

PART OF BOCA POINTE P. U. D. VILLA STEL

A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT B-2 OF BOCA POINTE NO. 3, AS RECORDED IN PLAT BOOK 46, PAGES 123-125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY 1985

SHEET 1 OF 2

52/82 A01 COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 27th day of NOVEMBER 1985 and duly recorded in Plat Book No. 46, page 821-83

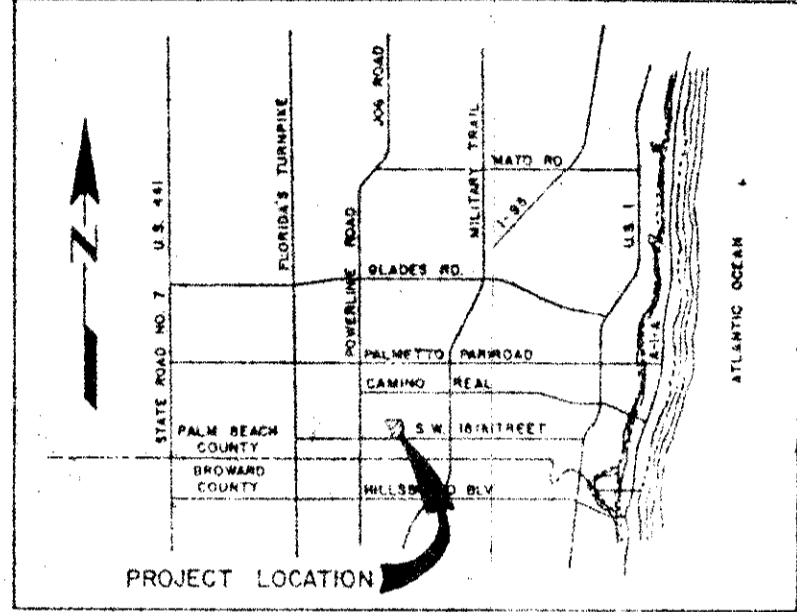


DEDICATION

KNOW ALL MEN BY THESE PRESENTS that STEL DEVELOPMENT CORP., 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 VILLA STEL, being more particularly described as follows:

Tract B-2 of the plat of BOCA POINTE NO. 3, as recorded in Plat Book 46, Pages 123, 124 and 125 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:

- 1. Street: That tracts for private road and utility purposes, shown hereon as Tract A and Tract A-1, is hereby dedicated to the Villa Stel Homeowners' 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.
2. Easements: a. 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.
b. 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.
c. Lake Maintenance Easement - The Lake Maintenance Easement as shown is hereby dedicated to the Villa Stel Homeowners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
d. Landscape Easements - The landscape easements as shown are hereby dedicated to the Villa Stel Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
3. Water Management Tract: The Water Management Tract, shown hereon as Tract B, is hereby dedicated to the Boca Pointe Community Association, Inc. for water management purposes and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.
4. Recreation Area: The recreation area, shown hereon as Tract C, is hereby dedicated to the Villa Stel Homeowners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
5. Landscape and Buffer Area: The landscaping and buffer tract, shown hereon as Tract D, is hereby dedicated to the Boca Pointe Community Association, Inc., and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.
6. Landscape and Buffer Area and Open Space: The landscaping and buffer Tract E and the open space Tracts F, G, H, I, and J, are hereby dedicated to the Villa Stel Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.



