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19 of 25	"----- (Bldg. 8)
20 of 25	"----- (Bldg. 9)
21 of 25	"----- (Bldg. 10)
22 of 25	"----- (Bldg. 11)
23 of 25	"----- (Bldg. 12)
24 of 25	"----- (Bldg. 13)
25 of 25	"----- (Community Bldg.)

EXHIBIT NO. 1  
 TO THE DECLARATION OF CONDOMINIUM OF  
 THE PALMS OF BOCA LAGO, A CONDOMINIUM

B3385 P0103

**RECORDER'S MEMO:** Legibility  
 of Writing, Typing or Printing  
 unsatisfactory in this document  
 when received.

1ST AMENDMENT 9/10/80  
 DATE PREPARED 8-1-79

SHEET 1 OF 25  
 CONSULTING ENGINEERS, INC.  
 BOCA RATON, FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

SS: THE PALMS OF BOCA LAGO,  
A CONDOMINIUM

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared Robert J. Whidden, who after being first duly cautioned and sworn, deposes and says as follows:

1. That he is a duly registered land surveyor under the law of the STATE OF FLORIDA, being Surveyor No. 3161.
2. The construction of the improvements to comprise The Palms of Boca Lago, a Condominium, is substantially complete so that the materials which comprise this Exhibit No. 1 to the Declaration of Condominium of The Palms of Boca Lago, a Condominium, together with the provisions of said Declaration of Condominium of the Condominium Property, are an accurate representation of the location and dimensions of said improvements, and the identification, location and dimensions of the Common Elements within the Condominium and of each Unit within the Condominium can be determined from said materials.

FURTHER AFFIANT SAYETH NAUGHT:

*Robert J. Whidden*  
 Robert J. Whidden, P.L.S.  
 Fla. Certificate No. 3161

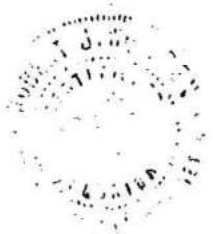
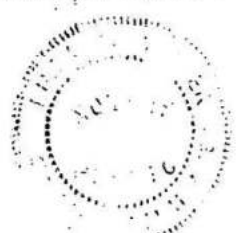
SWORN TO AND SUBSCRIBED before me  
this 10th day of Sept., 1980.

*Linda A. Werner*  
 Notary Public State of Florida  
 My Commission Expires 12-20-82

EXHIBIT NO. 1  
 TO THE DECLARATION OF CONDOMINIUM OF  
 THE PALMS OF BOCA LAGO, A CONDOMINIUM

B3365 P0104

SENGCH SAIK  
 CONSULTING ENGINEERS, INC.  
 SHEET 2 OF 25



LEGAL DESCRIPTION OF LAND PRESENTLY SUBMITTED TO CONDOMINIUM OWNERSHIP AS THE PALMS OF BOCA LAGO, A CONDOMINIUM.

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING HOUSING TRACT NO. 4, REPLAT OF BOCA LAGO, (A P.U.D.) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID HOUSING TRACT BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING NUMBERED COURSES AROUND ITS BOUNDARY:

