

DRAWING NUMBER  
52/133

133  
CLERK OF PALM BEACH COUNTY  
STATE OF FLORIDA  
This Plat was filed for record in  
Official Record Book No. 42, Page 141, 142 and 143  
on the 5th day of JANUARY  
1985, and duly recorded in Plat Book No. 52  
on page 133-134  
BY: JOHN B. DUNKLE, Clerk of Court  
Notary Public, State of Florida

# IMPERIAL AT PROMENADE

A REPLAT OF A PORTION OF TRACT Q, BOCA POINTE P.U.D., PLAT BOOK 42, PAGES 141, 142 and 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
JULY 1985

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Imperial Developers, a Florida General Partnership, owner of land shown hereon, being in Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Imperial at Promenade," being more particularly described in the legal description shown hereon, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets: Tract B is hereby dedicated as restricted common property to Boca Pointe Community Association, Inc., for ingress/egress, utility, drainage, and other proper purposes, and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County, and shall be
- 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.
- Tract A is reserved by the developer for residential purposes in accordance with the Declaration of Condominium to be recorded in the Public Records of Palm Beach County, Florida.
- Limited Access Easement: The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, IMPERIAL DEVELOPERS, a Florida General Partnership, has caused this Plat to be executed this 5th day of December, 1985.

IMPERIAL DEVELOPERS,  
A Florida General Partnership,  
By its General Partner:  
IMPERIAL ASSOCIATES, LTD.,  
A Florida Limited Partnership,  
By its General Partner:  
IMPERIAL ASSOCIATES, CORP.,  
A Florida Corporation  
By: Gordon Deckelbaum  
Gordon Deckelbaum, President

Witness As To Both  
Attest:  
By: Morris Richter  
Morris Richter, Vice President

Witness As To Both

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Gordon Deckelbaum and Morris Richter, 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 of Imperial Associates Corp., 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 as General Partner of Imperial Developers, a Florida General Partnership.

WITNESS my hand, and official seal this 5th day of December, 1985.

My Commission Expires: 7-25-87  
NOTARY PUBLIC

### LEGAL DESCRIPTION:

A portion of Tract Q of BOCA POINTE NO. 1, P.U.D., according to the Plat thereof as recorded in Plat Book 42, at Page 141 thru 143 inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract "A" SOUTHWINDS AT BOCA POINTE PLAT ONE - P.U.D., according to the plat thereof as recorded in Plat Book 50 at Page 72 and 73 of the Public Records of Palm Beach County, Florida; Thence South 88°-21'-34" East along the North Boundary of said Tract Q for 583.63 Feet; Thence South 1°-07'-20" East for 284.62 Feet; Thence South 81°-44'-00" East for 60.54 Feet to a Point of Curvature of a 162.05 Foot Radius Curve leading to the Right; Thence Easterly and Southerly along said curve through a central angle of 53°-38'-22" for an arc distance of 151.71 Feet; Thence South 73°-05'-38" East for 35.36 Feet to a point on the Northwesterly Boundary of Tract S-1 of the Plat of PROMENADE AT BOCA POINTE NO. 1 as recorded in Plat Book 45, at Page 120 of the Public Records of Palm Beach County, Florida; Thence South 61°-51'-22" West along the aforementioned Westerly Boundary of said Tract S-1 for 75.00 Feet to a Point of Curvature; Thence Westerly and Southerly along a 225.55 Foot Radius Curve to the Left being along said Northwesterly Right-of-Way Line thru a central angle of 5°-43'-41" for an arc distance of 22.55 Feet; Thence North 14°-19'-44" East for 33.36 Feet to a point on a circular curve concave to the Southwest and whose radius point bears South 62°-40'-25" West for 112.05 Feet; Thence Northerly and Westerly along said curve through a central angle of 54°-24'-25" for an arc distance of 106.40 Feet to a point of tangency; Thence North 81°-44'-00" West for a distance of 406.43 Feet; Thence South 85°-53'-14" West for 210.34 Feet to a Point of Curvature of a 385.00 foot radius curve; said point being the Northeast corner of Tract G of said SOUTHWINDS AT BOCA POINTE PLAT ONE - P.U.D.; Thence Westerly along a circular curve to the right and the Northerly boundary of said Tract G, through a central angle of 3°-29'-48" for an arc distance of 23.50 Feet; Thence North 1°-07'-20" West along the Easterly boundary of Tract A of said SOUTHWINDS AT BOCA POINTE PLAT ONE - P.U.D. for 297.14 Feet to the Point of Beginning.

Said lands containing 180,898 Square Feet or 4.153 Acres, more or less.

