

47/3

# LOS RAYOS DE SOL

BEING A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF TRACT "C" OF THE PLAT OF BOCA GROVE PLANTATION P.U.D., RECORDED IN PLAT BOOK 43 AT PAGES 179 THROUGH 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I MICHAEL M. LISTICK, 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 Pooley-Troyan, Inc., a Florida Corporation, that the current taxes have been paid; and the property is encumbered by the mortgages 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.

Date: Nov. 21, 1983 By: Michael M. Listick  
Michael M. Listick,  
Attorney at Law

### 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 3872 at Page 363 of the Public Records of Palm Beach County, Florida, and assigned at Official Record Book 4069 at Page 296 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 PRESIDENT and attested to by its SECRETARY and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 2nd day of DECEMBER, 1983.

CENVILL INVESTORS, INC.  
A Corporation of the State of Delaware

By: Dennis Wilensky  
Title: PRESIDENT

ATTEST:  
By: Roger B. Skiles  
Title: SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared ALAN WIENSKY and ALAN WIENSKY, to me well known, and known to me to be the individuals in and who executed the foregoing instrument as PRESIDENT and SECRETARY of Cenvill Investors, Inc., 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 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 December, 1983.

My Commission Expires: March 2, 1987  
Walter L. Rumsaw  
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 3872 at Pages 386 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 ASST. SECRETARY and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of December, 1983.

GOLDOME SAVINGS ASSOCIATION  
A Corporation of the State of Florida.  
FKA GUARANTY SAVINGS AND  
LOAN ASSOCIATION

By: Walter L. Rumsaw  
Title: VICE PRESIDENT

ATTEST:  
By: Walter L. Rumsaw  
Title: ASST. SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared KENNETH RAUSO and FRANK PATRICE, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as MEMBER and SECRETARY of the Goldome Savings 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 6th day of December, 1983.

My Commission Expires: March 2, 1987  
Walter L. Rumsaw  
Notary Public

### NOTES:

- P.R.M. Indicates Permanent Reference Monument
- P.C.P. Indicates Permanent Control Point
- L.R.D.S.A. Indicates Los Rayos De Sol Association, Inc.

Bearing Reference- Florida State Plane System  
Grid North

Minimum Building Floor Elevation is 18.50 N.G.V.D.

No buildings or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on drainage easements.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

### TABULATION:

No. of Units: 40 Units  
Type of Units: Townhouse Clusters  
Total Acres: 6.21 Acres  
Unit Per Acre: 6.04 Units

### MORTGAGEE'S CONSENT:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

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 by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4009 at Page 891 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 SECRETARY and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of December, 1983.

EQUIBANK, A BANK AND TRUST COMPANY  
Existing under the Laws of the  
Commonwealth of Pennsylvania

ATTEST:  
By: Richard L. Pooley  
Title: ASSISTANT VICE PRESIDENT

### ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

BEFORE ME personally appeared Richard L. Pooley and John P. Troyan, 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 the Equibank, a Bank and Trust Company, 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 6th day of December, 1983.

My Commission Expires: April 12, 1987  
Walter L. Rumsaw  
Notary Public

### CERTIFICATE OF DEDICATION AND RESERVATION

KNOW ALL MEN by these presents that Pooley-Troyan, Inc., a Florida Corporation, owner of land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Los Rayos De Sol", being more particularly described as follows:

Tract "C" of the Plat of "Boca Grove Plantation P.U.D.", as same is recorded at Plat Book 43 Pages 179 through 183 of the Public Records of Palm Beach County, Florida, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- ACCESS - Tract "A" is designated for Ingress, Egress, Utilities and Drainage as shown, and is hereby dedicated to the "Los Rayos De Sol Association, Inc.", and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.
- Easements:
  - Utility and Drainage Easements- The Utility Easements and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities and Drainage.
  - Limited Access Easements- The 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.
  - Maintenance Easement- The maintenance easement as shown hereon over Lots 1 through 40 is hereby dedicated to the "Los Rayos De Sol Association, Inc.", to provide access over said lots for lawn and building maintenance purposes.
- Open Areas: The open areas, shown as Tracts "B" and "C", are hereby dedicated to the "Los Rayos De Sol Association, Inc.", and are the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its 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 6th day of DECEMBER, 1983.

POOLEY-TROYAN, INC.  
A Corporation of the  
State of Florida

ATTEST:  
By: Richard L. Pooley  
Richard L. Pooley,  
President

ATTEST:  
By: John P. Troyan  
John P. Troyan, Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Richard L. Pooley and John P. Troyan, 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 Pooley-Troyan, Inc., a Florida 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.

Witness my hand and official seal this 2nd day of December, 1983.