BEGINNING AT THE NORTHEAST CORNER OF SAID HOUSING TRACT NO. 4 OF BOCA LAGO,

1. SOUTH 00°00'00" EAST, A DISTANCE OF 669.27 FEET TO A POINT ON CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 192.37 FEET AND WHOSE RADIUS POINT BEARS NORTH 90°00'00" WEST THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°15'58", A DISTANCE OF 219.13 FEET, THENCE,
2. NORTH, 38°18'00" WEST, A DISTANCE OF 115.00 FEET, THENCE,
3. NORTH 12°18'00" WEST, A DISTANCE OF 140.00 FEET; THENCE,
4. NORTH 62°18'00" WEST, A DISTANCE OF 73.00 FEET; THENCE,
5. SOUTH 72°12'00" WEST, A DISTANCE OF 95.03 FEET; THENCE,
6. NORTH 24°16'00" WEST, A DISTANCE OF 276.66 FEET; THENCE,
7. NORTH 68°12'00" EAST, A DISTANCE OF 94.00 FEET; THENCE,
8. NORTH 21°48'00" WEST, A DISTANCE OF 130.00 FEET; THENCE,
9. SOUTH 68°12'00" WEST, A DISTANCE OF 99.60 FEET; THENCE,
10. NORTH 24°16'00" WEST, A DISTANCE OF 188.28 FEET; THENCE,
11. NORTH 00°00'00" EAST, A DISTANCE OF 29.44 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF BOCA LAGO BOULEVARD; THENCE,
12. NORTH 90°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 226.49 FEET TO A POINT IN A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1062.61 FEET, AND WHOSE RADIUS POINT BEARS NORTH 00°00'00" EAST; THENCE,
13. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 17°28'24", A DISTANCE OF 324.06 FEET TO THE POINT OF TANGENCY; THENCE,
14. NORTH 72°31'37" EAST, A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING. CONTAINING 7.22 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF, RECORD.

EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

83365 P0105

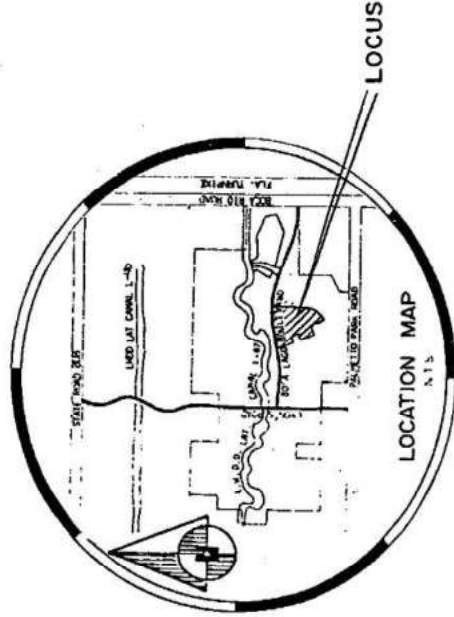
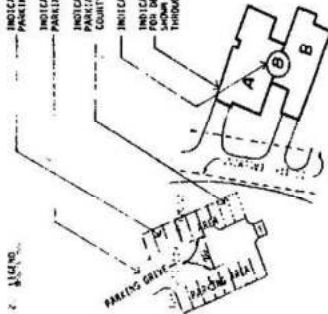
B3865 P0106

# EXHIBIT NO. 1 TO THE DECLARATION OF CONDOMINIUM OF THE PALMS OF BOCA LAGO, A CONDOMINIUM

LOCATION MAP and SPECIAL NOTES SPECIFIC TO SHEET 5

### SPECIAL NOTES SPECIFIC TO SHEET 5

- FOR ADDITIONAL INFO ON INTERIOR FINISH HEIGHTS OF LAKE AND PATIO DECKS, CONSULT THE PLAN OF THE PALMS OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- INDICATES A TYPICAL 19' x 20' PARKING SPACE.
- INDICATES A TYPICAL 75' WIDE PARKING DRIVE.
- INDICATES LOT OR UNIT NO. INDICATED BY THE NUMBER OF THE COUNTY TO BE BUILT.
- INDICATES A TYPICAL BUILDING NO.
- INDICATES PERIMETER OF BUILDING. BUILDING NUMBER AND BUILDING NAME ON SHEET 5, SEE SHEET 5 THROUGHOUT.



