

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
NOVEMBER - 1994

THE COACH HOMES AT VILLA SONRISA

A PLANNED UNIT DEVELOPMENT
BEING A PART OF BOCA POINTE, P.U.D., AND
BEING A REPLAT OF A PORTION OF TRACT "D", VILLA SONESTA AT BOCA POINTE PHASE I, AS RECORDED IN
PLAT BOOK 48, PAGES 163 AND 164, AND A PORTION OF TRACT "A", BOCA POINTE NO. 3, AS RECORDED IN PLAT BOOK
46, PAGES 123 THROUGH 125, AND LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Watermark/Klemow Group II, L.T.D., a Florida Limited Partnership, the Owner of the land shown hereon as "THE COACH HOMES AT VILLA SONRISA", a Planned Unit Development, being a part of Boca Pointe, P.U.D., and being a replat of a portion of Tract "D", Villa Sonesta at Boca Pointe Phase I, as recorded in Plat Book 48, Pages 163 and 164 and a portion of Tract "A", Boca Pointe No.3, as recorded in Plat Book 46, Pages 123 through 125, and lying in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

A portion of Tract "A", "BOCA POINTE NO. 3", according to the plat thereof, as recorded in Plat Book 46, Pages 123 through 125 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of said Tract "A"; thence Northerly along the East boundary line of said Tract "A" and the West right-of-way line of "Via De Sonrisa Del Norte", as shown on said plat along the arc of a curve to the right, having a radius of 540.00 feet, a chord which bears N 37° 10' 04" W, a central angle of 25° 20' 07", an arc distance of 238.78 feet; thence N 65° 31' 57" W, a distance of 32.82 feet; thence S 76° 30' 47" W, a distance of 104.75 feet to a point of curvature; thence along the arc of a curve to the left having a radius of 500.00 feet, a central angle of 17° 43' 47", an arc distance of 154.72 feet; thence S 31° 12' 50" E, a distance of 49.80 feet; thence S 53° 32' 43" W, a distance of 40.00 feet; thence S 39° 33' 18" E, a distance of 310.64 feet to a point of intersection with the South line of aforesaid Tract "A"; thence N 50° 26' 42" E along said South line, a distance of 292.98 feet to the POINT OF BEGINNING.

TOGETHER WITH

A portion of Tract "D", "VILLA SONESTA AT BOCA POINTE PHASE I", according to the plat thereof, as recorded in Plat Book 48, Pages 163 and 164 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of said plat; thence S 31° 12' 59" E along the East line of said plat, a distance of 49.80 feet; thence S 53° 32' 43" W along said East line, a distance of 40.00 feet; thence S 39° 33' 18" E continuing along said East line, a distance of 285.64 feet to the Northeast corner of Tract "C" as shown on said plat; thence S 50° 26' 42" W along the Northerly line of said Tract "C", a distance of 176.00 feet; thence N 84° 33' 18" W along said Northerly line, a distance of 99.64 feet; thence N 04° 33' 28" W, a distance of 75.39 feet to a point of intersection with the centerline of a 12.00 foot utility easement as shown on said plat; thence N 40° 26' 32" E along said centerline, a distance of 42.30 feet; thence N 04° 33' 28" W continuing along said centerline, a distance of 73.17 feet to a point of intersection with the centerline of a 24.00 foot ingress/egress and utility easement as shown on said plat; thence N 29° 20' 02" W along said centerline, a distance of 148.09 feet to a point of intersection with the Southerly line of Tract "A" as shown on said plat; thence Northeasterly along the arc of a curve to the left and said Southerly line of Tract "A" whose radius point bears N 26° 51' 51" W, having a radius of 295.00 feet, a central angle of 12° 55' 08", an arc distance of 66.52 feet to a point of reverse curvature; thence continuing along said Southerly line along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 08° 34' 00", an arc distance of 74.76 feet to the POINT OF BEGINNING.

Containing 148,016.3 Square Feet / 3.398 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

1. Utility Easements:

The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

2. Limited Access 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.

3. Landscape Buffer Easements:

The landscape buffer easement, as shown hereon, is hereby reserved for the Villa Sonrisa Condominium Five Condominium Association, Inc., its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Tract "C"

Tract "C" is hereby reserved to owner for residential and other proper purposes without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partners, Harjor, Inc., a Florida Corporation, and Wilkurt, Inc., a Florida Corporation, this 28th day of April, 1995.

Watermark/Klemow Group II, L.T.D.
a Florida limited partnership

By: Harjor, Inc., a Florida Corporation, a general partner
Harold H. Klemow,
President

By: Wilkurt, Inc., a Florida Corporation, a general partner
L. William Rudnick,
President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Harold H. Klemow, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of Harjor, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 28th day of APRIL, 1995.

My commission expires: 2-19-99

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared L. William Rudnick, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of Wilkurt, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 28th day of APRIL, 1995.

My commission expires: 2-19-99

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The Villa Sonrisa Condominium Five Condominium Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 28th day of April, 1995.

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Harold H. Klemow, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of The Villa Sonrisa Condominium Five Condominium Association, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 28th day of APRIL, 1995.

My commission expires: 2-19-99

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF)
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 Records Book 8584 at Page 1148 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 Executive Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 4th day of May, 1995.

