

# EL VIENTO AT BOCA POINTE PHASE I

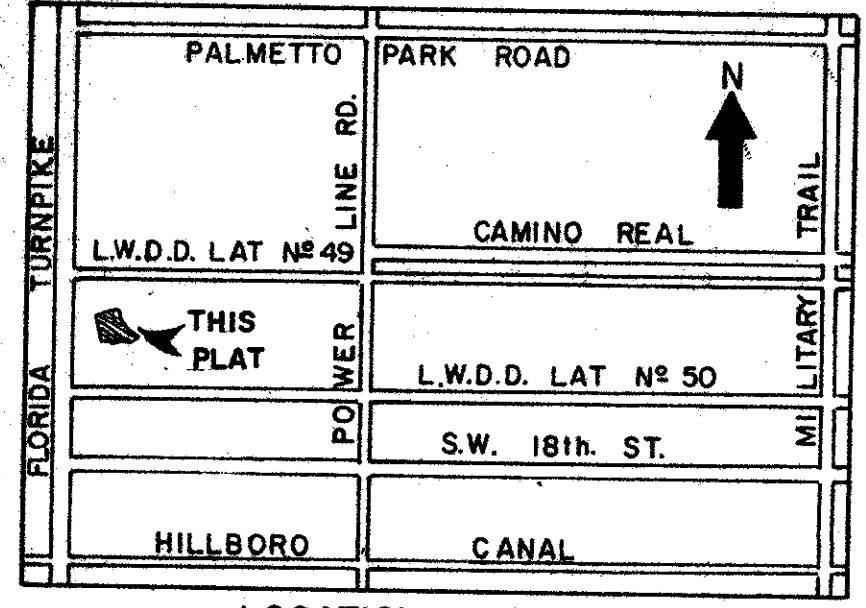
PART OF A P.U.D.

A REPLAT OF A PORTION OF TRACT K OF BOCA POINTE #1, LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING IN PALM BEACH COUNTY, FLORIDA

6.615 AC.±

97

46/97



LOCATION MAP (N.T.S.)

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, that ALBRIGHT ASSOCIATES I OF FLORIDA, LTD., an Ohio Limited Partnership by Albright Development Corp., an Ohio corporation, General Partner Robert B. Albright, president authorized to transact business in the State of Florida, owner of the land shown hereon, being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as EL VIENTO AT BOCA POINTE PHASE I, a replat, being more particularly described as follows:

A replat of a portion of Tract "K" of Boca Pointe #1, according to the Plat thereof, as recorded in Plat Book 42, Pages 141 through 143, inclusive, of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

BEGINNING at the Northeast corner of said Tract "K"; said point being further described as being on the arc of a circular curve to the left having a radial bearing of N84°18'45"E, thence Southerly and Southeasterly along the arc of said curve having a radius of 942.28 feet, an arc distance of 585.42 feet to a point, said point having a radial bearing of N 48°42'58"E, the last described course being further described as being on the Westerly right-of-way line of Boca Pointe Drive, as shown on said Plat of Boca Pointe #1; thence S.48°42'58"W, a distance of 95.78 feet to a point of curvature of a circular curve to the right; thence Westerly along the arc of said curve, having a radius of 185.00 feet, an arc distance of 89.71 feet to the point of tangency; thence S.76°30'00"W, a distance of 31.68 feet to a point of curvature of circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 185.00 feet, an arc distance of 190.49 feet to a point, said point having a radial bearing of N.45°29'49"E; thence S.78°11'40"W, a distance of 45.74 feet; thence N.46°58'10"W, a distance of 29.14 feet; thence S.69°32'22"W, a distance of 123.58 feet to the point of intersection with the Westerly boundary of said Tract "K"; thence N.13°20'00"W, along said Westerly boundary, a distance of 605.88 feet to the Northwest corner of said Tract "K"; thence N85°50'00"E, along the Northerly boundary, of said Tract "K", a distance of 450.00 feet to the Northeast corner of said Tract "K" and the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida, containing 6.615 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: The CANAL MAINTENANCE EASEMENT, WATER MANAGEMENT TRACT AND DRAINAGE EASEMENTS are hereby dedicated to the El Viento at Boca Pointe Maintenance Association for proper purposes, without recourse to Palm Beach County. (See Dedication continued, Page 2)

IN WITNESS WHEREOF the above-named General Partner, Albright Development Corp., an Ohio corporation has caused these presents to be signed by its President Robert B. Albright and its corporate seal to be affixed hereto by and with the authority of its board of directors this 14th day of February, A.D. 1983

WITNESSES:  
 Albright Development Corp., an Ohio corporation  
 By: Robert B. Albright, president.