SHEET 4 of 25

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

**BENCH MARK**  
As per survey and map file, etc.



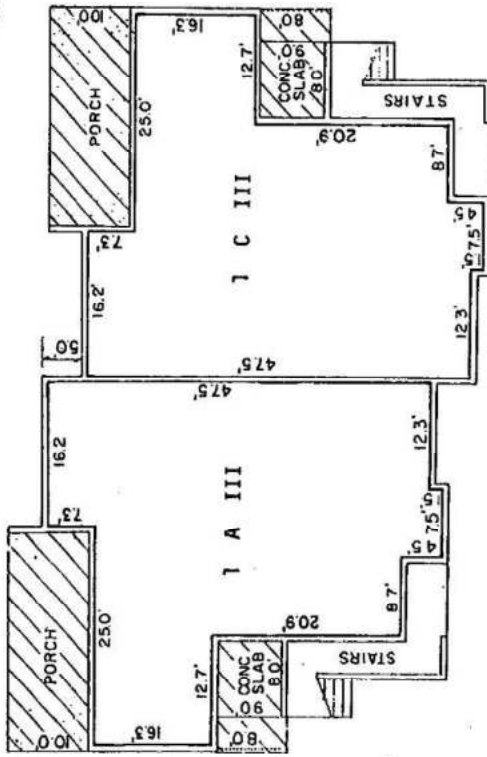


EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 1, FIRST FLOOR



FLOOR ELEVATION: 20.8  
CEILING ELEVATION: 28.8

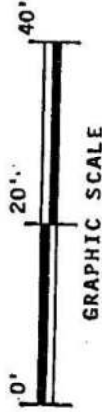
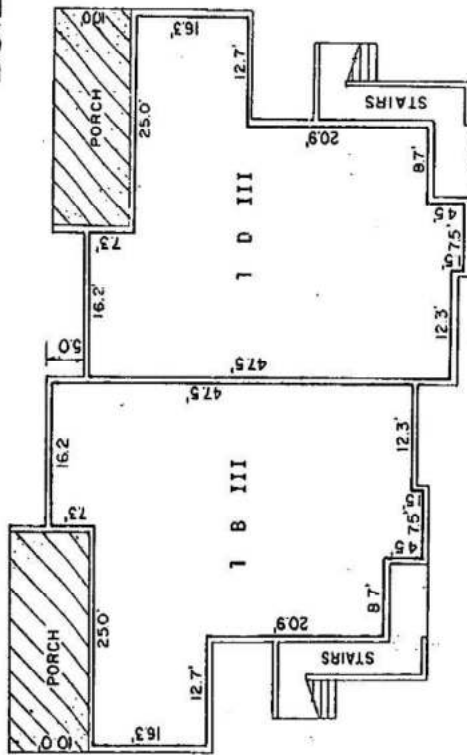


EXHIBIT NO. 1  
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THE PALMS OF BOCA LAGO, A CONDOMINIUM

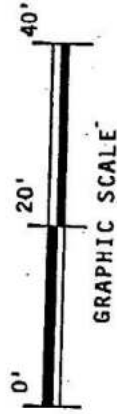
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 1, SECOND FLOOR



FLOOR ELEVATION: 30.2  
CEILING ELEVATION: 38.2



B3365 P0111

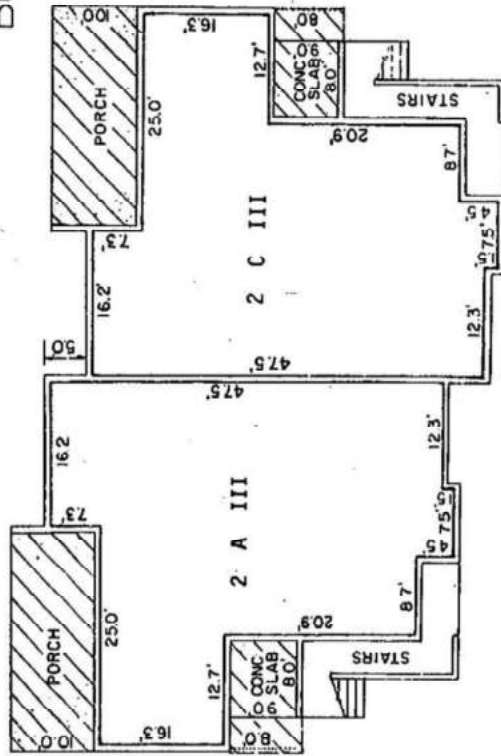
EXHIBIT NO. 1

# TO THE DECLARATION OF CONDOMINIUM OF THE PALMS OF BOCA LAGO, A CONDOMINIUM

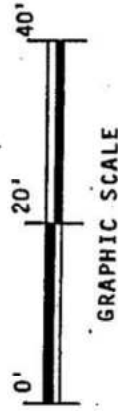
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



