

REPLAT OF THE PLAT OF COSTA DEL SOL, A P.U.D.

AS RECORDED IN PLAT BOOK 50, PAGES 136 AND 137
LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, STATE OF FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLE GROUP, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF COSTA DEL SOL, A P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE LANDS ENCOMPASSED BY THE PLAT OF COSTA DEL SOL, PART OF BOCA POINTE, P.U.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 50, PAGES 136 AND 137. *

CONTAINING 29.3662 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS: TRACT S-1 - COSTA DEL SOL BOULEVARD, TRACT S-2 - TORRE CIRCLE, TRACT S-3 - ALORA DRIVE AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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. THERE SHALL BE NO LANDSCAPING OR ABOVE GROUND ENCROACHMENTS ALLOWED ON THE UTILITY EASEMENTS ON THE FRONT OF LOTS 87, 81, 132, AND 146 IN ORDER TO MEET SAFE SIGHT DISTANCE REQUIREMENTS.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACTS: TRACTS "A", "B", "D", "E", "F", "G", AND "H" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WALL MAINTENANCE EASEMENT: THERE SHALL BE A PERPETUAL THREE FOOT (3') EASEMENT ADJACENT TO ANY PROPERTY LINE WITH AN ABUTTING DWELLING UNIT, THE PURPOSES OF SUCH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, WALL MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OVERHANG EASEMENT: THERE SHALL BE A PERPETUAL ONE AND A HALF (1.5') EASEMENT ADJACENT TO ANY PROPERTY LINE WITH AN ABUTTING DWELLING UNIT, THE PURPOSES OF SUCH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, ROOF OVERHANG PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THERE SHALL BE A 5.00 FEET IN WIDTH AND 45.00 FEET IN LENGTH SERVICE EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY IN ANY LOT HAVING AN ABUTTING DWELLING UNIT WITH A ZERO LOT LINE, LYING ALONG AND IMMEDIATELY ADJACENT TO THE AFFECTED PROPERTY LINE. THE SERVICE EASEMENT WILL VARY IN LENGTH ON LOTS 1-8, LOTS 23-26, LOTS 38-40, LOTS 56-64, AND LOTS 85-87, IN WHICH THE SERVICE EASEMENT WILL END AT THE CENTER OF HOUSE. SAID SERVICE EASEMENT BEGINS AT THE FRONTAGE LINE OF ANY AFFECTED LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- LANDSCAPE MAINTENANCE EASEMENT: THE LANDSCAPE MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, NO LANDSCAPING SHALL BE PLACED ON THE LANDSCAPE MAINTENANCE EASEMENT WHERE IT OVERLAPS THE DRAINAGE EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA: TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT: TRACT L-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE MAINTENANCE EASEMENTS: THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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 ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

13.) FLORIDA POWER AND LIGHT EASEMENTS: THE F.P.L. EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES FOR FLORIDA POWER AND LIGHT CO.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF NOVEMBER, 1992.

WITNESS: *John A. Kraynick* By: *John A. Kraynick*
JOHN A. KRAYNICK, SENIOR VICE-PRESIDENT
ENGLE HOMES, INC., A FLORIDA CORPORATION

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN A. KRAYNICK WHO IS PERSONALLY KNOWN TO ME, OR ~~WHO~~ DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF ENGLE HOMES, 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 16th DAY OF NOVEMBER, 1992.
MY COMMISSION EXPIRES: 11/30/92 *Dawn McCaffrey*
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE COSTA DEL SOL PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF NOVEMBER, 1992.

WITNESS: *Mark A. Bidwell* BY: *Mark A. Bidwell*
MARK A. BIDWELL, PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK A. BIDWELL WHO IS PERSONALLY KNOWN TO ME, OR ~~WHO~~ DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COSTA DEL SOL PROPERTY OWNERS 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 16th DAY OF NOVEMBER, 1992.
MY COMMISSION EXPIRES: 11/30/92 *Dawn McCaffrey*
NOTARY PUBLIC

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 7342 AT PAGE 714 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF NOVEMBER, 1992.

