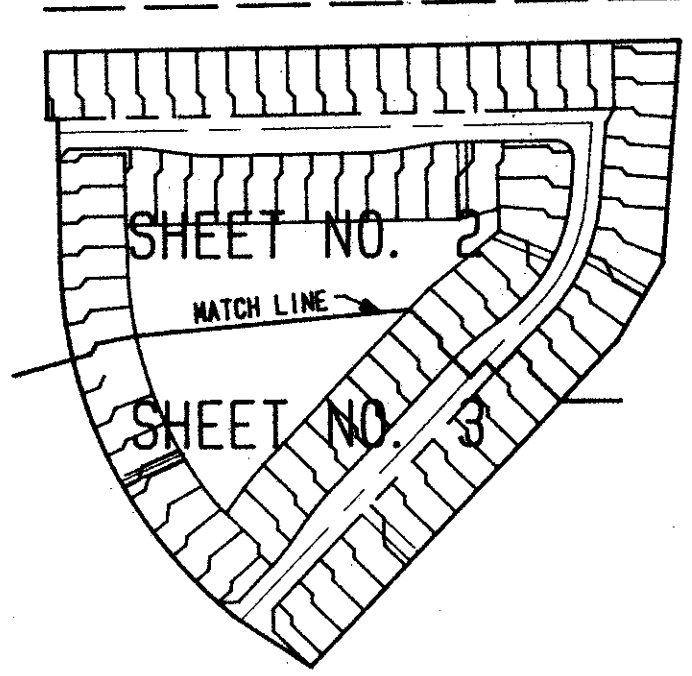


PALOMAR

A REPLAT OF A PORTION OF TRACT "N", OF BOCA POINTE NO. 1, PART OF A P.U.D., AS RECORDED IN PLAT BOOK 42, PAGES 141, 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN PART OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN THREE SHEETS SHEET NO 1



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 4-7-88 this 22 day of April, 1988 and duly recorded in Plat Book No. 53 on Pages 107 thru 109.



LANGAN ENGINEERING ASSOCIATES, INC.
WEST PALM BEACH, FLORIDA
APRIL, 1988

DESCRIPTION

A parcel of land in Section 28, Township 47 South, Range 42 East, being a portion of Tract "N", BOCA POINTE NO. 1, part of a P.U.D., as recorded in Plat Book 42, Pages 141, 142, and 143 of the Public Records of Palm Beach County, Florida and being more particularly described as follows:
Commencing at the northwest corner of said Tract "N"; thence North 89°20'42" East along the northerly line of said Tract "N" (also being the southerly line of Lake North Drainage District Lateral No. 49) a distance of 699.06 feet to the POINT OF BEGINNING of this description;
Thence continue North 89°20'42" East along said northerly line, a distance of 1049.73 feet to the northeast corner of said Tract "N" (also being the northwesterly corner of Tract "X-1" as shown in said plat of BOCA POINTE NO. 1); thence along the easterly boundary of said Tract "N" by the following courses and distances:
South 04°50'00" West, a distance of 365.90 feet; thence South 30°50'00" West, a distance of 150.00 feet; thence

South 44°03'37" West, a distance of 704.23 feet to a point on the easterly boundary of Tract "R-1", of ESPLANADA AT BOCA POINTE NO. 1, as recorded in Plat Book 46, Pages 117 and 118 of said Public Records; thence along the easterly line of said Tract "R-1" by the following courses and distances:
South 44°03'37" West, a distance of 30.00 feet; thence North 56°45'37" West, a distance of 150.65 feet; thence North 49°09'07" West, a distance of 31.23 feet to the beginning of a curve concave to the Northeast, having a radius of 753.91 feet and a central angle of 48°29'49"; thence northwesterly and northerly along the arc of said curve, a distance of 638.13 feet; thence North 00°39'18" West, a distance of 234.56 feet to the northerly line of said Tract "R-1"; thence South 89°20'42" West, along said northerly line, a distance of 17.03 feet to the southeast corner of LOT 79 of said ESPLANADA AT BOCA POINTE NO. 1; thence North 00°39'18" West along the east line of said LOT 79, a distance of 110.00 feet to the POINT OF BEGINNING.

P. U. D. SITE DATA

RESIDENTIAL	13.0	AC.
OPEN SPACE	4.5	AC.
TOTAL ACREAGE	17.5	AC.
TOTAL DWELLING UNITS	82	
GROSS DENSITY	4.69	D. U. / AC.

NOTES

- Denotes Permanent Reference Monument.
 - Denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout Boca Pointe No. 1, North 89°20'42" East on North Boundary of Tract N.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction, shall be placed on Utility or Drainage Easements.
- Utility Easements are for Public Utilities including Cable T.V., unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- Landscaping on Utility Easements shall be only with approval of all utilities occupying the same.
- No structures, trees or shrubs shall be placed in Drainage or Maintenance Easements.

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that THE KENNEDY GROUP, Ltd., a Florida Limited Partnership, licensed to do business in the State of Florida, owners of the land shown hereon as "PALOMAR", a replat of a portion of tract "N", of Boca Pointe No. 1, part of a P.U.D., as recorded in plat book 42, pages 141, 142 and 143 of the public records of Palm Beach County, Florida, being in part of Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, and more particularly described under DESCRIPTION; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

INC." and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. Palm Beach County shall have the right, but not the obligation to maintain the portion of the drainage system which drains a public right of way.