## BUILDING 2, FIRST FLOOR



FLOOR ELEVATION: 20.7  
CEILING ELEVATION: 28.7



GRAPHIC SCALE

SHEET 9 of 25

**GENEY SMARX**  
Architects and Engineers, Inc.

CONRAD W. RECHNER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA



83365 P0113

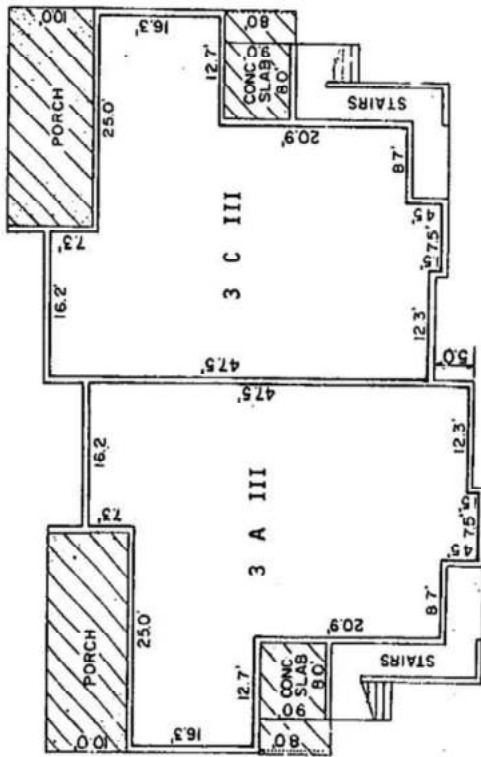
EXHIBIT NO. 1

# TO THE DECLARATION OF CONDOMINIUM OF THE PALMS OF BOCA LAGO, A CONDOMINIUM

LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



## BUILDING 3, FIRST FLOOR



FLOOR ELEVATION: 20.6  
CEILING ELEVATION: 28.6



GRAPHIC SCALE

SHEET 11 of 25

**FRENCH SLAB**  
*Real property and engineering*

CONRAD W. SCHAFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

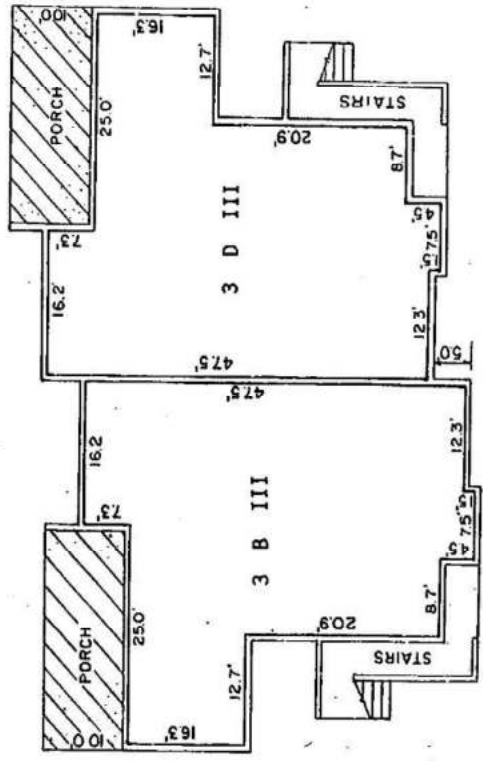
83365 P0114

EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

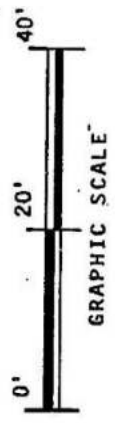
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 3, SECOND FLOOR