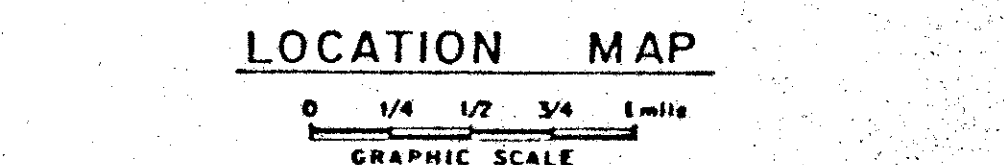
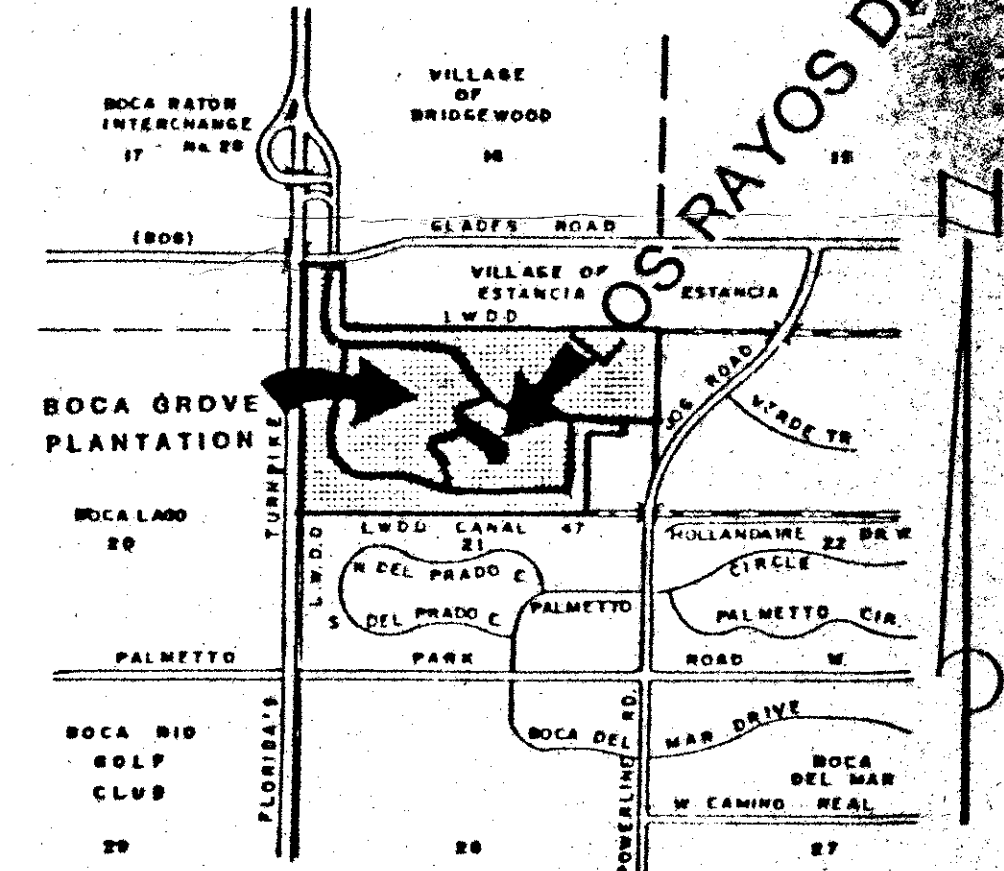
My Commission Expires: July 2, 1987  
Walter L. Rumsaw  
Notary Public

APPROVALS:  
Board of County Commissioners  
Palm Beach County, Florida

This plat is hereby approved for record this 20 day of December, 1983.  
By: Ken Spiller  
Ken Spiller, Chairman

This plat is hereby approved for record this 20 day of December, 1983.  
By: H.F. Kahler  
H.F. Kahler, P.E.  
County Engineer

ATTEST: John B. Dunkle, Clerk  
Board of County Commissioners  
By: Elyzah Rialde  
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 have been placed as required by law, that (P.C.P.'s) Permanent 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 ordinances of Palm Beach County, Florida.

By: Daniel C. Fortin  
Daniel C. Fortin  
Registered Surveyor No. 2853  
State of Florida

CENVILL INVESTORS, INC. SEAL	NOTARY PUBLIC SEAL	GOLDOME SAVINGS ASSOCIATION	NOTARY PUBLIC SEAL	EQUIBANK, A BANK AND TRUST COMPANY	NOTARY PUBLIC SEAL	POOLEY-TROYAN INC.	NOTARY PUBLIC SEAL	LAND SURVEYOR SEAL
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THIS INSTRUMENT WAS PREPARED BY  
CARL L. SKILES



0209-300  
47/3  
SHEET 1 OF 2 SHEETS