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PART OF BOCA POINTE P. U. D. COSTA DEL SOL

A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT F-1 OF BOCA POINTE NO. 4, AS RECORDED IN PLAT BOOK 43, PAGES 194 — 196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

A0-1

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1984

SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in Plat Book No. 43 on page 194, 195 and 196 on the 15th day of March 1985.
and duly recorded in File Book No. 50 on page 136137
JOHN B. DUNKLE, Clerk of Public Records
Jacqueline P. ...



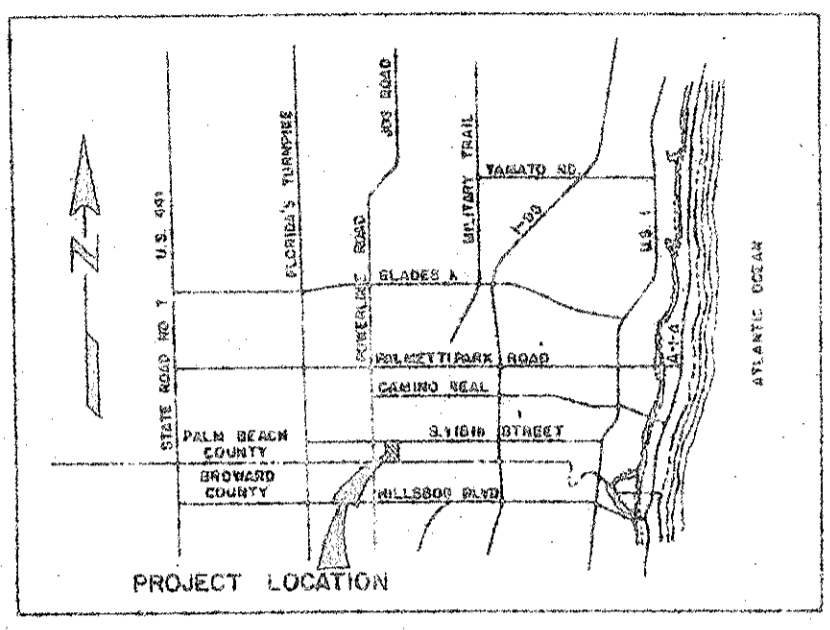
DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ACQUISITION CORP. OF AMERICA, a Florida corporation, owner of land shown hereon, being in Section 34, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as COSTA DEL SOL, being more particularly described as follows:

Tract F-1 of the plat of BOCA POINTE NO. 4, as recorded in Plat Book 43, Pages 194, 195 and 196 of the Public Records of Palm Beach County, Florida,

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Street:**
That tract for private road purposes, shown hereon as Tract A (Costa Del Sol Boulevard), is hereby dedicated to the Costa Del Sol of Boca Pointe Condominium Association, Inc., a Florida corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County. Tract A is further dedicated for utility and drainage easement rights.
- 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. The drainage easements are the perpetual maintenance obligation of the Costa Del Sol of Boca Pointe Condominium Association, Inc., its successors, or assigns, without recourse to Palm Beach County.
 - 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.
- Recreation Area:**
The recreation area, shown hereon as Tract B, is hereby dedicated to the Costa Del Sol of Boca Pointe Condominium Association, Inc., and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.
- Access and Parking Tracts:**
The access and parking tracts, shown hereon as Tracts C and D are hereby dedicated to the Costa Del Sol of Boca Pointe Condominium Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Parcels 1, 2, 3, 4, 5, and 6,** as shown hereon, are reserved by ACQUISITION CORP. OF AMERICA for multi-family residential development.



INDEX OF SHEETS

SHEET No. 1 — TITLE SHET AND CERTIFICATES
SHEET No. 2 — DETAIL SHEET

IN WITNESS WHEREOF, the above-named ACQUISITION CORP. OF AMERICA has caused these presents to be signed by its President and attested by its Vice President, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 15th day of January, 1985.

ACQUISITION CORP. OF AMERICA
a Florida corporation

Attest: Kenneth Hennerle
KENNETH HENNERLE, Vice President
By: Ron Morris
RON MORRIS, President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, DONNA PULIK, Notary Public, do hereby certify that I have examined the foregoing instrument as President and Vice President, respectively, of Acquisition Corp. of America, 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, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 28 day of January, 1985.

My commission expires: 12-21-88
Donna Pulik
Notary Public, State of Florida

P.U.D. STATISTICAL DATA

TOTAL AREA THIS PLAT	29.366 AC.
AREA OF PRIVATE ROAD R/W (TRACT A)	2.475 AC.
AREA OF RECREATION (TRACT B)	6.248 AC.
AREA OF ACCESS AND PARKING (TRACTS C & D)	15.631 AC.
AREA OF BUILDING (PARCELS 1, 2, 3, 4, 5 & 6)	5.012 AC.
TOTAL NO. UNITS ALLOWED, TRACT F-1	360 UNITS
TOTAL NO. UNITS PROPOSED	358 UNITS
DENSITY PROPOSED — THIS PLAT	12.19 UNITS/AC.
LAND USE	APARTMENTS

MORTGAGE CERTIFICATE

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 4113, at Page 0720 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice-President and attested to by its Assistant Secretary, and its seal to be affixed hereon by and with the authority of its Board of Directors this 29th day of January, 1985.

SUNRISE SAVINGS & LOAN ASSOCIATION OF FLORIDA

Attest: Leatrice R. Lovell
LEATRICE R. LOVELL, Assistant Secretary
By: Thomas L. Skubal
THOMAS L. SKUBAL, Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, DONNA PULIK, Notary Public, do hereby certify that I have examined the foregoing instrument as Vice-President and Assistant Secretary, respectively, of SUNRISE SAVINGS & LOAN ASSOCIATION OF FLORIDA, and acknowledged to and before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 29th day of January, 1985.

My commission expires: 12/18/86
Donna Pulik
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF DADE)
I, JAMES C. CARELS, CLS, CLC, of TICOR TITLE INSURANCE COMPANY, a title insurance company, 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 in ACQUISITION CORP. OF AMERICA, a Florida corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: 1-30-85
James C. Carels
JAMES C. CARELS, CLS, CLC
TICOR TITLE INSURANCE COMPANY

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control 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 171 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: 5/1/84
John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 5 day of March, A.D., 1985.

By: Kenneth M. Adams
KENNETH M. ADAMS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 5 day of March, A.D., 1985.

ATTEST: JOHN B. DUNKLE, CLERK
By: H. F. Karlert
H. F. KARLERT, P.E. County Engineer

By: Paul A. Grant
DEPUTY CLERK

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431.