FLOOR ELEVATION: 30.0  
CEILING ELEVATION: 38.0



SHEET 12 of 25

CONRAD W. EDWARDS CONSULTING ENGINEERS, INC.  
PLANNING AND ARCHITECTURE



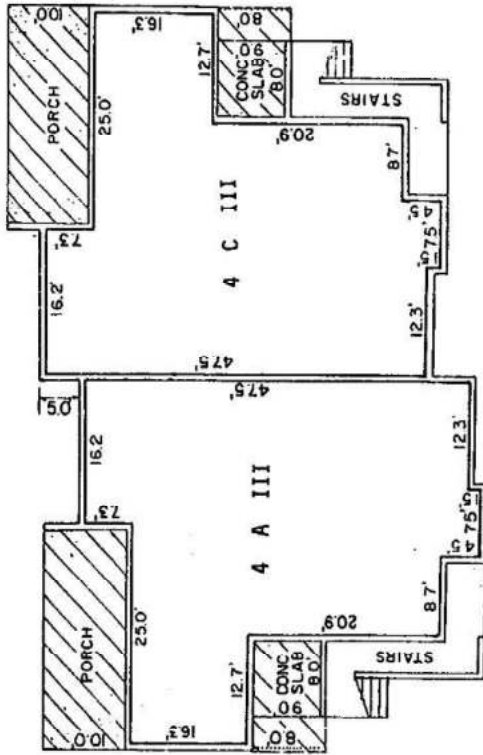
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EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

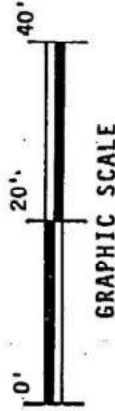
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 4, FIRST FLOOR



FLOOR ELEVATION: 20.7  
CEILING ELEVATION: 28.8



SHEET 13 OF 25

FRENCH MARK  
Architectural and Engineering Inc.

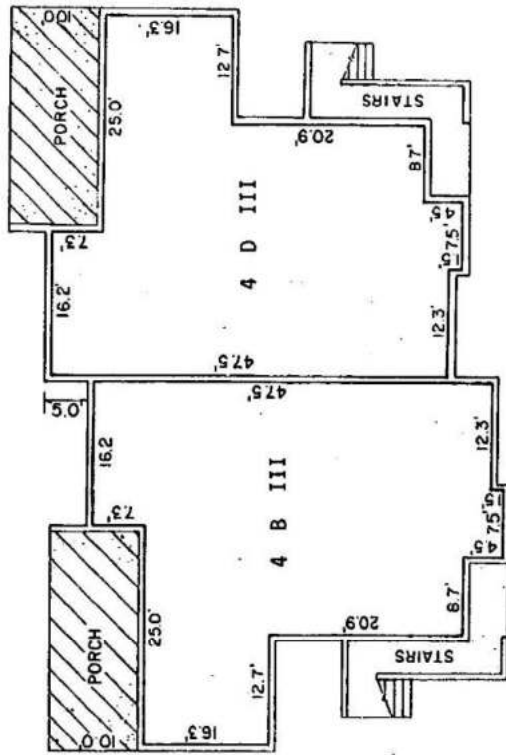
CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

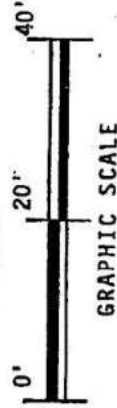
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 4, SECOND FLOOR



FLOOR ELEVATION: 30.2  
CEILING ELEVATION: 38.2

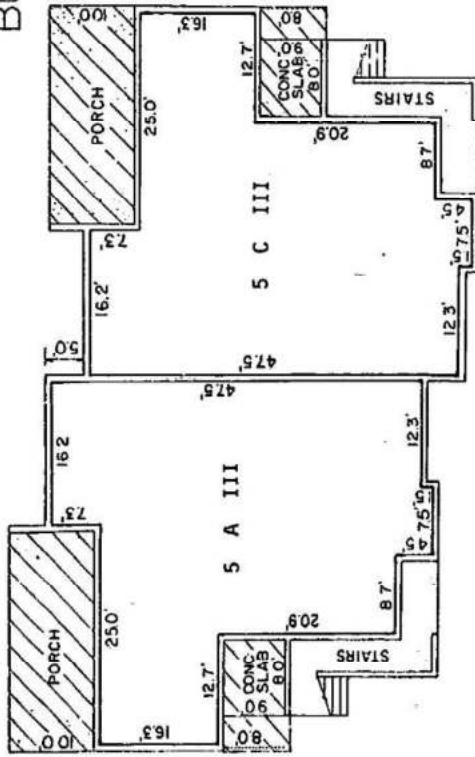


# TO THE DECLARATION OF CONDOMINIUM OF THE PALMS OF BOCA LAGO, A CONDOMINIUM

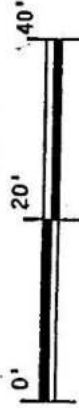
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



