44/41

PART OF A P.U.D.

THE SONGS SEC. I

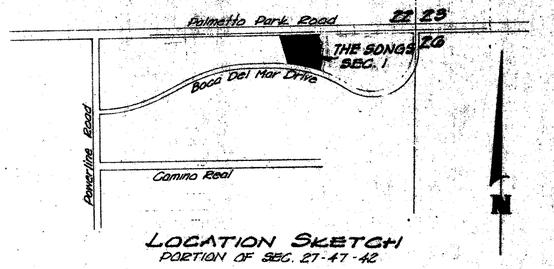
A REPLAT OF TRACT 44, BOCA DEL MAR Nº 3 (30-82, 83 AND 84), IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Prepared by: DONALD W. McINTOSH ASSOCIATES, INC.
581 N.E. 81st STREET, MIAMI SHORES, FLORIDA - 33138

SHEET 1 OF 2

41

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:55 P.M.
this 18 day of February
19 82 and duly recorded in Plat Book No.
44 on pages 41 & 42
JOHN B. DUNKLE, Clerk Circuit Court
By: Lyle Shimoffe D.C.



LOCATION SKETCH
PORTION OF SEC. 27-47-42

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF DADE S.S.

The undersigned hereby certifies that it is the holder of two (2) mortgages, liens or other encumbrances each upon a portion of the hereon described property 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, liens or other encumbrances which are recorded in Official Record Book 3516, at page 131, and Official Record Book 3516, of page 150, of the Public Records of Palm Beach County, Florida, and 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 Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 24 day of JUNE, 1981.

WASHINGTON SAVINGS AND LOAN ASSOCIATION OF FLORIDA, a corporation of the state of Florida

By: Gary Weiss - Vice President

Attest: Nanette R. Simon
Nanette R. Simon - Assistant Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE S.S.

Before me personally appeared Gary Weiss and Nanette R. Simon, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of WASHINGTON SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 24 day of JUNE, 1981.

My Commission Expires: May 4, 1982

Erma R. Leader
Notary Public - State of Florida

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF S.S.

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon a portion of the hereon described property 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, lien, or other encumbrance which is recorded in Official Record Book 3120, at page 944 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed this 25 day of JUNE, 1981

BOCA DEL MAR ASSOCIATES, a Florida partnership

Witness: Maxwell A. Demeke Jr.
Witness: Steve Brady

By: Texaco Boca Del Mar, Inc., a Delaware Corporation, as General partner
By: R. J. Haden, Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF S.S.

Before me personally appeared R. J. Haden, Vice President of Texaco-Boca Del Mar, Inc., general partner of Boca Del Mar Associates a Florida partnership to me well known and known to me to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purposes expressed therein as the act and deed of said Limited Partnership. Witness my hand and official seal this 25 day of June, 1981.

My Commission Expires: May 27, 1985

Joyce Rich
Notary Public - State of Florida

COUNTY ENGINEER

This plat is hereby approved for record this 16 day of Feb, 1982.

Attest: John B. Dunkle, Clerk
Board of County Commissioners

By: Kathryn S. Nubbe
Deputy Clerk

By: H. F. Kahler, P.E.
County Engineer

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF S.S.

Before me the undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the hereon described property 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, lien or other encumbrance which is recorded in Official Record Book 3443, at page 1844, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed this 25 day of JUNE, 1981.

BRISTOL PLACE ASSOCIATES, LTD.
a Florida Limited Partnership

Witness: Steve Brady
Witness: Amy Chuck

By: Kinram Management, Inc., General Partner
By: Bruce Romberg - President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF

Before me personally appeared Bruce Romberg, as President of Kinram Management, Inc., General Partner of Bristol Place Associates, LTD., a Florida Limited Partnership to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purposes expressed therein as the act and deed of said Limited Partnership.

Witness my hand and official seal this 25 day of June, 1981.

My Commission Expires: MAY 1, 1985

Barbara J. Locke
Notary Public - State of Florida

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF

I, ALVIN CASSELL, a duly licensed attorney 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 in part to U.S. REALTY INVESTMENTS and in part to WINDSONG ASSOCIATES; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Date: Feb. 3, 1982

Alvin Cassell
Attorney at Law
Broward & Cassell, 1028 Lane Concourse
Bay Harbor Islands, Miami, Florida, 33154

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 16 day of Feb, 1982.