The Maintenance Easement is for the maintenance of Tract D-1 and is hereby dedicated to the "PALOMAR AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.", and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

Tract D-1 is for Water Management and Drainage Easement purposes and is hereby dedicated to the "PALOMAR AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.", and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County, Florida.

Tracts L-1, L-2, L-3, L-4, L-5, L-6, and L-7 are for landscape purposes and are hereby dedicated to the "PALOMAR AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.", and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. Where Utility Easements cross Landscape Tracts, Utility Easements shall take precedence.

IN WITNESS WHEREOF, the above named partnership have caused these presents to be signed this 31st day of March, 1988.

THE KENNEDY GROUP, LTD.,
A Florida Limited Partnership

By: KENNEDY BUILDERS CORP
A Florida Corporation

By: Timothy R. Kelly
Timothy R. Kelly,
Chief Executive Officer - Florida
ATTEST By: Robert N. Kennedy
Robert N. Kennedy,
Secretary

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, Broad and Cassel, duly licensed attorneys in the State of Florida, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to The Kennedy Group, Ltd., a Florida Limited Partnership; that the current

taxes have been paid; and that we find that the property is encumbered by the mortgage shown hereon; and that we find that the mortgage as shown is true and correct, and that there are no other encumbrances of record.

BROAD AND CASSEL, Attorneys at Law
Date: 3/28/88
Richard B. MacFarland, P.A., Partner.

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certifies that 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 5555 at page 324 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

these presents to be signed by its SR VICE PRESIDENT and attested by its ASST SECRETARY, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 4th day of April, 1988.

GLENDALE FEDERAL SAVINGS & LOAN ASSOCIATION,
a Corporation of the State of Florida

By: Edna R. Drayton
SR VICE PRES.

ATTEST: Dorothy M. Brown
Notary Public

IN WITNESS WHEREOF, the said corporation has caused

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 14th day of APRIL, 1988.

By: Carol Elaguet
Carol A. Roberts, Chief VICE-CLERK

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: Luc H. Compton
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 14th day of APRIL, 1988.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Timothy R. Kelly and Robert N. Kennedy, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Chief Executive Officer - Florida and Secretary of the KENNEDY BUILDERS 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 31st day of March, 1988.

My commission expires: 5/1/91

Josephine Hancock
Notary Public
State of Florida at Large

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared ELDON R. IRWIN and DOROTHY M. BROWN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SR VICE PRESIDENT and ASST SECRETARY of the GLENDALE FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 4th day of APRIL, 1988.

My commission expires: 11-18-89
Jean L. Keeson
Notary Public
State of Florida at Large

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.

This Instrument Prepared By:
Hector A. Perez
2659 Forest Hill Blvd. Suite 204
West Palm Beach, Florida 33406

STATE OF FLORIDA
COUNTY OF PALM BEACH

This is to certify that on 4-7-88, 1988 a survey of lands as shown on the hereon plat was completed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improvements, and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and Minimum Technical Standards for the land surveying in the State of Florida (Rule 21HH-6, Florida Administrative Code), and ordinances of Palm Beach County, Florida.

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MARCH of 1988, the hereon plat was prepared and delineated under my responsible direction and supervision and, to the best of my knowledge and belief, is a correct representation of the lands hereon described as surveyed by Dailey-Fortorny, Inc.

LANGAN ENGINEERING ASSOCIATES, INC.

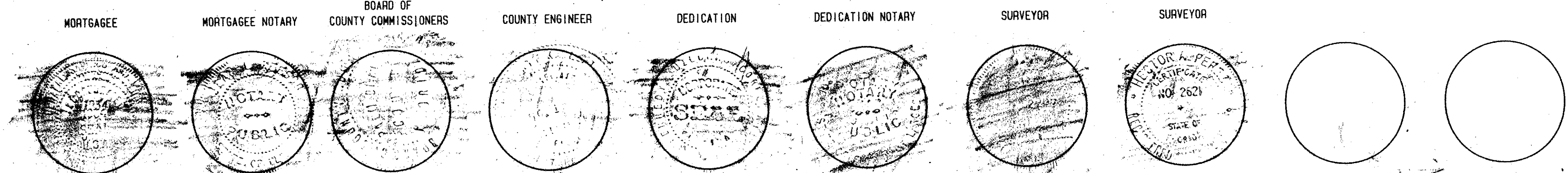
DATE: APRIL 6, 1988

Hector A. Perez
Hector A. Perez
Professional Land Surveyor
Florida Registration No. 2621.

DAILEY-FORTORNY, INC.
Date: 4-7-88

Paul J. Fortorny
Professional Land Surveyor
Florida Registration No. 2297

0211-005
PALOMAR 59/107



SUBDIVISION * Palomar
BOOK 59 PAGE 107
FLOOD ZONE A01 FLOOD MAP #0406
QUAD # 51 ZONING RS 107
SE PUD 72-85 ZIP CODE 33406
PUD NAME Boca Pointe PUD
TAZ 680