**ACKNOWLEDGEMENT:** (for Albright Development Corp.)

State of Florida  
 County of Palm Beach

BEFORE ME, personally appeared Robert B. Albright to me well known and known to me to be the individual described in and who executed the foregoing instrument as president of Albright Associates I of Florida LTD., an Ohio Limited Partnership by Albright Development Corp., an Ohio corporation, General Partner Robert B. Albright, president authorized to transact business in the State of Florida, 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 14th day of February, A.D. 1983

My commission expires: 7-30-1984  
Hazel C. Raymond  
 Notary Public at large

**MORTGAGEE'S CONSENT:**

State of Florida  
 County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrances 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, lien or other encumbrances is recorded in Official Record Book 3845 at page 111 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 by its Project Engineer and its corporate seal to be affixed hereon by and with the authority of its board of directors this 2nd day of SEPTEMBER, A.D. 1983

Markborough Properties Limited,  
 an Ontario company  
 By: C. Donald Brooks  
 C. Donald Brooks, vice president  
 Attest: W. Charles Powell  
 W. Charles Powell, project engineer

**ACKNOWLEDGEMENT:** (for Markborough Properties Limited)

State of Florida  
 County of Palm Beach

BEFORE ME, personally appeared C. Donald Brooks and W. Charles Powell, to me well known, and known to me to be the individuals described in and who executed the instrument as Vice President and Project Engineer of Markborough Properties Limited, an Ontario company authorized to transact business in the State of Florida, 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 2nd day of SEPTEMBER, A.D. 1983

My commission expires: 4/8/85  
Victoria S. Croysdale  
 Notary Public, at large

**MORTGAGEE'S CONSENT:**

State of Florida  
 County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrances 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, lien or other encumbrances is recorded in Official Record Book 3845 at page 118 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested by its secretary and its corporate seal to be affixed hereon by and with the authority of its board of directors this 22nd day of SEPTEMBER, A.D. 1983

Allomon Corporation,  
 a Pennsylvania corporation  
 By: Gary H. Rogers  
 Attest: Joseph M. Jacobovic

**ACKNOWLEDGEMENT:** (for Allomon Corporation)

State of Florida  
 County of Palm Beach

BEFORE ME, personally appeared Gary H. Rogers and Joseph M. Jacobovic to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of Allomon Corporation, a Pennsylvania corporation authorized to transact business in the State of Florida, 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 9th day of February, A.D. 1983

My commission expires: 4/7/86  
Joseph M. Jacobovic  
 Notary Public at large

**TITLE CERTIFICATE:**

State of Florida  
 County of Palm Beach

I, William W. Atterbury, III, 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 property is vested to Albright Associates I of Florida, Ltd., an Ohio Limited Partnership by Albright Development Corp., an Ohio corporation, General Partner Robert B. Albright, president; that the current taxes have been paid, and that the property is encumbered by the mortgages shown hereon. Dated this 6th day of SEPTEMBER, A.D. 1983

By: William W. Atterbury, III  
 William W. Atterbury, III, Esq.

**APPROVAL - PALM BEACH COUNTY, FLORIDA**

BOARD OF COUNTY COMMISSIONERS:

This Plat is hereby approved for record this 13 day of September, A.D. 1983

Attest: John B. Dunkle, Clerk  
 Board of County Commissioners  
 By: Peggy B. Ewalt  
 Peggy B. Ewalt, Board Chairman

COUNTY ENGINEER:

This Plat is hereby approved for record this 13 day of September, A.D. 1983

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

**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 and (P.C.P.'s) Permanent Reference Points have been placed as required by law (or when applicable, that (P.C.P.'s) will be set under the guarantees posted with performance 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 DARBY and WAY, Inc.

By: Gregory B. Darby  
 Gregory B. Darby, P.L.S. 2990  
 State of Florida

0211-313  
 EL VIENTO AT BOCA POINTE  
 46/97  
 SHEET 1 OF 2 SHEETS

PREPARED BY GREGORY B. DARBY  
**Darby and Way, Inc.**  
 PROFESSIONAL SURVEYORS AND ENGINEERS  
 6300 Northeast 1st. Avenue, Ft. Lauderdale, Florida 33334  
 (305) 771-0051

BLANK SEAL for MARKBOROUGH  
 NOTARY PUBLIC SEAL: VICTORIA S. CROYSDALE  
 NOTARY PUBLIC SEAL: HAZEL C. RAYMOND  
 CORPORATE SEAL: ALLOMON CORPORATION  
 SURVEYOR'S SEAL: GREGORY B. DARBY