By: Chairman Norman Gregory

SURVEYOR'S CERTIFICATE:

This is to certify that the plat shown 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 and (P.C.P.'s) Permanent Control Points have been placed as required by law.

That the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County.

Miami, Florida, this 22nd day of MAY, 1981.

DONALD W. McINTOSH ASSOCIATES, INC.

Donald C. Fortin
D.C. Fortin
Professional Land Surveyor Nº 2858
State of Florida

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That U.S. REALTY INVESTMENTS, an Ohio unincorporated association in business trust form, authorized to transact business in Florida, and WINDSONG ASSOCIATES, a Florida partnership, owners of the lands shown hereon being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida shown hereon as THE SONGS SEC. I, a replat of a portion of TRACT 44, BOCA DEL MAR NO. 3, as recorded in Plat Book 30, pages 82, 83 and 84 of the public records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Tract 44, thence S.89°05'19"W. along the Northerly line of said Tract 44 for 1425.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence S.0°54'41"E. for 110.00 feet; thence S.20°00'00"E. for 64.70 feet; thence S.22°00'00"W. for 73.22 feet; thence S.78°30'00"E. for 55.00 feet; thence S.11°30'00"W. for 117.33 feet to a Point of Curvature; thence Southerly along a 130.00 foot radius curve leading to the left through a central angle of 35°30'00" for an arc distance of 80.55 feet to a Point of Tangency; thence S.24°00'00"E. for 79.15 feet to a point of Curvature; thence Southerly along an 85.00 foot radius curve leading to the right through a central angle of 43°00'00" for an arc distance of 63.79 feet to a Point of Tangency; thence S.19°00'00"W. for 104.82 feet; thence S.24°19'50"E. for 94.31 feet to a point on a circular curve concaved to the south and whose radius point bears S.22°20'21"W. for 2444.02 feet; thence Westerly along the Southerly line of said Tract 44, being along said circular curve leading to the left through a central angle of 17°06'55" for an arc distance of 730.08 feet to a point on the West line of said Tract 44; thence N.14°54'46"W. along the Westerly line of said Tract 44 for 340.62 feet to the Northwest corner of said Tract 44; thence N.89°05'19"E along the North line of said Tract 44 for 735.15 feet to the Point of Beginning.

Containing 10.253 acres, more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

LONGBOAT LANE for private road purposes as shown hereon is dedicated to WINDSONG AT BOCA DEL MAR CONDOMINIUM ASSOCIATION, INC. and is the perpetual maintenance obligation of said association.

Ingress-Egress Tract as shown is hereby dedicated to WINDSONG AT BOCA DEL MAR CONDOMINIUM ASSOCIATION, INC. and is the perpetual maintenance obligation of said association.

The utility easements and drainage easements as shown are hereby dedicated to WINDSONG AT BOCA DEL MAR CONDOMINIUM ASSOCIATION, INC. and is the perpetual maintenance obligation of said association.

The limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the undersigned U.S. REALTY INVESTMENTS, an Ohio unincorporated association in business trust form and WINDSONG ASSOCIATES a Florida partnership, have caused these presents to be duly executed this 23rd day of JUNE, 1981.

U.S REALTY INVESTMENTS, an Ohio unincorporated association in business trust form

Witness: Steve Shell
Witness: Jacob Kelly

By: Sheldon B. Gurren, Trustee
Sheldon B. Gurren - Trustee

D205-322

WINDSONG ASSOCIATES, a Florida partnership

Witness: Steve Shell
Witness: Jacob Kelly

By: 3136 INC. - General Partner
By: Joseph M. Feldman - President

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF DADE

Before me personally appeared SHELDON B. GUREN, as trustee for U.S. REALTY INVESTMENTS, an Ohio unincorporated association in business trust form and JOSEPH M. FELDMAN as President of 3136 INC. General partner of WINDSONG ASSOCIATES, a Florida partnership, to me well known and known to me to be the persons described in and who executed the foregoing instrument and acknowledged before me that they respectively executed said instrument for the purposes therein expressed as the free act and deed of said business trust and said partnership. DATED 23, JUNE 1981

My Commission Expires: MAY 13, 1983

Bernice Saul
Notary Public - State of Florida