

WEST BOCA ESTATES, (P.U.D.) PLAT NO. ONE

BEING A REPLAT OF A PORTION OF TRACTS 76, 77, 84, 85, and 86 OF BLOCK 77, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 46-51, LYING IN SECTION 18, TWP. 47 SOUTH, RGE. 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1976

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT R.J.F. CORPORATION, & WEST BOCA BUILDERS, INC., FLA. CORPS., OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WEST BOCA ESTATES, P.U.D., PLAT NO. ONE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF "WEST BOCA PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 206-207 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 00° 00' 23" EAST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1257 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-45, (AN 80 FOOT CANAL RIGHT OF WAY);

THENCE, SOUTH 89° 59' 58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET;

THENCE, SOUTH 00° 00' 23" WEST ALONG A LINE PARALLEL WITH AND DISTANT 270 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID "WEST BOCA PLAZA", A DISTANCE OF 960.00 FEET;

THENCE, SOUTH 90° 00' 00" EAST ALONG A LINE PARALLEL WITH AND DISTANT 350 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF STATE ROAD NO. 808. A DISTANCE OF 370.00 FEET;

THENCE, SOUTH 00° 00' 00" EAST A DISTANCE OF 130.00 FEET;

THENCE, SOUTH 90° 00' 00" EAST ALONG A LINE PARALLEL WITH AND DISTANT 220 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID STATE ROAD NO. 808, A DISTANCE OF 35.00 FEET;

THENCE, SOUTH 00° 00' 00" EAST A DISTANCE OF 167.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD NO. 808, (AS SHOWN IN ROAD BOOK 2, Pp. 8-10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA);

THENCE, NORTH 90° 00' 00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 675.03 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.45 ACRES, MORE OR LESS.

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

- ALL INTERNAL ROAD RIGHTS OF WAY, THE 40 FOOT MARGINAL ACCESS ROAD, AND ADDITIONAL RIGHT OF WAY FOR STATE ROAD NO. 808 AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, R.J.F. CORP. & WEST BOCA BUILDERS, INC. HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRES. & ATTESTED BY THEIR SEC. & THEIR CORP. SEALS TO BE AFFIXED HERETO BY & WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 30TH DAY OF August A.D., 1976;

ATTEST: Anne Allen secretary---Anne Allen
Foy B. Fleming president---Foy B. Fleming
Bernard Jacovitz secretary---Bernard Jacovitz
Louis H. Hauser president---Louis H. Hauser

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS & TAKE ACKNOWLEDGMENTS, FOY B. FLEMING & ANNE ALLEN, PRESIDENT & SECRETARY RESPECTIVELY OF R.J.F. CORP., LOUIS H. HAUSER & BERNARD JACOVITZ, PRESIDENT & SECRETARY RESPECTIVELY OF WEST BOCA BUILDERS, INC., FLA. CORPS., TO ME WELL KNOWN & KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN & WHO EXECUTED THE FOREGOING DEDICATION, & THEY ACKNOWLEDGED TO & BEFORE ME THAT THEY EXECUTED SAME AS SUCH PRESIDENTS & SECRETARIES RESPECTIVELY OF SAID CORPS., BY & WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS FOR THE PURPOSES THEREIN EXPRESSED, & THAT THEIR ACT WAS THE FREE ACT & DEED OF SAID CORPS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30TH DAY OF August, 1976

NOTARY PUBLIC: Jacques Marcusa
My commission expires---2/02/77

MORTGAGEE'S CONSENT:
STATE OF NEW YORK)
COUNTY OF NEW YORK)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2197, PAGE 1602 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Milton A. Feinstein
Mortgagee J. Levy

