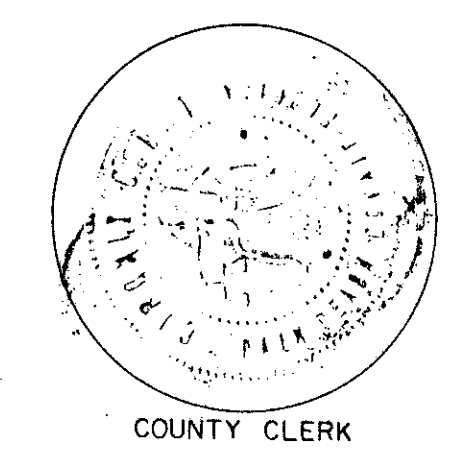


211-040

138

COUNTY OF PALM BEACH } ss  
STATE OF FLORIDA  
This Plat was filed for record at 12:51 P.M.  
this 12th day of November 1993  
and duly recorded in Plat Book No. 77  
on page 133, 74 & 140  
DOROTHY H. WILKEN, Clerk of Court  
by *[Signature]* D.C.



PART OF BOCA POINTE P.U.D.  
**EL DORADO COURT — SECOND REPLAT**  
A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
AND ALSO BEING A REPLAT OF LOTS 48 AND 49 AND TRACT A OF EL DORADO COURT  
AS RECORDED IN PLAT BOOK 51, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1993  
SHEET 1 OF 3

**DEDICATION**

**ACKNOWLEDGEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT UNIVERSAL HOUSING, N.V., A NETHERLANDS ANTILLES CORPORATION; ANIELLO FRANZESE AND BARBARA E. FRANZESE, HIS WIFE; AND THE EL DORADO NEIGHBORHOOD ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS EL DORADO COURT - SECOND REPLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED ANIELLO FRANZESE AND BARBARA E. FRANZESE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.  
THE INDIVIDUALS DID/DID NOT TAKE AN OATH.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF August, A.D., 1993.

LOT 48, LOT 49, AND TRACT A OF EL DORADO COURT, AS RECORDED IN PLAT BOOK 51, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

**OFFICIAL NOTARY SEAL**  
STEVEN L. DANIELS  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC243093  
MY COMMISSION EXPIRES: MARCH 17, 1997  
MY COMMISSION NUMBER: CC243093

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
STEVEN L. DANIELS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. DRY RETENTION AREA:  
TRACT A-B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EL DORADO NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED MICHAEL MEDDOFF, WHO IS PERSONALLY KNOWN TO ME TO COUNTY OF PALM BEACH } BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABOVE NAMED EL DORADO NEIGHBORHOOD ASSOCIATION, INC., AND HE 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. THE INDIVIDUAL DID/DID NOT TAKE AN OATH.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF August, A.D., 1993.

- 2. 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.

**STATISTICAL DATA**

TOTAL AREA THIS PLAT	1.203 AC.
AREA OF LOTS	0.324 AC.
AREA OF DRY RETENTION AREA (TRACT A-B)	0.879 AC.
NO. OF UNITS PROPOSED-THIS PLAT	2
DENSITY PROPOSED-THIS PLAT	1.66 UNITS / AC.
LAND USE	TOWNHOUSE

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS AS FOLLOWS:  
AS TO LOT 48-B

UNIVERSAL HOUSING, N.V., A NETHERLANDS ANTILLES CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANK R.S. FABRE, ATTORNEY-IN-FACT OF PEARL TRUST AND MANAGEMENT CORPORATION (BONAIRE), N.V., A NETHERLAND ANTILLES CORPORATION, ITS MANAGING DIRECTOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF July, 1993.

PETITION NUMBER: 73-85 E

February 5, 1997  
MY COMMISSION EXPIRES:  
MY COMMISSION NUMBER: CC 255161

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
STEPHEN BEINER

FOR: UNIVERSAL HOUSING, N.V.,  
A NETHERLANDS ANTILLES CORPORATION  
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA  
BY: PEARL TRUST AND MANAGEMENT CORP. (BONAIRE), N.V.  
A NETHERLANDS ANTILLES CORPORATION  
MANAGING DIRECTOR

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

*[Signature]*  
WITNESS MARIA C. CURTO  
*[Signature]*  
WITNESS MARIA ELLEN FABRE

*[Signature]*  
FRANK R.S. FABRE  
ATTORNEY-IN-FACT

AS TO LOT 49-B  
WE, ANIELLO FRANZESE AND BARBARA E. FRANZESE, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 5th DAY OF August, 1993.