INDEX OF SEETS

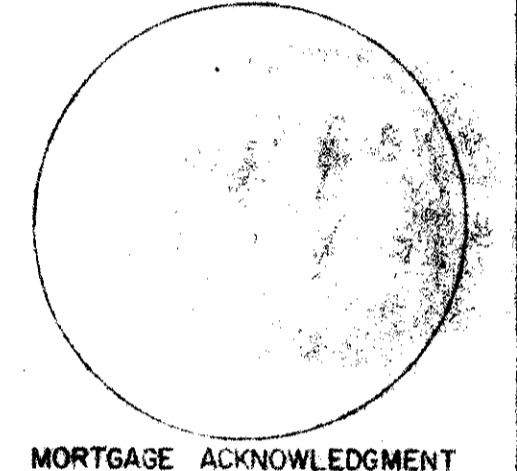
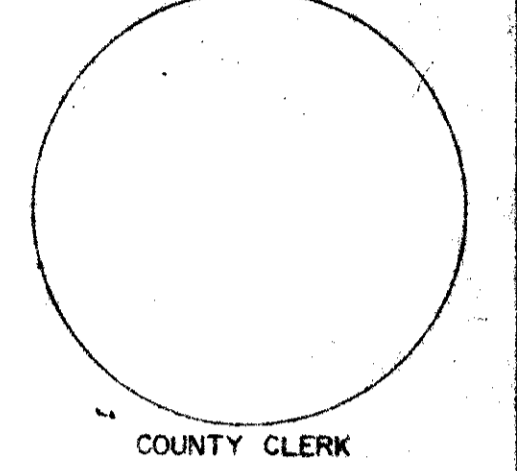
- SHEET No. 1 - TITLE SHEET AND CERTIFICATES
SHEET No. 2 - DETAIL PLAN SHEET

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

ACKNOWLEDGMENT

STATE OF FLORIDA ) BEFORE ME personally appeared THOMAS M. WEIDENFELD and CATHY ELLIOTT, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Vice President, respectively, of COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA, INC., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation that the seal affixed to the foregoing instrument is the 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 23rd day of Sept, 1985. My Commission expires: Notary Public, State of Florida



IN WITNESS WHEREOF, the above-named STEL DEVELOPMENT CORP. 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 19 day of APRIL, 1985.

STEL DEVELOPMENT CORP. a Florida corporation

Attest: Dennis Neilon, Vice President By: Alphonso Movilla, President

STATISTICAL DATA

Table with 2 columns: Description and Value. Rows include: TOTAL AREA THIS PLAT (20.112 AC), AREA OF LOTS (10.972 AC), AREA OF PRIVATE ROAD (2.839 AC), AREA OF WATER MANAGEMENT TRACT (3.831 AC), AREA OF RECREATION (0.330 AC), AREA OF LANDSCAPE AND BUFFER (1.786 AC), AREA OF OPEN SPACE (0.354 AC), TOTAL NO. OF UNITS ALLOWED TRACT B-2 (247), TOTAL NO. OF UNITS PROPOSED THIS PLAT (90), PROPOSED DENSITY (4.475 UNITS/AC), PROPOSED LAND USE (P.U.D. PATIO HOMES).

TITLE CERTIFICATE

STATE OF FLORIDA ) I, LAURIE S. SILVERS of the firm of Rubenstein & Silvers, P.A., COUNTY OF PALM BEACH ) 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 title to the property is vested in STEL DEVELOPMENT CORP., a Florida corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; that all mortgages are shown and are true and correct; and there are no other encumbrances of record.

Date: 9-26-85 Laurie S. Silvers, Rubenstein & Silvers, P.A. Attorney-at-law licensed in Florida

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 (F.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 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: 9/27/85 John A. Grant, Jr., Registered Surveyor No. 1141 State of Florida

ACKNOWLEDGMENT

STATE OF FLORIDA ) BEFORE ME personally appeared Alphonso Movilla and Dennis Neilon, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President, respectively, of STEL DEVELOPMENT CORP., 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 19 day of April, 1985. My commission expires: Sept 14, 1987

MORTGAGE CERTIFICATE

STATE OF FLORIDA ) The undersigned hereby certifies that it is the holder of a mortgage upon the COUNTY OF BROWARD ) 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 4635 at Page 1907 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 Senior Vice President and attested to by its Vice President, and its seal to be affixed hereon by and with the authority of its Board of Directors this 23 day of SEPT, 1985.

COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA, INC. a Florida Corporation

ATTEST: Cathy Elliott, Vice President By: Thomas M. Weidenfeld, Senior Vice President

BOARD OF COUNTY COMMISSIONERS

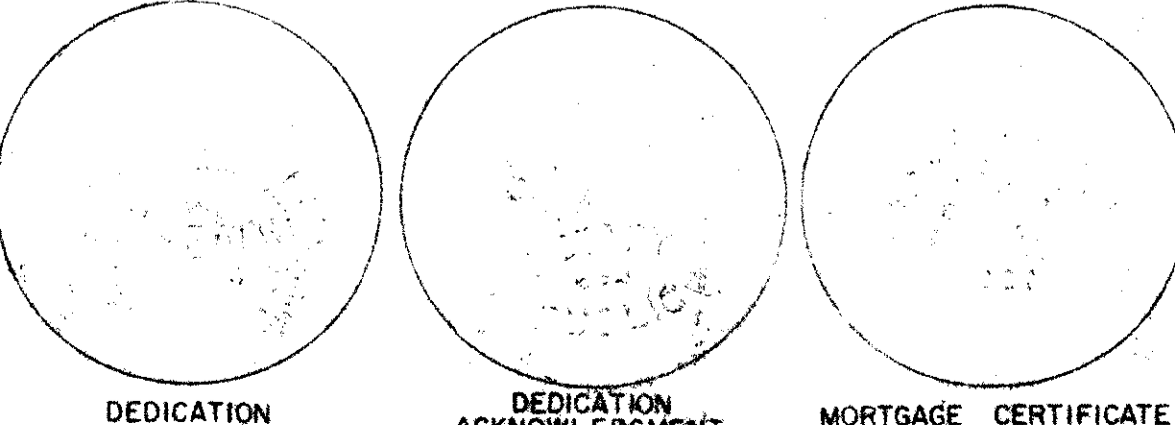
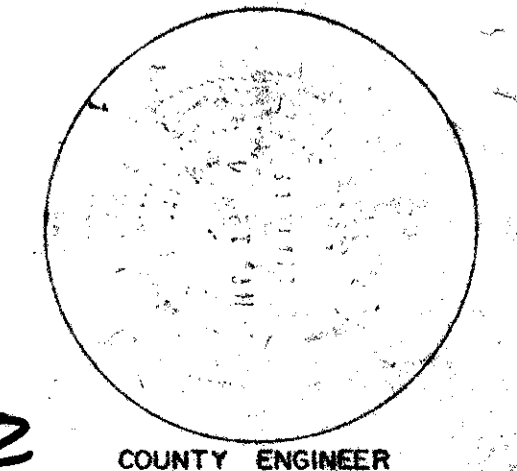
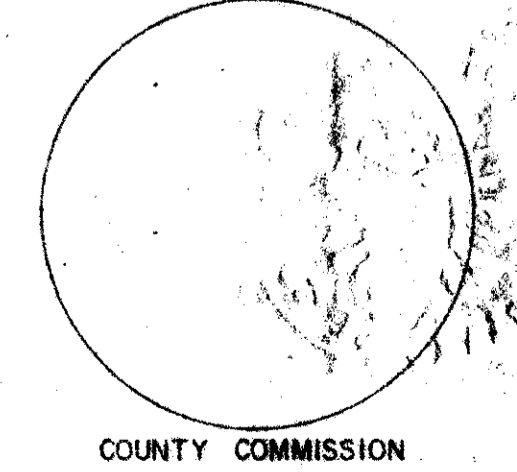
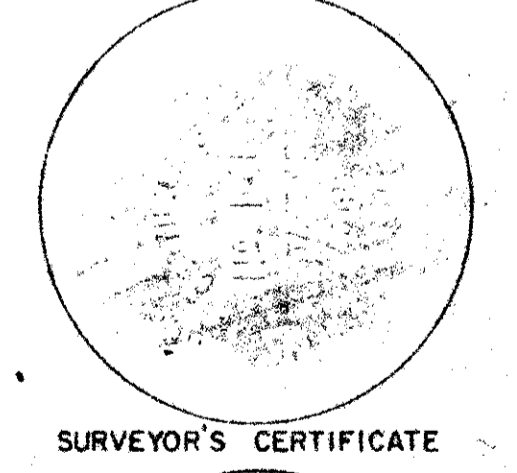
This plat is hereby approved for record this 26 day of Nov, A.D., 1985.

By: Karen Marcus, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 26 day of Nov, A.D., 1985.

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



0211-002

DRAWING NUMBER 52/82

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