

REGENCY AT BOCA POINTE

17

A REPLAT OF A PORTION OF TRACT Q, BOCA POINTE No. 1 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
JANUARY, 1986

DRAWING NUMBER 54/17

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DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Regency 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 "Regency at Boca Pointe" 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:

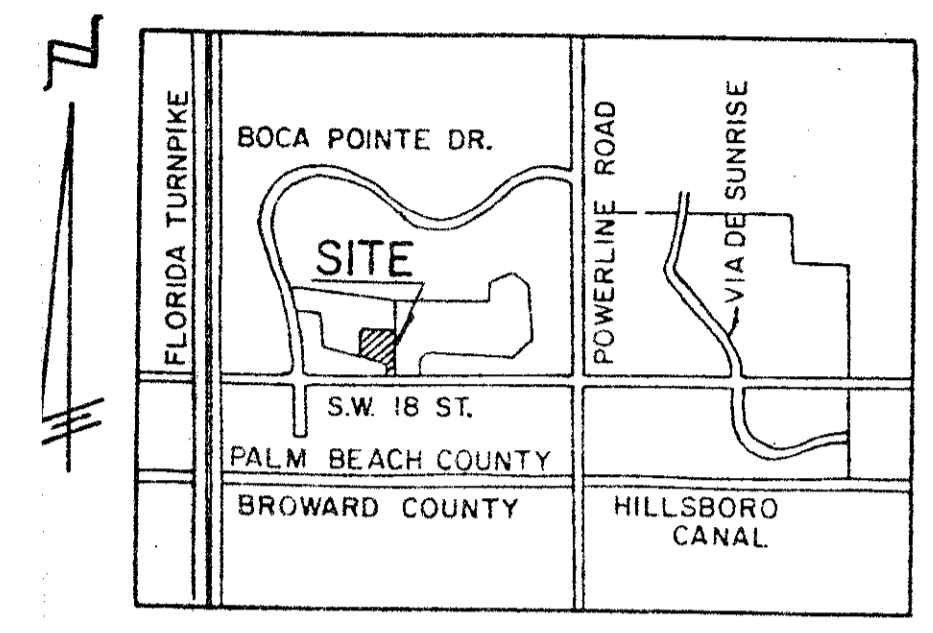
1. Tract "A" is reserved by the developer for residential purposes in accordance with the Declaration of Condominium to be recorded in the Public Records of Palm Beach County, Florida.
2. Water Management: Tract "B", as shown, is hereby dedicated in perpetuity for the construction and maintenance of water management facilities and is the perpetual maintenance obligation of the Regency at Boca Pointe Condominium Association, Inc., its successors and assigns, without recourse to Palm Beach County.
3. 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.
4. 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.

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 pages 141 thru 143 inclusive, of the Public Records of Palm Beach County, Florida, lying and being in Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Southwinds at Boca Pointe Plat One (Part of P.U.D.), according to the plat thereof as recorded in Plat Book 50, at pages 72 and 73 of the Public Records of Palm Beach County, Florida; the following four (4) courses being along the Easterly boundary of said Plat of Southwinds at Boca Pointe Plat One: (1) thence North 01°-07'-20" West for 203.33 feet; (2) thence North 40°-14'-40" West for 94.88 feet; (3) thence North 49°-45'-20" East for 55.00 feet; (4) thence North 01°-07'-20" West for 91.86 feet to the Northeast corner of Tract "G" of said Plat of Southwinds at Boca Pointe Plat One; thence North 85°-53'-14" East for 210.34 feet; thence South 81°-44'-00" East for 406.43 feet to a Point of Curvature; thence Southeasterly along a 112.05 foot radius curve leading to the right through a central angle of 54°-24'-25" for an arc of 106.40 feet; thence South 14°-19'-44" West for 33.36 feet to a point on a circular curve whose radius point bears South 33°-49'-19" East, 225.55 feet, said point being on the Westerly boundary of Tract S-1 of Promenade at Boca Pointe No. 1 (P.U.D.) according to the plat thereof as recorded in Plat Book 45, at pages 119 and 120 of the Public Records of Palm Beach County, Florida; the following three (3) courses being along said Westerly boundary of Tract S-1: (1) thence Southwesterly and Southeasterly along said circular curve, leading to the left, through a central angle of 95°-29'-51" for an arc of 375.93 feet to a point of reverse curvature; (2) thence Southwesterly along a 178.37 foot radius curve leading to the right, through a central angle of 38°-11'-50" for an arc of 118.91 feet to a point of tangency; (3) thence South 01°-07'-20" East for 90.00 feet to the Southwest corner of said Tract S-1, said point being on the Northerly right-of-way line of SW 18th Street; the following three courses being along the Southerly boundary of said Tract Q: (1) thence South 88°-52'-40" West along said Northerly right-of-way line for 10.00 feet; (2) thence North 01°-07'-20" West for 90.00 feet; (3) thence North 75°-01'-53" West for 666.09 feet to the Point of Beginning.

Containing 297,145 square feet or 6.8215 acres, more or less.



LOCATION MAP
1" = 1 MILE

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: 96 Condominiums
Total Acres: 6.8215 Acres

MORTGAGEE'S CONSENT:

STATE OF TEXAS
COUNTY OF Dallas

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 4886 at Page 0975 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 Assistant V.P. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 30 day of May, 1986.

MERCANTILE CANADA CORPORATION,
A Corporation Organized Under
The Laws of the State of Delaware

By: [Signature]
D. Anthony McCall
Vice President

Attest: [Signature]
By: [Signature]

TITLE IMP.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME personally appeared D. Anthony McCall and John Simons to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant VP of Mercantile Canada Corporation, 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 30 day of May, 1986.

My commission expires: 12-28-91
[Signature]
Notary Public Lynn S. Uilman

Seal

Mercantile Canada Corporation

Seal

Notary Public

IN WITNESS WHEREOF, REGENCY DEVELOPERS, a Florida General Partnership, has caused this Plat to be executed this 28 day of May, 1986.

REGENCY DEVELOPERS,
a Florida general partnership

By: [Signature]
Regency at Boca Pointe, Ltd.,
a Florida limited partnership,
as its general partner

By: [Signature]
Regency at Boca Pointe
Development Corp., a Florida
corporation, as general partner

[Signature]
Witness As To Both

[Signature]
Morris Richter, President

Attest:

[Signature]
Witness As to Both

[Signature]
Gordon Deckelbaum, Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Morris Richter and Gordon Deckelbaum, 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 Regency at Boca Pointe Development 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 Regency Developers, a Florida General Partnership.

WITNESS my hand, and official seal this 28 day of May, 1986.

My Commission Expires: 9/24/88
[Signature]
Notary Public

Seal

Regency at Boca Pointe
Development Corp.

Seal

Notary Public

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:42 A.M.
on the 24th day of July,
1986, and duly recorded in Plat Book No. 42
pages 17+18
[Signature]
John B. Dunkle, Clerk, Circuit Court

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 Regency Developers, a Florida General Partnership, that the current taxes have been paid, and the property is encumbered by the mortgage 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: 6/12/86 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 28 day of May, 1986.
[Signature]
Karen T. Meadows, Chair.

COUNTY ENGINEER

This plat is hereby approved for record this 22 day of July, 1986.
[Signature]
W.P. 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
Registered Surveyor No. 2853
State of Florida

33/47/42

SUBDIVISION * Regency at Boca Pointe

BOOK 54 PAGE 17

FLOOD ZONE A0-1 FLOOD MAP 54/17

QUAD * 54 ZONING 54/17

SE ZIP CODE 33405

PUD NAME

0211-324

REGENCY

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