*[Signature]*  
WITNESS AS TO BOTH  
*[Signature]*  
WITNESS AS TO BOTH

*[Signature]*  
ANIELLO FRANZESE  
*[Signature]*  
BARBARA E. FRANZESE

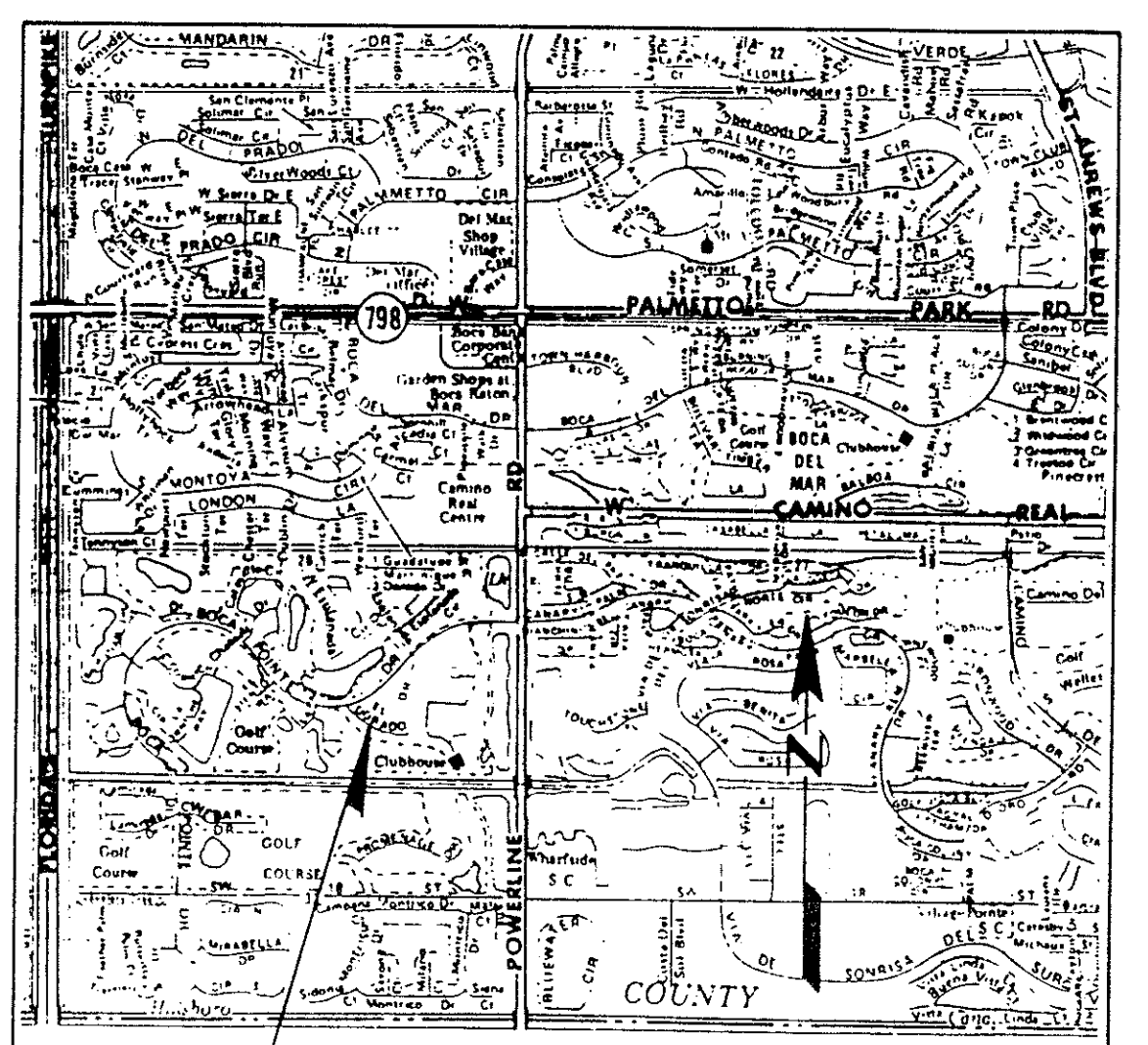
AS TO TRACT A-B  
THE EL DORADO NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, MICHAEL MEDDOFF, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF August, 1993.

