for 1000.06 feet to the POINT OF BEGINNING.

Lying and being in Palm Beach County, Florida and containing 19.617 acres more, or less.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Yale Properties-Boca Grove, a Florida General Partnership, owner of land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Island In The Grove," being more particularly described in the legal description shown hereon, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- TRACT "A" is designated as a private road, reserved for access, utilities, drainage and other proper purposes, and is hereby dedicated to the Island in the Grove Homeowners Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of that association without recourse to Palm Beach County.
- TRACTS "B", "C", AND "D" are designated as access tracts, reserved for access, utilities, drainage and other proper purposes, and are hereby dedicated to the Island in the Grove Homeowners Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of that association without recourse to Palm Beach County.
- TRACTS "E", "F", "G", "H", "J", "K", AND "L" are reserved for open space, landscaping and other proper purposes, and are hereby dedicated to the Island in the Grove Homeowners Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of that association without recourse to Palm Beach County.
- TRACTS "M", "N" AND "O" are designated as water management tracts for the construction and maintenance of water management facilities, and are hereby dedicated to the Island in the Grove Homeowners Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of that association without recourse to Palm Beach County.
- UTILITY EASEMENTS, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities, and cable television systems.
- DRAINAGE EASEMENTS, as shown, are designated for the construction and maintenance of drainage facilities, and are hereby dedicated to the Island in the Grove Homeowners Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of that association without recourse to Palm Beach County. Palm Beach County shall have the right but not the obligation to maintain any portion of the drainage system which drains a public right-of-way.
- 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.
- LAKE MAINTENANCE EASEMENTS, as shown, are hereby dedicated to the Island in the Grove Homeowners Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of that association without recourse to Palm Beach County.
- A TWO FOOT WIDE ROOF OVERHANG EASEMENT is hereby dedicated on each lot and tract at locations where the building setback on the adjacent lot is zero feet, said overhang easement being for the benefit of the adjacent lot owner.

IN WITNESS WHEREOF, YALE PROPERTIES-BOCA GROVE, a Florida General Partnership, has caused this Plat to be executed by its General Partner, YALE PROPERTIES-BOCA GROVE, INC., and 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 20 day of June, 1988.

YALE PROPERTIES-BOCA GROVE  
a Florida General Partnership  
Attest: YALE PROPERTIES-BOCA GROVE, INC.  
a Corporation of the State of Florida, General Partner  
By: Morris Richter, Secretary  
By: Gordon Deckelbaum, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Gordon Deckelbaum and Morris Richter 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 Yale Properties-Boca Grove, Inc., a Corporation, and severally acknowledged to and before me they executed such instrument as such officers of said Corporation, and that the seal affixed 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 is the free act and deed of said Corporation as General Partner of Yale Properties-Boca Grove, a Florida General Partnership.

WITNESS my hand, and official seal this 20 day of June, 1988.

My Commission Expires: SEPT 24 1991  
Notary Public

### NOTES:

- P R M Indicates Permanent Reference Monument
- P C P Indicates Permanent Control Point

Bearing Reference of North 00°-14'-52" West is based on a course common to both this plat and to the plat of Boca Grove Plantation PUD, recorded at Plat Book 43, Pages 179 to 183, Palm Beach County records.

All lines which intersect curves are radial to those curves unless otherwise noted.

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.

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.

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 lines shall be as required by the Palm Beach County Zoning Regulations.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

### TABULATION:

Type of Units:	56	Zero Lot Line Patio Homes
Total Acres:	19.617	Acres
Density:	2.85	Du./Ac.

### MORTGAGEE'S CONSENT

STATE OF Florida  
COUNTY OF Broward

The undersigned hereby certifies that 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 5010 at page 300-300 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 21 day of June, 1988.

Attest: GOLD COAST SAVINGS AND LOAN ASSOCIATION  
A Corporation of the State of Florida.  
By: John Lehman, Vice President  
By: Ronald J. Bernstein, Vice President

### ACKNOWLEDGEMENT

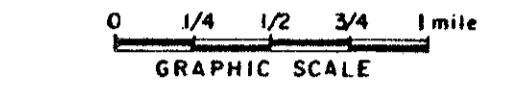
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME personally appeared Ronald J. Bernstein and John Lehman to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of Gold Coast Savings & Loan Association, a corporation and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed 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 is the free act and deed of said corporation.

WITNESS my hand and official seal this 21st day of June, 1988.

My commission expires: 10-19-91  
Notary Public

### LOCATION MAP



### CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HENRY B. HANDLER, ATTORNEY AT LAW, duly licensed 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 Yale Properties-Boca Grove, a Florida General Partnership, that the current taxes have been paid, and the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Weiss & Handler, P.A.  
By: Henry B. Handler, Attorney at Law

Date: June 23, 1988

### APPROVALS

COUNTY ENGINEER  
This plat is hereby approved for record this 13th day of SEPTEMBER, 1988.  
By: H. F. Kahert, P.E., County Engineer

### BOARD OF COUNTY COMMISSIONERS

Palm Beach County, Florida  
This plat is hereby approved for record this 13th day of SEPTEMBER, 1988.  
By: Carol A. Roberts, Chair

ATTEST: John B. Dunkle, Clerk of the Circuit Court.  
By: Janna Dewalt, Deputy Clerk

### 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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments were placed on APRIL 13, 1988 as required by law, 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 complies with the minimum technical standards per Chapter 21-116, Florida Administrative Code, and ordinances of Palm Beach County, Florida.

South County  
PR95-20302 Lot 103 0209-002  
S.C. PR#95-21208 Lot 50  
By: Daniel C. Fortin, Registered Surveyor No. 2853, State of Florida

# ISLAND IN THE GROVE

THIS INSTRUMENT WAS PREPARED BY: CARL L. SKILES  
FORTIN, LEAVY, SKILES, INC.  
299 West Camino Gardens Boulevard  
Boca Raton, Florida 33432