WITNESS: *W. Glenn Ryals* BY: *W. Glenn Ryals*
W. GLENN RYALS, VICE PRESIDENT

ACKNOWLEDGEMENTS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

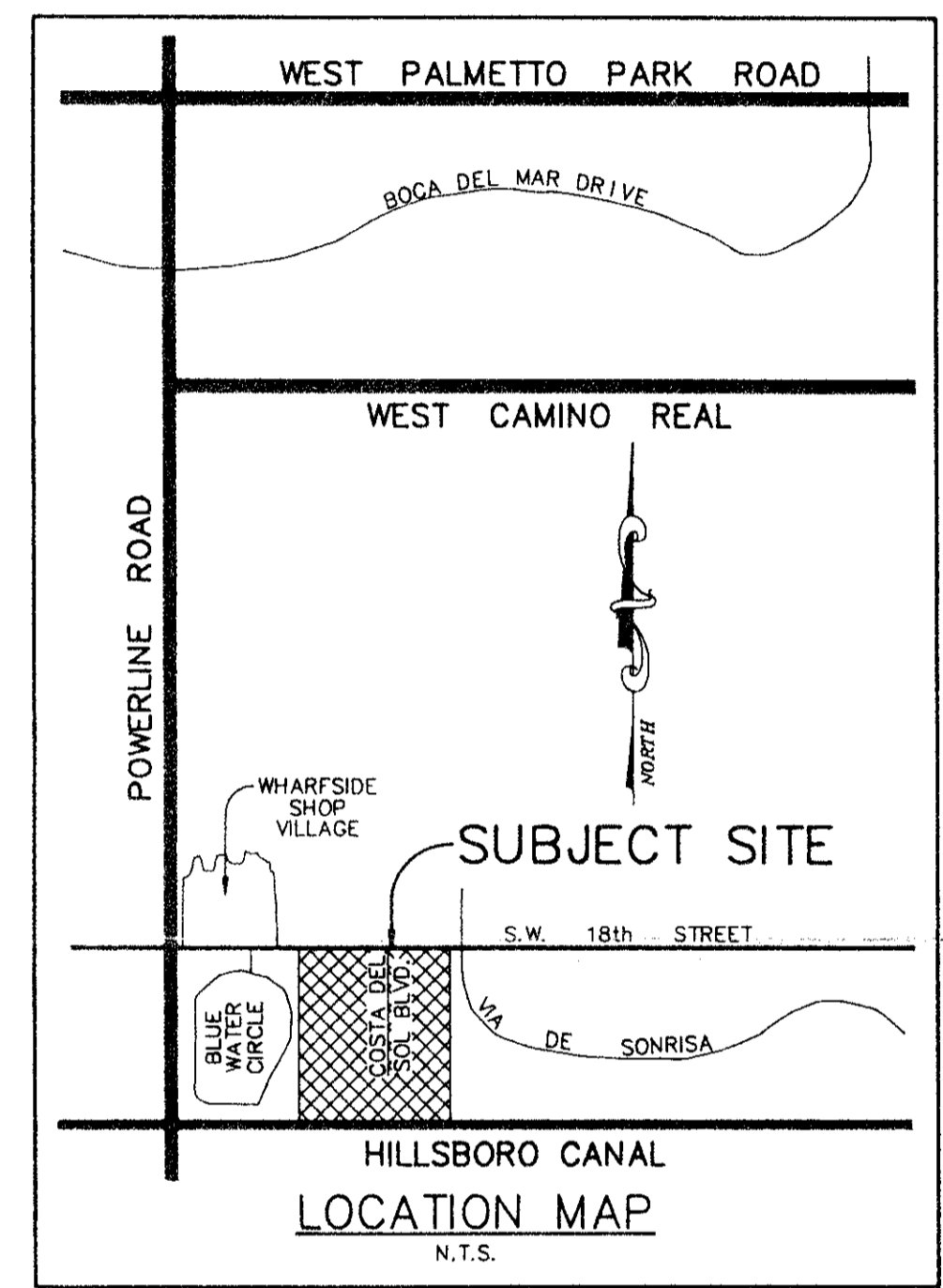
BEFORE ME PERSONALLY APPEARED W. GLENN RYALS WHO IS PERSONALLY KNOWN TO ME, OR ~~WHO~~ DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONSBANK MORTGAGE CORPORATION OF GEORGIA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED 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 16th DAY OF NOVEMBER, 1992.
MY COMMISSION EXPIRES: 11/30/92 *Dawn McCaffrey*
NOTARY PUBLIC

TITLE CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, KOEPEL, COOKE & GOTTLEB, P.A. DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ENGLE HOMES, INC., A FLORIDA CORPORATION, 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 NO OTHER ENCUMBRANCES OF RECORD TO PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 11/30/92 *Joel P. Koepfel*
BY: *Joel P. Koepfel*
JOEL P. KOEPEL, ESQUIRE

* ABANDONED IN FULL PER OFFICIAL RECORD BOOK 7513, PAGE 887, PALM BEACH COUNTY PUBLIC RECORDS.



P.U.D. DENSITY TABULATION	
AREA OPEN SPACE (TRACTS A,B,C,D,E,F,G, & H)	0.2903 ACRE
AREA OF LAKE (TRACT L-1)	3.9459 ACRES
AREA OF PRIVATE ROADWAY	5.1031 ACRES
AREA OF RECREATION (TRACT C)	0.2732 ACRE
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	146
DENSITY PROPOSED THIS PLAT	4.97 UNITS/ACRES
AREA OF RESIDENTIAL PARCELS	19.7537 ACRES
TOTAL AREA THIS PLAT	29.3662 ACRES

COUNTY AND ZONING
PALM BEACH COUNTY ZONING CODE: RS/SE
THE NORTH HALF OF SECTION 34, TWP. 47 S., RGE. 42 E.