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

STATE OF FLORIDA } 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 25 DAY OF August, 1993.

*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

BY: *[Signature]*  
MICHAEL MEDDOFF, PRESIDENT



*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

**ACKNOWLEDGEMENT**

STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED MICHAEL MEDDOFF, WHO IS PERSONALLY KNOWN TO ME TO COUNTY OF PALM BEACH } BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABOVE NAMED EL DORADO NEIGHBORHOOD ASSOCIATION, INC., AND HE 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. THE INDIVIDUAL DID/DID NOT TAKE AN OATH.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF August, A.D., 1993.

February 5, 1997  
MY COMMISSION EXPIRES:  
MY COMMISSION NUMBER: CC 255161

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
STEPHEN BEINER

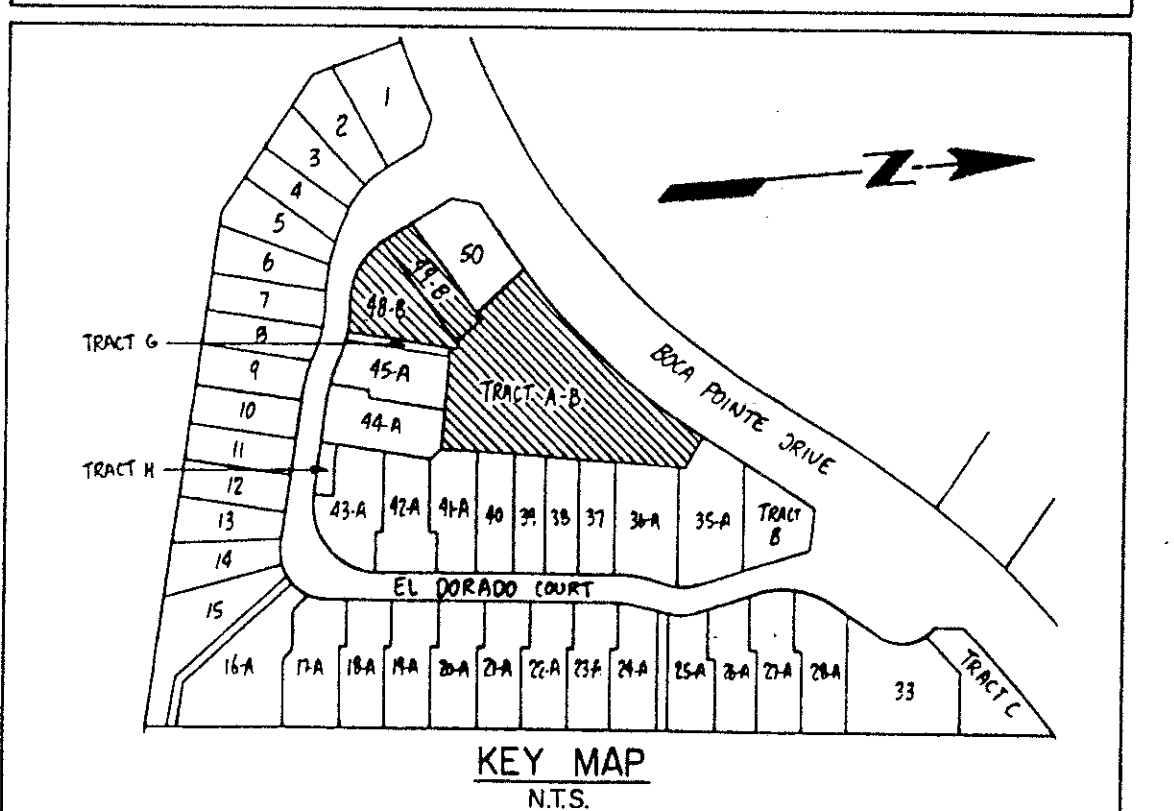
**BOARD OF COUNTY COMMISSIONERS**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, A.D., 1993.  
ATTEST: DOROTHY H. WILKEN, CLERK  
BY: *[Signature]*  
DEPUTY CLERK

