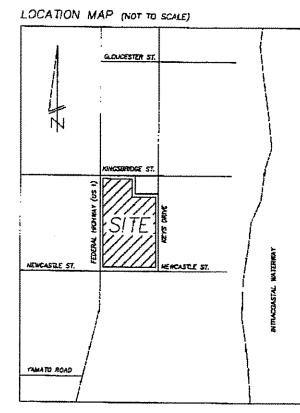




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TRIESTE AT BOCA

A REPLAT OF THE REPLAT OF BLOCK 22 LESS LOTS 17-19-21-23, AND ALL OF BLOCKS 23 AND 24, OF DELRAY MANORS IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST, IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAN HAS BEEN FILED FOR RECORD BY
ANDREW SNYDER, PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5639, IN THE OFFICE OF THE
CLERK OF THE COUNTY CLERK, PALM BEACH
COUNTY, FLORIDA, ON 04/19/2004.
BY: *Andrew Snyder*
DEPUTY CLERK

SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOWN ALL MEN BY THESE PRESENTS THAT TOLL FL LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND TOLL FL CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TRISTE AT BOCA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE REPLAT OF THE REPLAT OF BLOCK 22, LESS LOTS 17, 18, 21, 23, AND ALL OF BLOCKS 23 AND 24 OF DELRAY MANORS IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TRISTE AT BOCA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LESS THAT PORTION IN THE NORTHWEST CORNER THEREOF, LYING OUTSIDE OF A CURVE FORMED BY A 25 FOOT RADIUS.

TOGETHER WITH
A PORTION OF THAT CERTAIN RIGHT-OF-WAY SHOWN ON DELRAY MANORS PLAT AND ON DELRAY MANORS REPLAT, EACH AS RECORDED IN PLAT BOOK 10, PAGE 25, AND PLAT BOOK 26, PAGE 88, RESPECTIVELY, ALL ACCORDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DELRAY MANORS REPLAT; THENCE N.00°31'42"W, ALONG THE WEST LINE OF SAID REPLAT (SAID WEST LINE IS ASSUMED TO BEAR N.00°31'42"W, WITH ALL OTHER BEARINGS BEING RELATIVE THERETO), SAID WEST LINE ALSO BEING COINCIDENT WITH THE EAST LINE OF US HIGHWAY 1, 24.82 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE NORTHEAST AND A RADIAL LINE TO SAID POINT BEARING S.82°07'17"W, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 89°48'26", A DISTANCE OF 38.19 FEET TO A POINT OF TANGENCY; THENCE N.89°39'52"E, 543.32 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°11'34", A DISTANCE OF 39.35 FEET TO A POINT OF TANGENCY WITH THE EAST LINE OF SAID DELRAY MANORS REPLAT; THENCE S.03°31'42"E, 30.60 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°11'34", A DISTANCE OF 38.35 FEET TO THE SOUTH LINE OF SAID DELRAY MANORS PLAT; THENCE S.89°39'52"W, 543.32 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 89°48'26", A DISTANCE OF 38.19 FEET TO THE EAST LINE OF US HIGHWAY 1; THENCE N.00°31'42"W, 3.99 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 544.133 SQUARE FEET (12.49 ACRES, MORE OR LESS).

ALSO KNOWN AS METES-AND-BOUNDS-OF-BOUNDARY
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS, UTILITY, AND DRAINAGE TRACT, SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

TRACTS B, C AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

TRACTS B, C AND D, AS SHOWN HEREON, MAY BE USED FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREON SHALL BE THE PERPETUAL OBLIGATION OF THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

ALL DRAINAGE SYSTEMS IN THIS PLAT SHALL BE MAINTAINED BY THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

TRACT E, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

FPLM EASEMENTS, AS SHOWN HEREON, ARE EXCLUSIVE EASEMENTS HEREBY DEDICATED TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC SERVICE FACILITIES.

THE NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS;

THE PUBLIC TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA AS A NON-EXCLUSIVE EASEMENT FOR BUS STOPPING AND ALIGHTING PURPOSES WITH SAID EASEMENT BEING SUBORDINATE TO ANY UTILITY EASEMENTS DEDICATED TO THE PUBLIC.

NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS. THE CITY OF BOCA RATON SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANIES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR VICE-PRESIDENTS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH ALL AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS 16th DAY OF May, 2004 A.D.

WITNESS: *Michael Donnelly*
PRINT NAME: MICHAEL DONNELLY
TOLL FL LIMITED PARTNERSHIP BY: MICHAEL DONNELLY - VICE-PRESIDENT
WITNESS: *Michael Donnelly*
PRINT NAME: MICHAEL DONNELLY
TOLL FL CORPORATION BY: MICHAEL DONNELLY - VICE-PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED MICHAEL DONNELLY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF TOLL FL LIMITED PARTNERSHIP AND TOLL FL CORPORATION, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME SUCH INSTRUMENT AND THAT HE AFFIXED SUCH COPY OF SAID CORPORATIONS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATIONS 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 CORPORATIONS.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF May, 2004 A.D.
MY COMMISSION EXPIRES: 3-25-08
Susan T. Martin
NOTARY PUBLIC

HOMEOWNERS ASSOCIATION ACCEPTANCE:
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREOF, DATED THIS 16th DAY OF May, 2004 A.D.
THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC. AS IDENTIFICATION, NOT FOR PROFIT
WITNESS: *Joseph Pease*
PRINT NAME: JOSEPH PEASE
TOLL FL LIMITED PARTNERSHIP BY: JOSEPH PEASE - PRESIDENT
WITNESS: *Joseph Pease*
PRINT NAME: JOSEPH PEASE

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED JOSEPH PEASE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE TRIESTE AT BOCA RATON NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND GENERALLY 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 16th DAY OF May, 2004 A.D.
MY COMMISSION EXPIRES: 3-25-08
Susan T. Martin
NOTARY PUBLIC

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
I, DAVID LAYMAN, ATTORNEY-AT-LAW, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND THE TITLE TO THE PROPERTY IS VESTED IN TOLL FL LIMITED PARTNERSHIP AND TOLL FL CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT Satisfied BY HELIX 20 OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: May 19, 2004
DAVID LAYMAN
ATTORNEY-AT-LAW

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 PERMANENT REFERENCE MONUMENTS (PERMANENT) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.
DATE: *4/19/04*
ANDREW SNYDER - PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5639
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY ANDREW SNYDER, PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 5639 IN THE OFFICE OF LANDTECH SURVEYING & INSPECTIONS 1500 NW 62ND STREET, FORT LAUDERDALE, FLORIDA, 33309

CITY OF BOCA RATON APPROVAL:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL THIS 3rd DAY OF August, 2004 A.D.

THIS PLAT HAS BEEN RECEIVED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, FLORIDA IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES
BY: *Steven L. Adams*
STEVEN L. ADAMS, MAYOR
BY: *Jorge A. Pineda*
JORGE A. PINEDA, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR
BY: *Sharma Saranwanika*
SHARMA SARANWANIKA, CITY CLERK
BY: *Malruce C. Moxel*
MALRUCE C. MOXEL, P.E., CITY CIVIL ENGINEER

