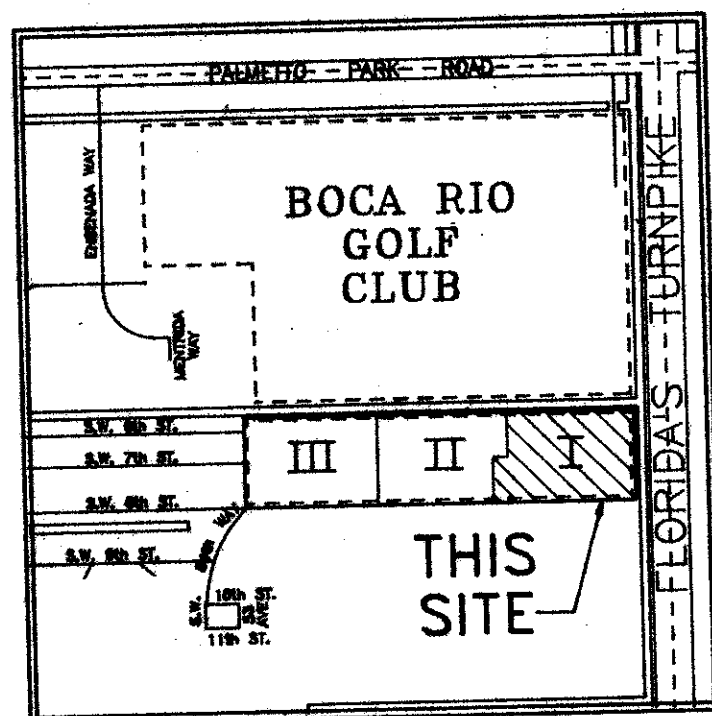


A PART OF THE VILLAGE AT BOCA RIO, A P.U.D.

THE VILLAGE AT BOCA RIO PHASE I

BEING A REPLAT OF PORTIONS OF TRACTS 51 THROUGH 54, BLOCK 80 PALM BEACH FARMS COMPANY, PLAT NUMBER THREE, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

ACRES: 18.4486 ±



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 26 day of MARCH 1985
at 11:25 A.M. and duly recorded in Plat Book No. 50 on page 189-190
JOHN B. DUNKLE, Clerk Circuit Court
Joseph B. Adams D.C.



APPROVAL-PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS:

This Plat is approved for record this 26 day of MARCH A.D. 1985

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

By: *K. Adams*
KENNETH M. ADAMS, Board Chairman

By: *Ruth H. Compton*
Deputy Clerk

COUNTY ENGINEER:

This Plat is hereby approved for record this 26 day of MARCH A.D. 1985

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

DEDICATION CONTINUED

ACCESS, UTILITY & DRAINAGE EASEMENTS

The Access, Utility and Drainage Easements shown hereon as Boca Rio Drive are hereby dedicated to the Village at Boca Rio Homeowners Association, Inc., and its successors and assigns, licensees, grantees, and/or invites without recourse to Palm Beach County, and is the perpetual maintenance obligation of the Village of Boca Rio Homeowners Association, Inc..

DRAINAGE EASEMENTS

The Drainage Easements as shown hereon are hereby dedicated in perpetuity to the Village at Boca Rio Homeowners Association, Inc., its successors and assigns for the construction, operation, and maintenance of drainage facilities and is the perpetual maintenance obligation of the Village at Boca Rio Homeowners Association, Inc., without recourse to Palm Beach County.

UTILITY EASEMENTS

The Utility Easements shown hereon are hereby dedicated in perpetuity for the construction, operation, and maintenance of utilities.

LIMITED ACCESS EASEMENT

The Limited Access Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County for the control of jurisdiction over access rights.

COMMON AREA

All of the remaining area not contained in the Lots and in Tracts 1, & 2 shall be considered common area and is dedicated to the Village at Boca Rio Homeowners Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

WATER MANAGEMENT TRACT

The Water Management Tract shown hereon as Lake Tract L-1 is hereby dedicated in perpetuity to the Village at Boca Rio Homeowners Association, Inc., its successors and assigns for lake, water retention purposes, and drainage easement purposes and is the perpetual obligation of the Village at Boca Rio Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County.