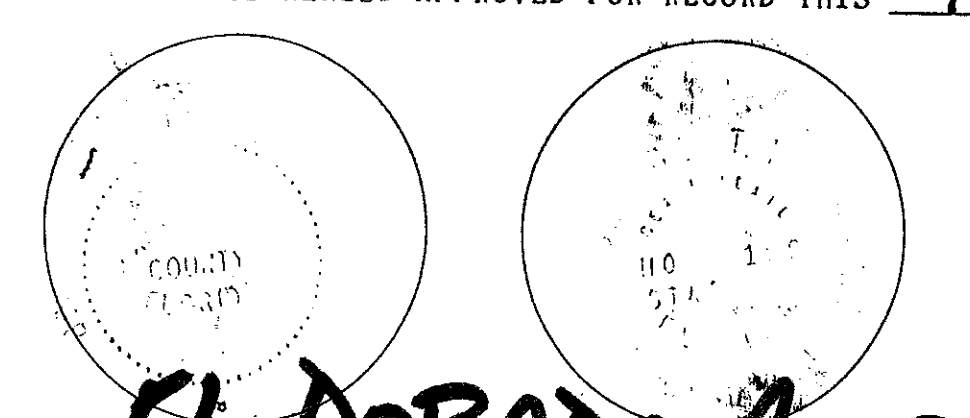
**ACKNOWLEDGEMENT**  
STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED FRANK R.S. FABRE, WHO IS PERSONALLY KNOWN TO ME COUNTY OF DADE } TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT, OF THE ABOVE NAMED PEARL TRUST AND MANAGEMENT CORPORATION (BONAIRE), N.V., MANAGING DIRECTOR OF UNIVERSAL HOUSING, N.V., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AGENT 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. THE INDIVIDUAL DID/DID NOT TAKE AN OATH.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF July, A.D., 1993.