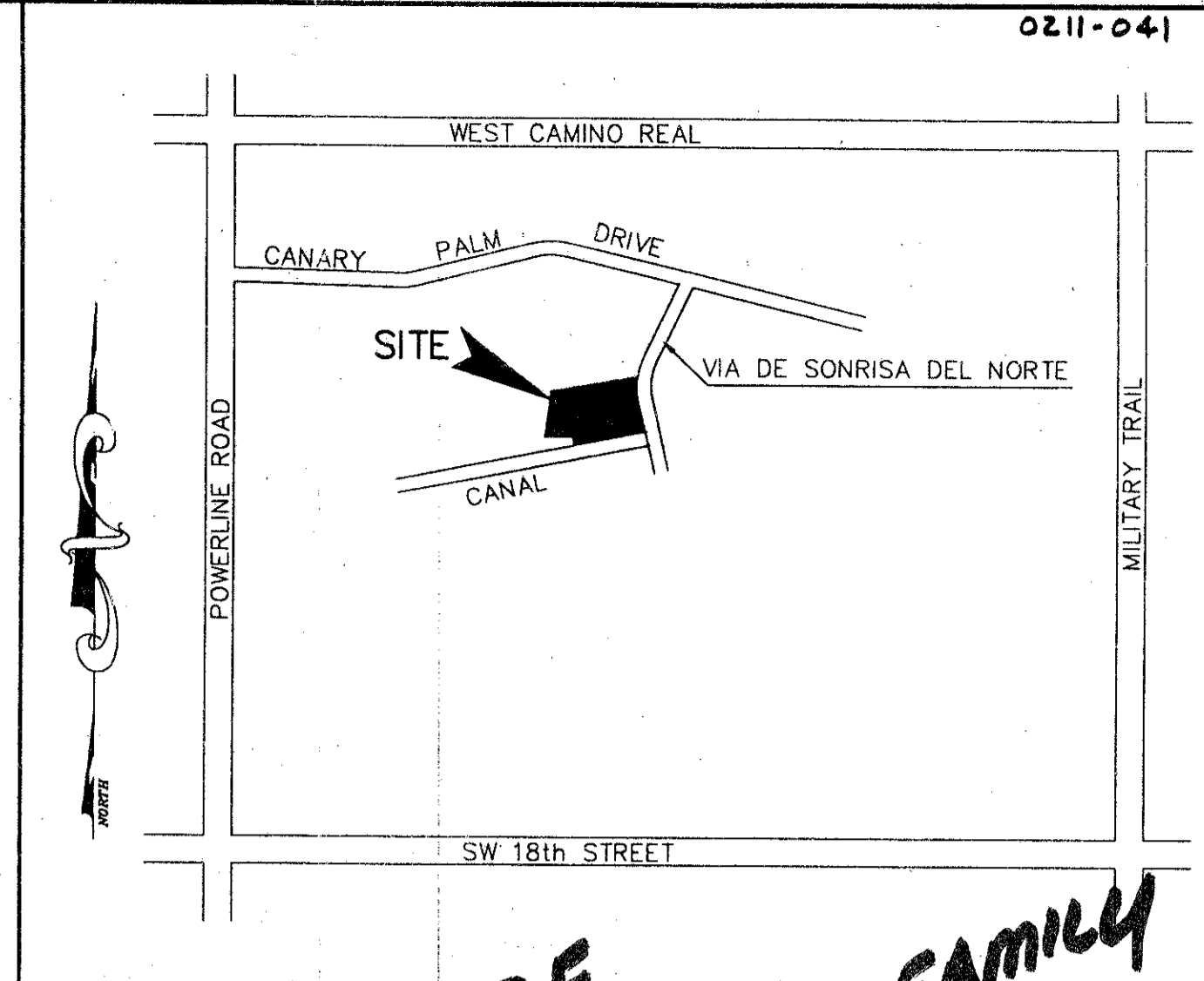
WITNESS: Juli Ryan, Marcia K. Snyder
BY: Marcia K. Snyder, Executive Vice President

MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF)
BEFORE ME personally appeared Marcia K. Snyder, who is personally known to me or has produced identification, and who executed the foregoing instrument as Executive Vice President of BankAtlantic, a Federal Savings Bank, and severally acknowledged to and before me that she executed such instrument as such officer 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 4th day of May, 1995.

My commission expires: 11-19-92



0211-041

97

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:56 P.M.
THIS 20th DAY OF July
A.D. 1995 AND DULY RECORDED
IN PLAT BOOK 75 ON
PAGES 97, 98 AND 99

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: David P. Lindley
DEPUTY CLERK

SHEET 1 OF 3

N.T.S.

PET. 73-85 E
Rd's 5/3/3/M
PER UNIT MULTI FAMILY

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 18 day of July, 1995.

BY: Ken Foster, Chairman

ATTEST:

Dorothy H. Wilken, Clerk

BY: Julie Dewar, Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 18 day of July, 1995.

BY: George T. Webb, P.E., County Engineer

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Robert M. Baker, 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 Watermark/Klemow Group II, L.T.D.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: MAY 1, 1995

BY: Robert M. Baker, 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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Date: 5/8/95

BY: David P. Lindley, P.L.S., Reg. Land Surveyor #5005, State of Florida

SUBDIVISION The Coach Homes At Villa Sonrisa
BOOK 75
PAGE 97
FLOOD ZONE AD-1
QUAD #39
SE 73-85
ZIP CODE 33433
PUD NAME Boca Pointe 27/47/42

112-686

OWNER OWNER NOTARY OWNER OWNER NOTARY MORTGAGEE MORTGAGEE NOTARY CONDO FIVE ASSOCIATION CONDO FIVE ASSOCIATION NOTARY BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER SURVEYOR

THE COACH HOMES AT VILLA SONRISA

75/97
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