

PART OF BOCA POINTE P.U.D.
REPLAT OF A PORTION OF EL DORADO COURT
 A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF LOTS 16 THRU 32, LOTS 34 THRU 36 AND LOTS 41 THRU 47 OF EL DORADO COURT
 AS RECORDED IN PLAT BOOK 51, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

DECEMBER 1991
 SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CORONADO GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT OF A PORTION OF EL DORADO COURT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 41, 42, 43, 44, 45, 46 AND 47 OF EL DORADO COURT AS RECORDED IN PLAT BOOK 51, PAGES 129 AND 130 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:

- OPEN SPACE:
THE OPEN SPACE TRACTS, SHOWN HEREON AS TRACTS G, H, I AND J, ARE HEREBY RESERVED TO THE EL DORADO NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- PEDESTRIAN ACCESS EASEMENT:
THE PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED TO THE EL DORADO NEIGHBORHOOD 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. IN WITNESS WHEREOF, THE ABOVE-NAMED CORONADO GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, DOM CALDERONE, AND ATTESTED BY ITS ASSISTANT SECRETARY, RALPH WALTER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF February, A.D., 1993.

CORONADO GROUP, INC.,
 A FLORIDA CORPORATION
 ATTEST: Ralph Walter RALPH WALTER, ASSISTANT SECRETARY
 BY: Dom Calderone DOM CALDERONE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED DOM CALDERONE AND RALPH WALTER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED CORONADO GROUP, 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 IS 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 23rd DAY OF February, A.D., 1993.
3-20-95
 MY COMMISSION EXPIRES
 MY COMMISSION NUMBER: CC094391
John A. Grant III
 NOTARY PUBLIC, STATE OF FLORIDA
 JOHN A. GRANT, III

MORTGAGEE'S CONSENT

STATE OF GEORGIA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE COUNTY OF DEKALB } 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 7261 AT PAGE 684 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 ATTORNEY-IN-FACT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF December, A.D., 1992.

RESOLUTION TRUST CORPORATION,
 AS RECEIVER FOR SOUTHERN FLORIDABANC
 FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST: Susan G. Pelouquin SUSAN G. PELOQUIN, ASSISTANT VICE PRESIDENT
Pat Y. Leverenz PAT Y. LEVERENZ, ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF GEORGIA } SS BEFORE ME PERSONALLY APPEARED PAT Y. LEVERENZ AND SUSAN G. PELOQUIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED RESOLUTION TRUST CORPORATION, AS RECEIVER FOR SOUTHERN FLORIDABANC FEDERAL SAVINGS AND LOAN ASSOCIATION, 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.