MY COMMISSION EXPIRES: 10-9-94  
MY COMMISSION NUMBER: CC-045303

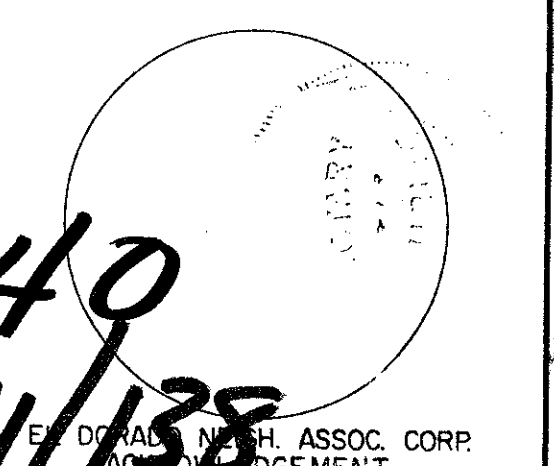
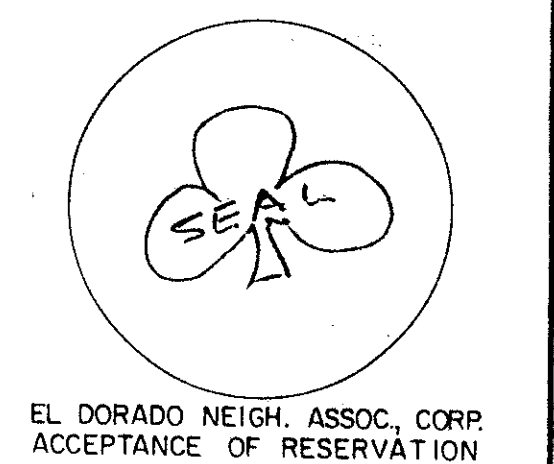
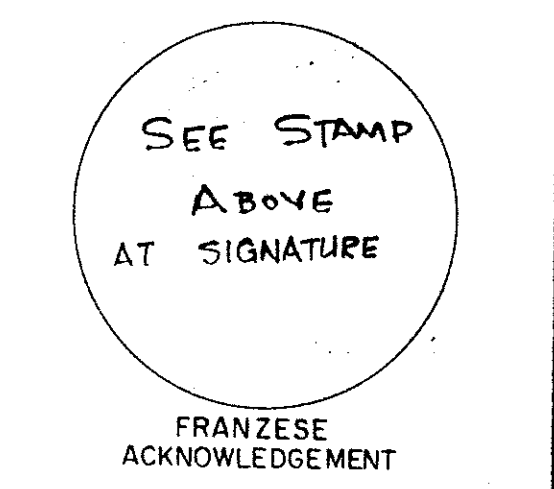
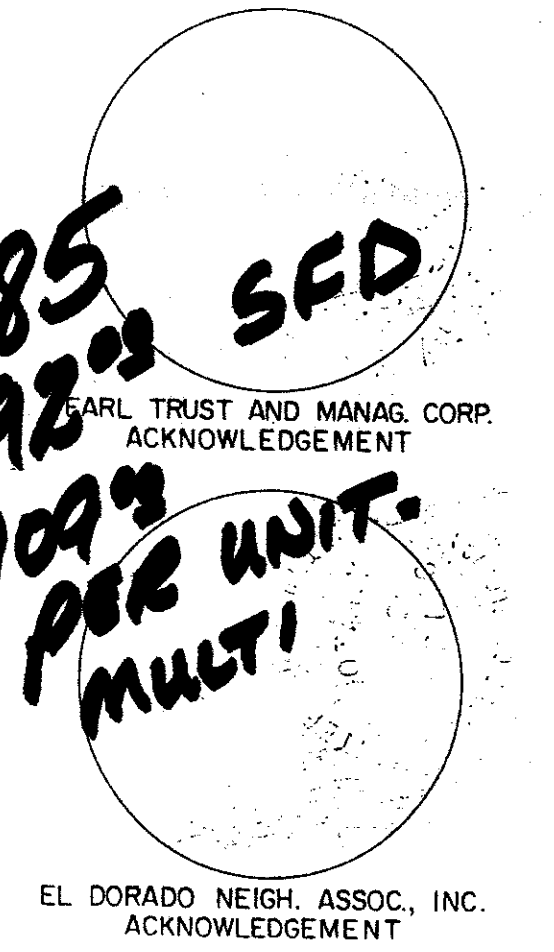
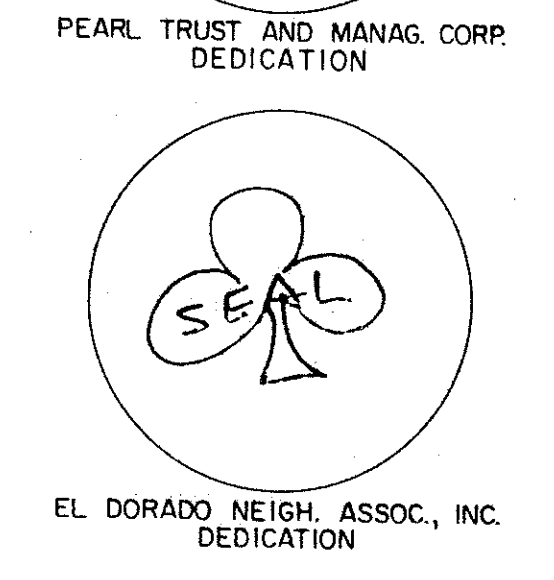
*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
MARIA C. CURTO



**COUNTY ENGINEER**  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, A.D., 1993.  
BY: *[Signature]*  
GEORGE T. WEBB, P.E. COUNTY ENGINEER



PET. 73-85  
ROADS - \$1192.00 SFD  
\$909.00 PER UNIT.  
MULTI



SUBDIVISION # EL DORADO COURT REPLAT-2  
BOOK 71 PAGE 138  
FLOOD MAP # 2498  
GRID # 54  
SH 73-85  
ZIP CODE 33433  
PUD NAME BOCA POINTE

0211-040  
EL DORADO COURT - SECOND REPLAT 71/138