## BUILDING 5, FIRST FLOOR



FLOOR ELEVATION: 72.5  
CEILING ELEVATION: 28.4



GRAPHIC SCALE

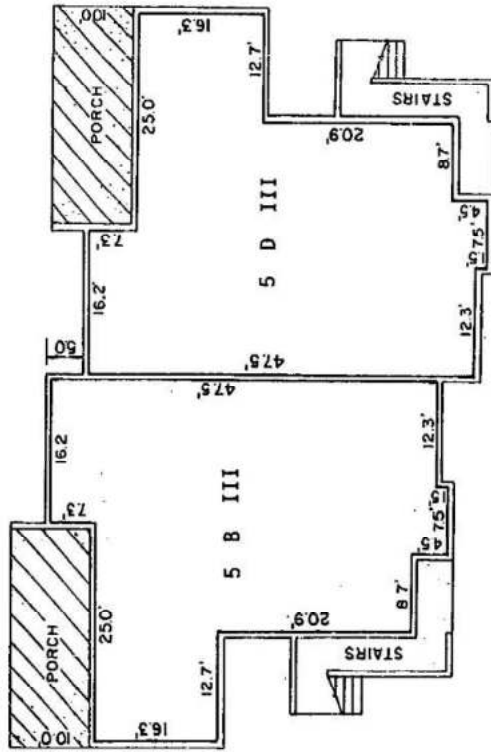
83365 P0118

EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

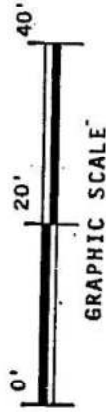
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 5, SECOND FLOOR



FLOOR ELEVATION: 29.9  
CEILING ELEVATION: 37.9



SHEET 16 of 25

SENCE MARC  
Architectural and Engineering, Inc.

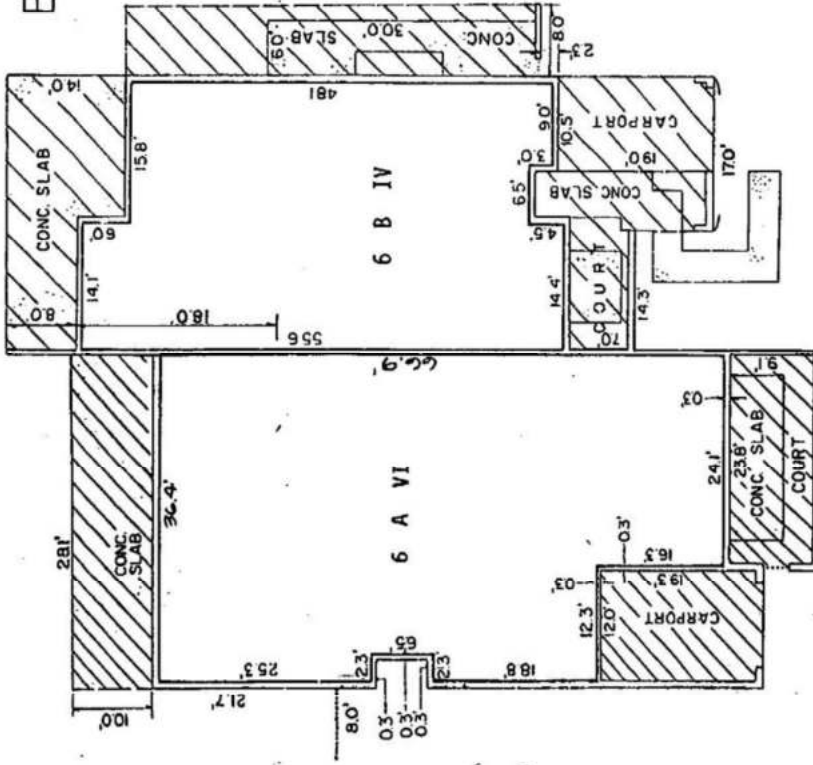
CONRAD W. SCHAEFER - CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