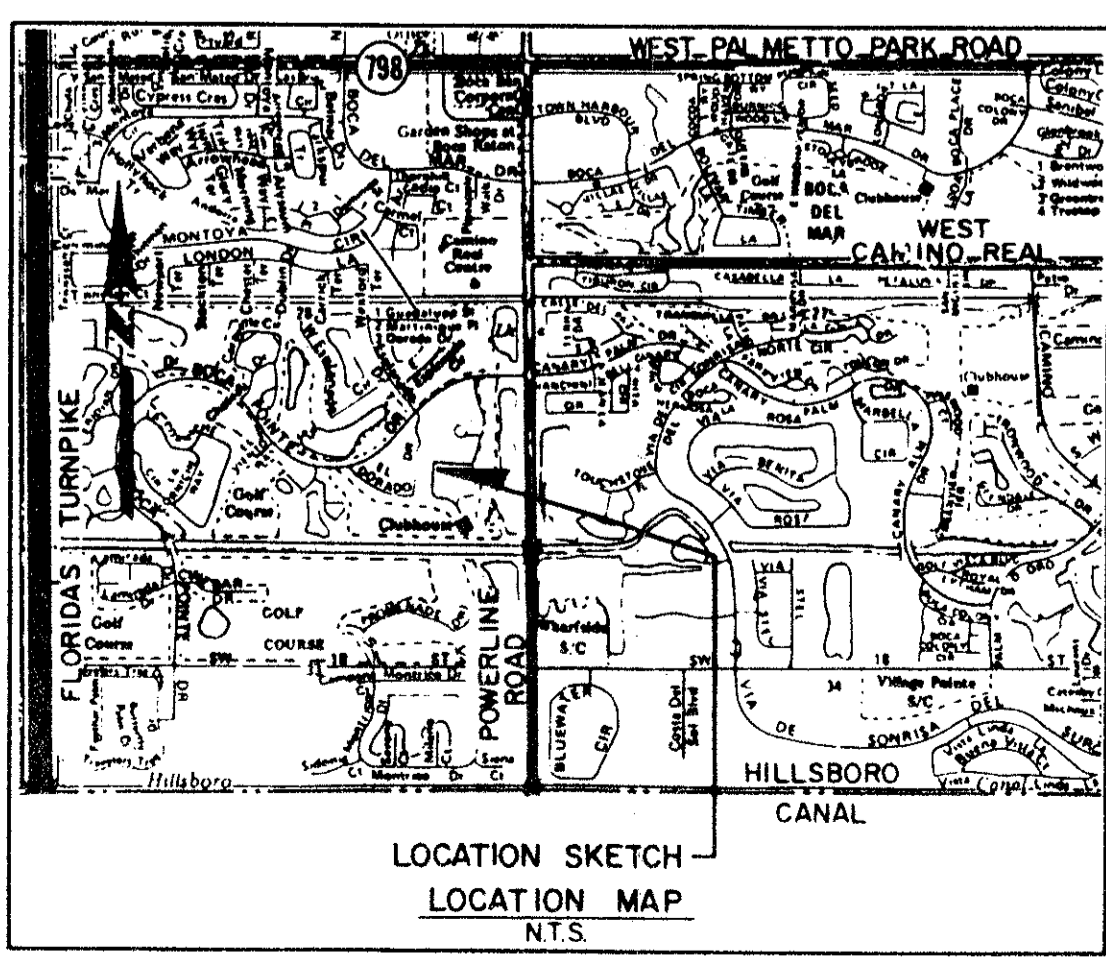
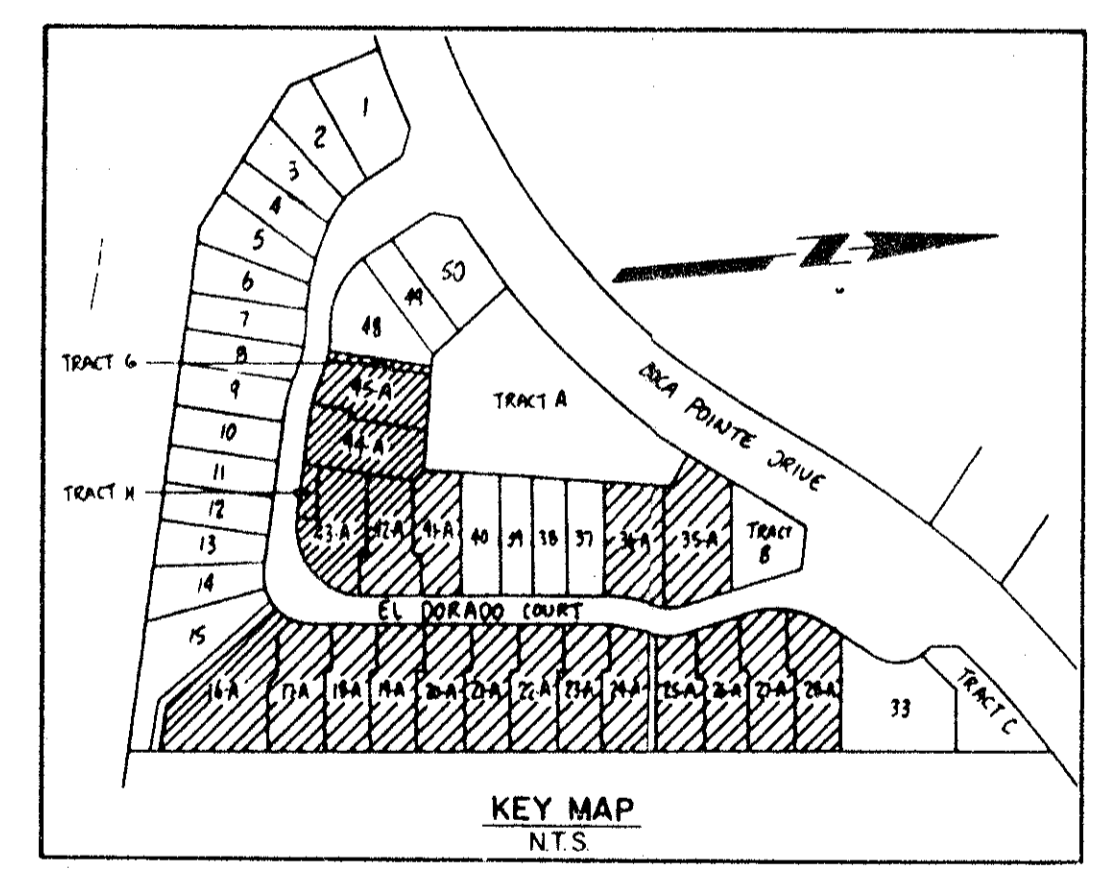
WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF December, A.D., 1992.
Sharon Gould
 NOTARY PUBLIC, STATE OF GEORGIA
 SHARON GOULD