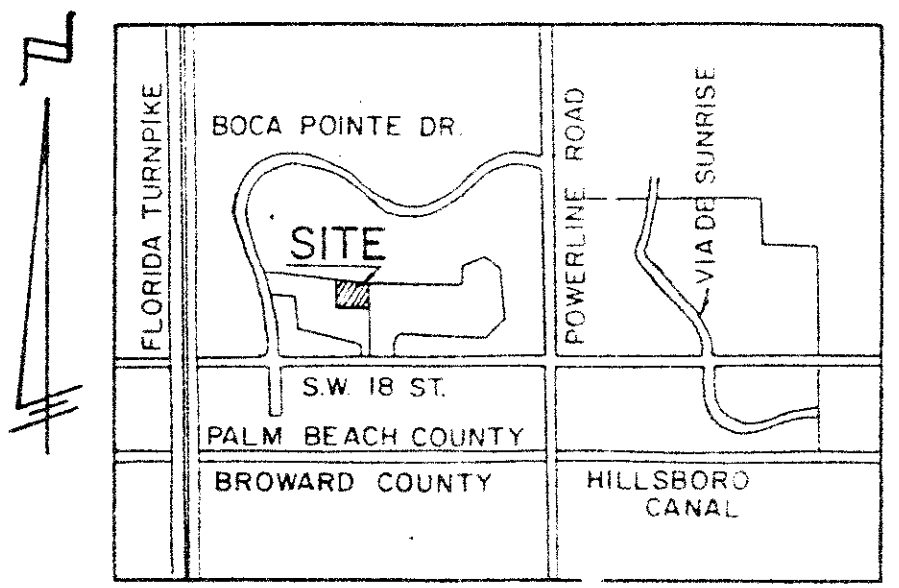
appurtenant to all owners of residential property and residential units in said Tract Q, save and except that portion known as Southwinds at Boca Pointe as recorded in Plat Book 50, Pages 72 and 73 of the Public Records of Palm Beach County.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared DALEY B. CASTANO and DALEY B. CASTANO, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Assistant Secretary of Markborough Florida, Inc., a Florida Corporation, and 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 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 30 day of December, 1985.

My Commission Expires: 5/26/89  
NOTARY PUBLIC



LOCATION MAP  
1" = 1 MILE

### 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 414E at Page 1496 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 20 day of December, 1985.

MARKBOROUGH FLORIDA, INC.  
A FLORIDA CORPORATION  
By: [Signature]  
Vice President

### ATTEST:

[Signature]  
Asst. Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared DALEY B. CASTANO and DALEY B. CASTANO, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Vice President and Asst. Secretary of Markborough Florida, Inc., a Florida Corporation, 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 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 30 day of December, 1985.

My Commission Expires: 5/26/89  
NOTARY PUBLIC

### NOTES:

- P R M • Indicates Permanent Reference Monument
- P C P • Indicates Permanent Control Point

Bearing Reference-Assumed Meridian

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:

Type of Units: 56 Condominiums  
Total Acres: 4.153 Acres

### 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 479 at Page 1644 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 V.P. and attested to by its [Signature] and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 20 day of December, 1985.

NCNB NATIONAL BANK OF FLORIDA  
By: [Signature]  
Vice President

### ATTEST:

[Signature]  
Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared DALEY B. CASTANO and DALEY B. CASTANO, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Vice President and Asst. Secretary of Markborough Florida, 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, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 30 day of December, 1985.

My Commission Expires: 11/26/89  
NOTARY PUBLIC

### CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I JEFFREY A. DEUTCH, 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 Imperial Developers, A Florida General Partnership, 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.

BROAD AND CASSEL  
Date: Dec. 5, 1985 By: [Signature]  
Jeffrey A. Deutch  
Attorney at Law

### APPROVALS:

Board of County Commissioners  
Palm Beach County, Florida

This plat is hereby approved for record this 21 day of Jan, 1986.  
By: [Signature]  
KAREN T. MARCUS Chair

### COUNTY ENGINEER

This plat is hereby approved for record this 21 day of Jan, 1986.  
By: [Signature]  
H. F. Kahlert, P.E., County Engineer

### ATTEST:

John B. Dunkle, Clerk  
Board of County Commissioners  
By: [Signature]  
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 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.

By: [Signature]  
Daniel C. Fortin  
Surveyor No. 2853  
State of Florida

52/133  
IMPERIAL AT PROMENADE  
0211-322  
Seal:  
Surveyor:

THIS INSTRUMENT WAS PREPARED BY: CARL L. SKILES  
FORTIN, LEAVY, SKILES, INC.  
855 SOUTH FEDERAL HIGHWAY, BOCA RATON, FL 33432

Seal: Imperial Associates Corporation  
Seal: Notary Public

Seal: Notary Public  
Seal: Markborough Florida, Inc.  
Seal: Notary Public

Seal: NCNB National Bank  
Seal: Notary Public

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