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF JANUARY, 1993.
BY: *Mary McCarty*
MARY MCCARTY, CHAIR

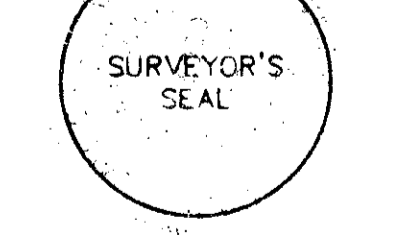
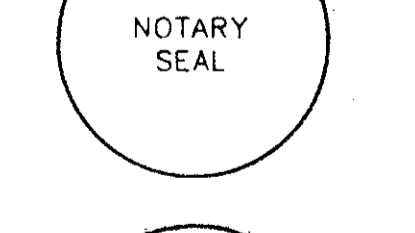
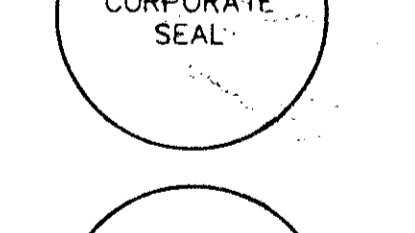
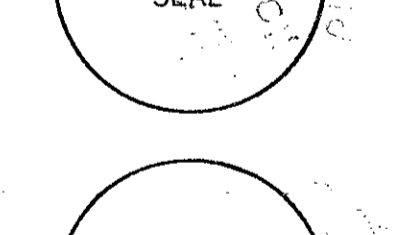
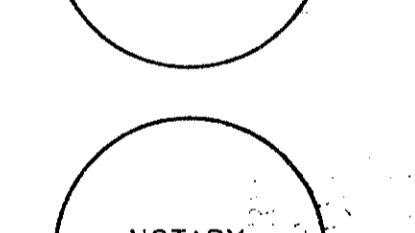
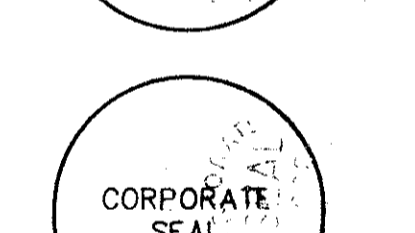
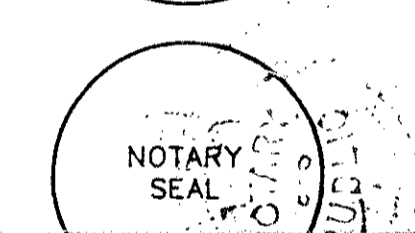
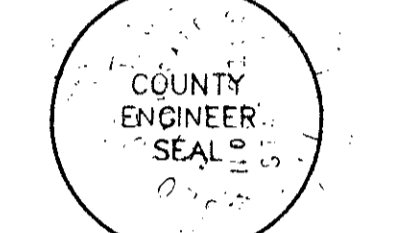
ATTEST:
DOROTHY H. WILKEN, CLERK
BY: *Dorothy H. Wilken*
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF JANUARY, 1993.
BY: *George T. Webb*
GEORGE T. WEBB P.E., COUNTY ENGINEER

- NOTES:
- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: T.F.M.
 - PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: P.C.P.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
 - NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
 - BEARING DATUM: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST IS ASSUMED TO BE N 00°50'23" W AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - HILLSBORO CANAL RIGHT OF WAY - ANY USE OF THE HILLSBORO CANAL RIGHT OF WAY BY OWNERS OF ADJACENT LOTS REQUIRES PERMITS FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

SURVEYOR'S CERTIFICATION:
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 THAT PERMANENT CONTROL POINTS ("P.C.P.'s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: 11/23/92 BY: *James R. Zeis*
JAMES R. ZEIS, P.L.C.
REGISTRATION NUMBER 5030
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY THOMAS C. MULLIN IN THE OFFICES OF F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, (407) 478-7178



F.R.S. & ASSOCIATES
LAND SURVEYORS AND LAND PLANNERS
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407 (407) 478-7178

SCALE: N/A	APPROVED BY:	PLOTTED BY:
DATE: 8/14/92		<i>Thomas C. Mullin</i>
REPLAT OF COSTA DEL SOL		JOB NUMBER:
SHEET 1 OF 2 SHEETS		92-S-21C

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FLOOR MAP #
ZONING RS
ZIP CODE
SUPERVISION #
DATE
CROSS ZONE
CROSS #
CROSS
CROSS NAME