INDEX OF SHEETS
 SHEET NO. 1 & 2 - TITLE SHEET AND CERTIFICATES
 SHEET NO. 3 - DETAIL SHEET

STATISTICAL DATA

TOTAL AREA THIS PLAT	3,866 AC.
AREA OF LOTS	3,765 AC.
AREA OF OPEN SPACE (TRACTS G, H, I AND J)	0.101 AC.
NO. OF UNITS PROPOSED-THIS PLAT	20
DENSITY PROPOSED-THIS PLAT	5.17 UNITS / AC.
LAND USE	TOWNHOUSE

THIS INSTRUMENT WAS PREPARED BY:
 JOHN A. GRANT, III
 JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3333 NORTH FEDERAL HIGHWAY
 BOCA RATON, FLORIDA 33431
 PHONE NUMBER: (407)-395-3333



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } SS THE EL DORADO NEIGHBORHOOD ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR COUNTY OF PALM BEACH } RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF February, 1993.

EL DORADO NEIGHBORHOOD ASSOCIATION, INC.
 a Florida corporation not for profit
 BY: Stephen Beiner
 STEPHEN BEINER, SECRETARY / TREASURER

WITNESS: Lloyd Granet
 WITNESS: D. Morgan

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED STEPHEN BEINER COUNTY OF PALM BEACH } WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY/TREASURER OF THE ABOVE NAMED EL DORADO NEIGHBORHOOD ASSOCIATION, INC., 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 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 February, A.D., 1993.

MY COMMISSION EXPIRES
 MY COMMISSION NUMBER: AA 691719

Ethel Soroka
 NOTARY PUBLIC, STATE OF FLORIDA
 ETHEL SOROKA

TITLE CERTIFICATE

STATE OF FLORIDA } SS I, LAWRENCE C. CALLAWAY, OF THE FIRM OF BERGER AND SHAPIRO, P.A., A DULY COUNTY OF BROWARD } LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; I FIND THE TITLE TO THE PROPERTY IS VESTED IN CORONADO GROUP, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 2/20/93

Lawrence C. Callaway
 LAWRENCE C. CALLAWAY,
 BERGER AND SHAPIRO, 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 (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, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21-HH-6, RULES OF THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS.

DATE: 2-23-93

John A. Grant III
 JOHN A. GRANT, III
 REGISTERED SURVEYOR NO. 3324
 STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH, A.D., 1993.