20' LAKE MAINTENANCE EASEMENT

The 20' Lake Maintenance Easement as shown hereon is hereby dedicated to the Village at Boca Rio Homeowners Association, Inc., for the maintenance of Lake Tract L-1, and is the perpetual maintenance obligation of the Village at Boca Rio Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County.

RIGHT-OF-WAY DEDICATION

The Additional R/W as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County Florida, for the perpetual use of the public for proper purposes.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS that the Village at Lake Boca Rio Inc., a Florida Corporation, owners of the lands described hereon, have caused said lands to be surveyed, subdivided and platted in the manner shown hereon. Said plat to be known as THE VILLAGE AT BOCA RIO PHASE I, being more particularly described as follows:

A portion of Tracts 51 through 54, Block 80, PALM BEACH FARMS PLAT NO. 3, a subdivision in Palm Beach County, Florida according to the Plat thereof, as recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 2, Pages 45 through 54, being more particularly described as follows:

BEGINNING at the intersection of the Nori line of said Tract 51 and a line 60.00 feet West of the West line of the Sunshine State Parkway, as described in Deed Book 1141, Page 194, of the Public Records of Palm Beach County, Florida; thence North 89° 57' 03" West along the North line of said Tracts 51 through 54, a distance of 1027.72 feet to the Northeast corner of said Tract 54; thence South 00° 01' 02" East along the East line of said Tract 54, a distance of 28.00 feet; thence North 89° 57' 03" West along a line 28.00 feet South of and parallel to the North line of said Tract 54, a distance of 152.97 feet; the last two described courses bear further described as being described in Deed Book 129, Page 127, of the Public Records of Palm Beach County, Florida; thence South 00° 44' 43" East, a distance of 324.50 feet; thence North 89° 57' 03" West, a distance of 92.41 feet; thence South 00° 44' 43" East, a distance of 307.56 feet; thence South 89° 57' 03" East along the South line of Tract 54 and an Easterly projection thereof, a distance of 1273.46 feet; thence North 00° 44' 43" West along a line 60.00 feet West of said West right-of-way line of the Sunshine State Parkway, a distance of 660.06 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Palm Beach County, Florida. Containing 18.4486 acres, more or less.

Subject to that certain 55.00 foot exclusive Drainage Easement to Lake Worth Drainage District, as recorded in O.R. Book 4365, Pages 1242 and 1243, of the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF The Village at Lake Boca Rio Inc., has caused these presents to be signed by its Secretary and attested by its Secretary and its seal to be affixed hereon by its Secretary this 22 day of JANUARY A.D. 1985.

WITNESSES: *David Young*
James Jones

BY: *Stephen Leon*
Name: Stephen Leon Title: President

ATTEST: *Michael Weizman*
Name: Michael Weizman Title: Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME, personally appeared STEPHEN LEON and M. WEIZMAN 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 THE VILLAGE AT LAKE BOCA RIO Incorporated, a Florida Corporation, and severally acknowledged to and before me that they executed such instruments 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 22 day of JANUARY A.D. 1985

My commission expires: _____
M. Donald Burns
Notary Public at Large

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PINELLAS S.S.

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 are recorded in Official Record Book 4375 at page 11 of the public records of Palm Beach County, Florida, and shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, GOLDOME SAVINGS BANK, a corporation formed under the laws of the State of Florida, has caused these presents to be signed by its V. Passio and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11 day of Jan A.D. 1985.

WITNESSES: *Deandodge*
Deandodge

BY: *Frank R. Dudgeon*
Name: Frank R. Dudgeon Title: Vice President
ATTEST: *Joseph W. Scherman*
Name: Joseph W. Scherman Title: Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS S.S.

BEFORE ME, personally appeared Frank R. Dudgeon and Kathy W. Scherman 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 GOLDOME SAVINGS BANK, a corporation formed under the laws of 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 17th day of January A.D. 1985.

My commission expires: _____
M. Donald Burns
Notary Public at Large

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I, Frank C. Sherman, 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 title to the property is vested to The Village at Lake Boca Rio Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon, and that there are no other encumbrances of record.

Dated: Jan. 24, 1985
Frank C. Sherman

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 the P.R.M.'s (Permanent Reference Monuments) have been placed as required by law 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.

The Village at Boca Rio Ph. I

Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS

6300 Northeast 1st Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

0439-001

50/189

DRAWING NUMBER
50/189

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER OTHER
REGISTERED PROFESSIONAL SURVEYOR