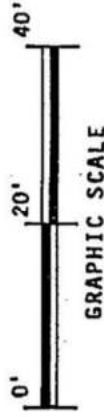
LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 6, FIRST FLOOR



FLOOR ELEVATION: 20.3  
CEILING ELEVATION: 28.3  
\*CEILING ELEVATION: 33.8



GRAPHIC SCALE



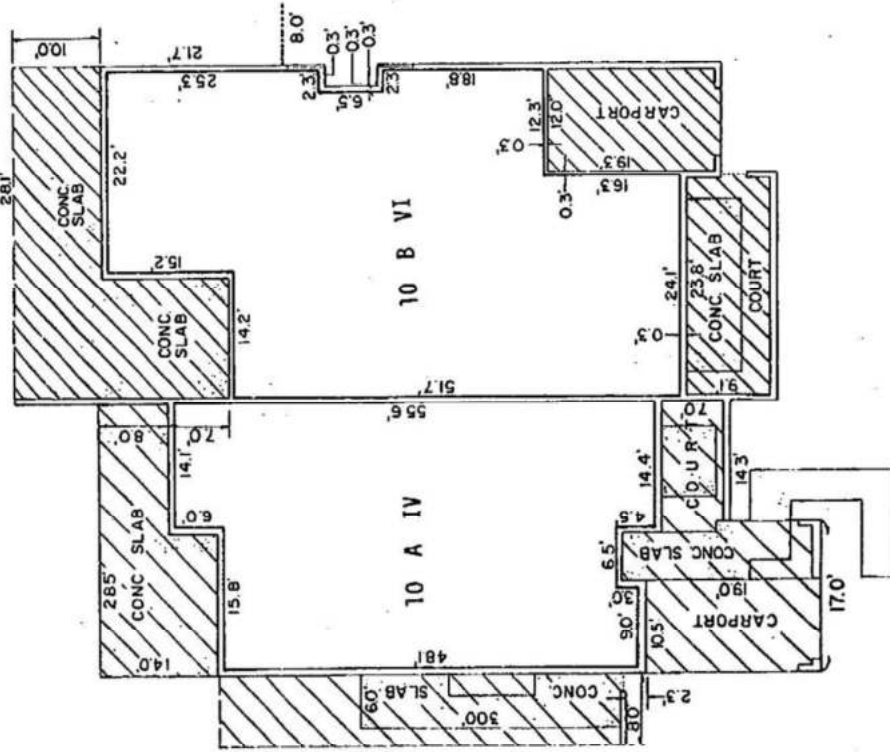






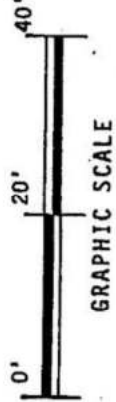
EXHIBIT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM

LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



BUILDING 10, FIRST FLOOR

FLOOR ELEVATION: 70.6  
CEILING ELEVATION: 28.6  
\*CEILING ELEVATION: 34.1



GRAPHIC SCALE

\*SEE NOTE 1, SHEET 6 OF 25

SHEET 21 of 25

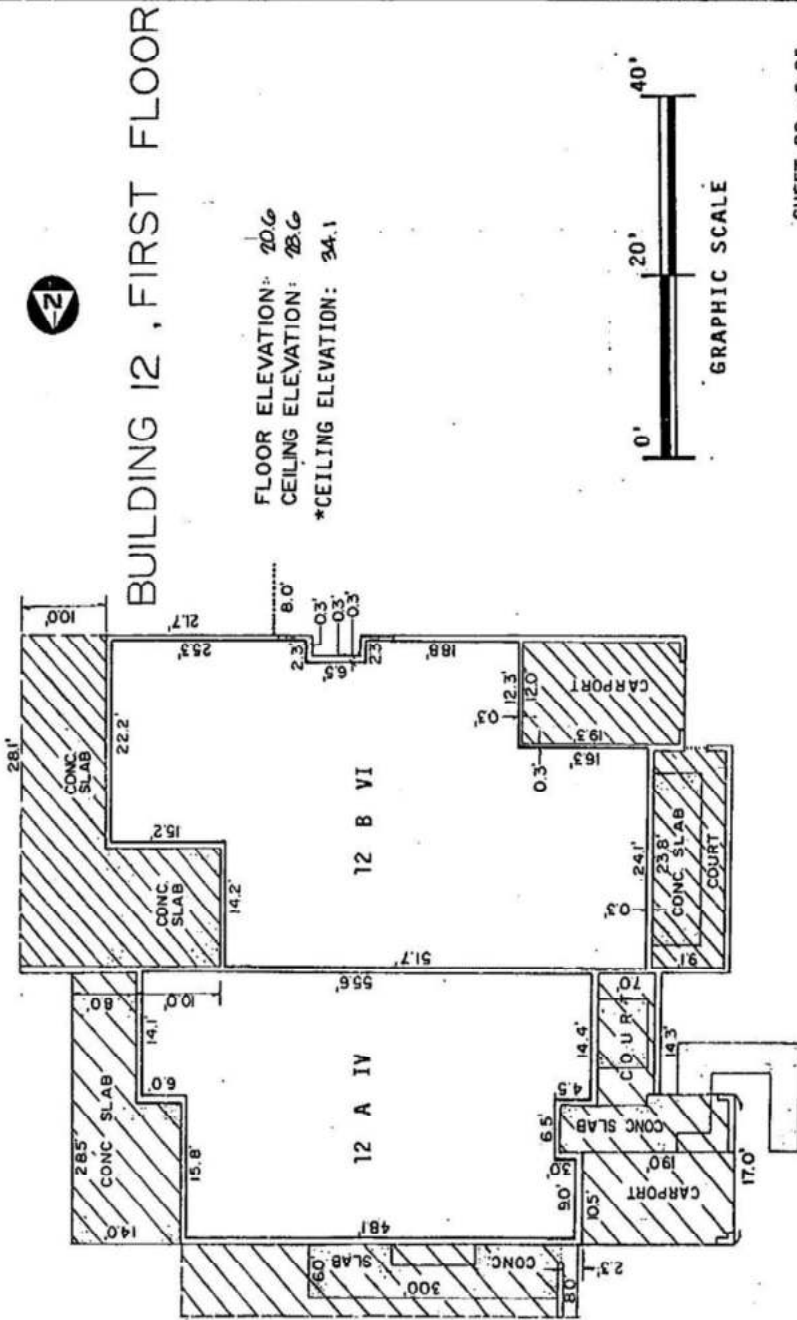


CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA



# EXHIBIT NO. 1 TO THE DECLARATION OF CONDOMINIUM OF THE PALMS OF BOCA LAGO, A CONDOMINIUM

LOCATION OF CONDOMINIUM UNITS AND LOCATION OF  
COMMON AND LIMITED COMMON ELEMENTS.



\*SEE NOTE 1, SHEET 6 OF 25

SHEET 23 OF 25

**SENECA MARK**  
Architectural and Engineering Inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
FORT LAUDERDALE, FLORIDA





EXHIBIT NO. 2 TO THE DECLARATION OF CONDOMINIUM  
FOR THE PALMS OF BOCA LAGO, A CONDOMINIUM

<u>Unit</u>	<u>Undivided Share in the Common Elements (expressed as percentage)</u>
401AIII	2.524
401BIII	2.524
401CIII	2.524
401DIII	2.524
402AIII	2.524
402BIII	2.524
402CIII	2.524
402DIII	2.524
403AIII	2.524
403BIII	2.524
403CIII	2.524
403DIII	2.524
404AIII	2.524
404BIII	2.524
404CIII	2.524
404DIII	2.524
405AIII	2.524
405BIII	2.524
405CIII	2.524
405DIII	2.524
406AVI	3.410
406BIV	2.780
407AIV	2.780
407BVI	3.410
408AVI	3.410
408BIV	2.780
409AVI	3.410
409BVI	3.410
410AIV	2.780
410BVI	3.410
411AVI	3.410
411BIV	2.780
412AIV	2.780
412BVI	3.410
413AIV	2.780
413BIV	2.780

B3365 P0128