ATTEST: DOROTHY H. WILKEN
 CLERK OF THE CIRCUIT COURT

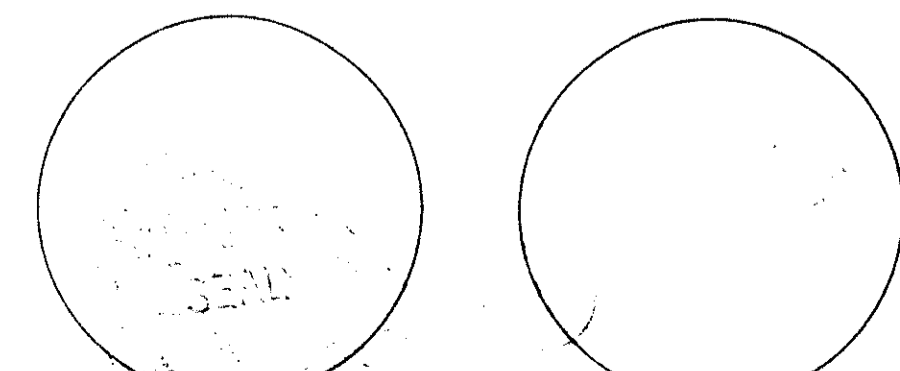
Mary McCarty
 MARY MCCARTY, CHAIR

BY: Stanley Berger
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH, A.D., 1993.

George T. Webb
 GEORGE T. WEBB, P.E. COUNTY ENGINEER

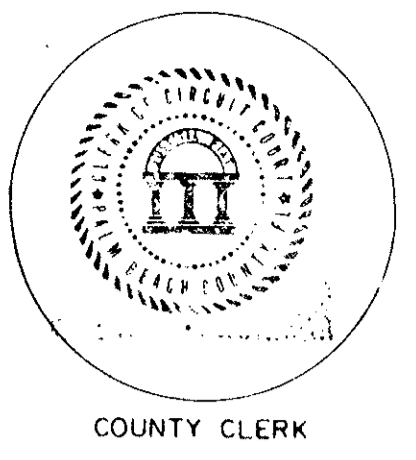


NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

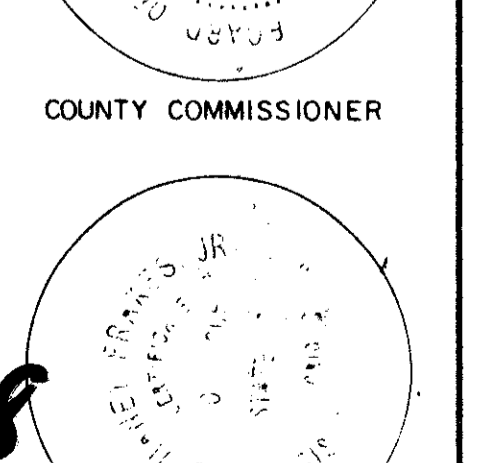
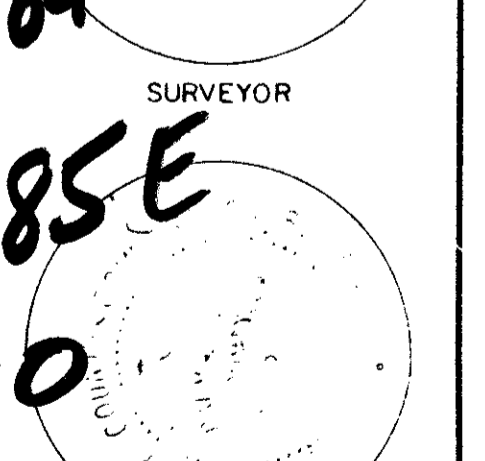
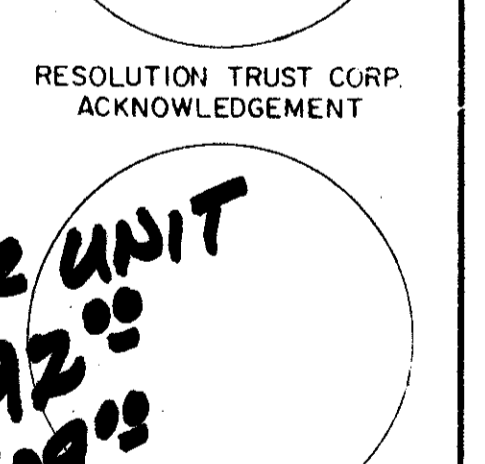
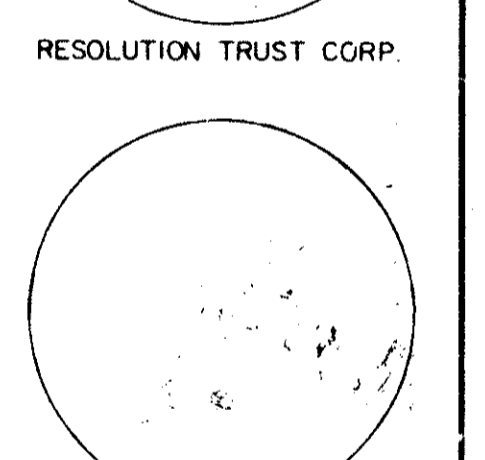
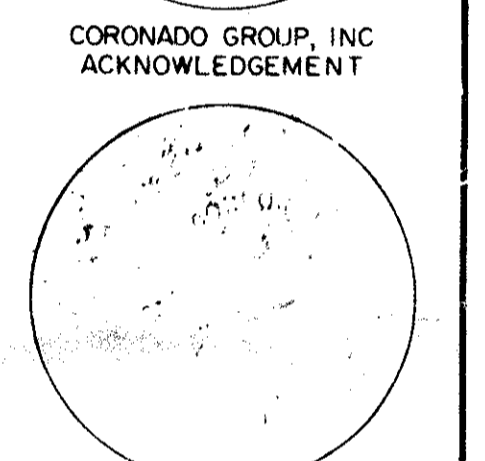
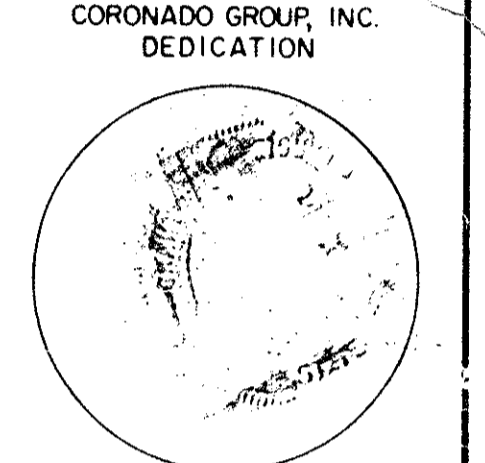
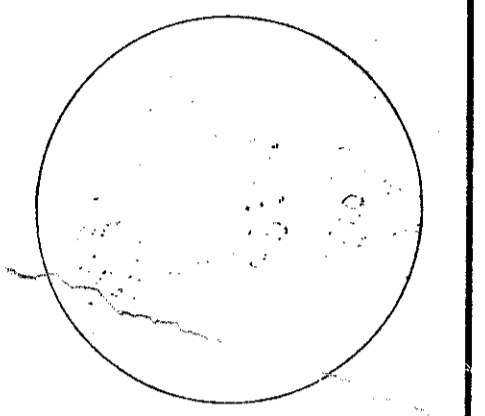
**ROADS PER UNIT
 SFD'S #119200
 MULTI #90903**
**PET. 73-85E
 TRACTO**

0211-038

REPLAT OF A PORTION OF EL DORADO COURT 70/97



87
 COUNTY OF PALM BEACH } SS
 STATE OF FLORIDA }
 This Plat was filed for record at 11:34 A.M.
 this 23 day of MARCH 19 93
 and is duly recorded in Plat Book No. 51
 on page 129 to 130
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by Stanley Berger - D.C.



SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 SUBDIVISION # EL DORADO COURT
 BOOK 70 PAGE 97
 FLOOD ZONE PG-1 FLOOD MAP #240B
 QUAD 454
 BE
 PUD NAME BOCA POINTE
 2817142

TAZ = 680