WITNESS: Constance Burns

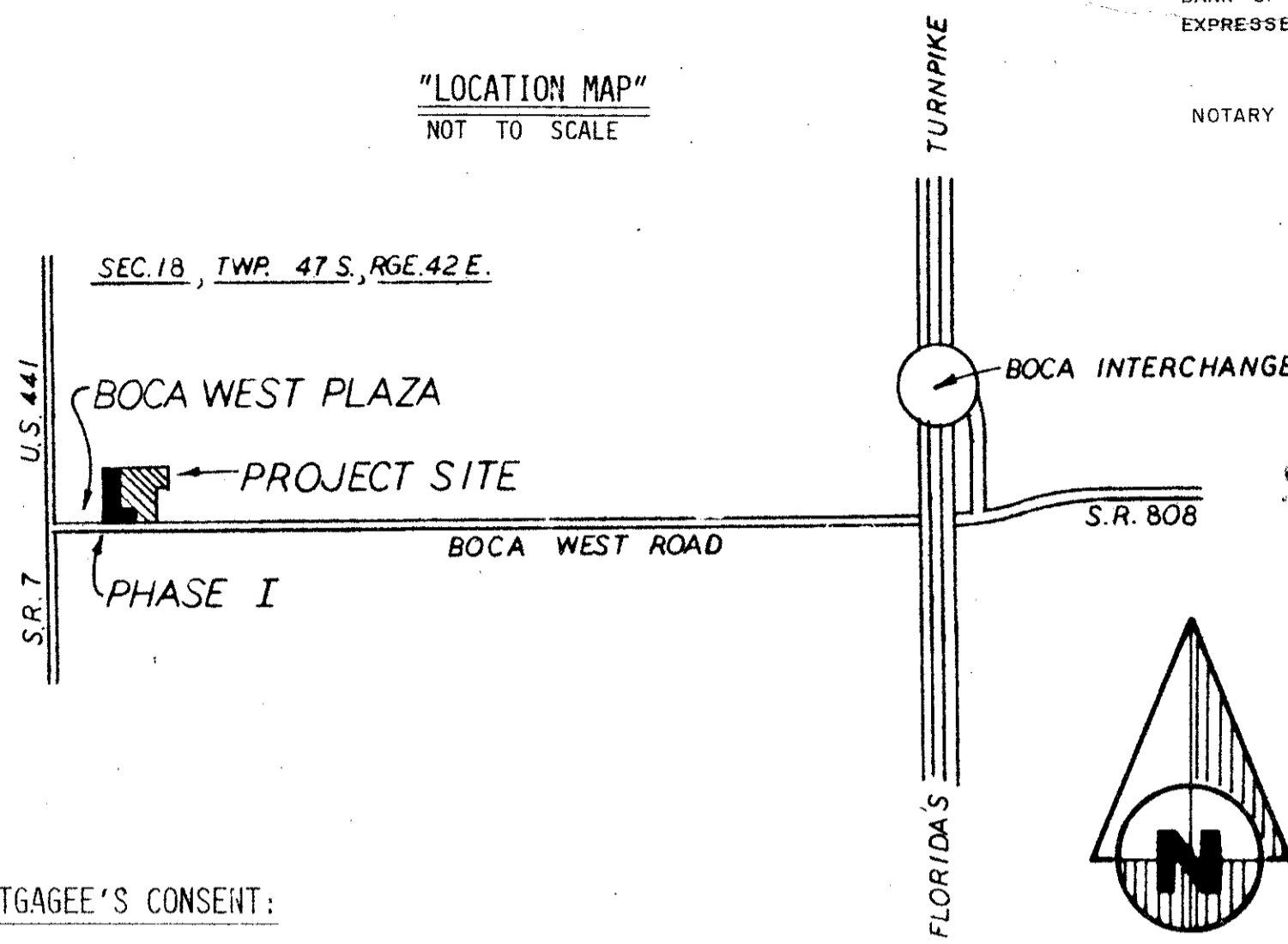
ACKNOWLEDGMENT:
STATE OF NEW YORK)
COUNTY OF NEW YORK)

BEFORE ME PERSONALLY APPEARED MONTAGUE J. LEVY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT MONTAGUE J. LEVY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF August, AD 1976.

NOTARY PUBLIC: Milton A. Feinstein My commission expires---3/30/77

"LOCATION MAP"
NOT TO SCALE



MORTGAGEE'S CONSENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2197, PAGE 1602 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Milton J. Geiger
Milton J. Geiger

WITNESS: Constance Burns

ACKNOWLEDGMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

BEFORE ME PERSONALLY APPEARED MILTON J. GEIGER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT MILTON J. GEIGER EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF August, AD 1976.

NOTARY PUBLIC: Milton J. Geiger
My commission expires---3/30/77

MORTGAGEE'S CONSENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2197, PAGE 1602 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Milton J. Geiger
Milton M. Horne

WITNESS: Constance Burns

ACKNOWLEDGMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

BEFORE ME PERSONALLY APPEARED MILTON M. HORNE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT MILTON M. HORNE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF August, AD 1976.

NOTARY PUBLIC: Milton A. Feinstein My commission expires---3/30/77

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARL LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, TRI-PLAZA BUILDING, WEST PALM BEACH, FLORIDA, 33409 Phone...305-689-2111.

MORTGAGEE'S CONSENT
STATE OF FLORIDA, COUNTY OF DADE)
BARNETT BANK OF MIAMI, N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY & DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, & AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN O.R. BOOK 261, Pg. 607 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Morris Rosenfeld
BY: Arnold Leider
ARNOLD LEIDER VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA, COUNTY OF DADE)
BEFORE ME PERSONALLY APPEARED ARNOLD LEIDER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN & WHO EXECUTED THE FOREGOING INSTRUMENT & ACKNOWLEDGED TO & BEFORE ME THAT ARNOLD LEIDER, VICE PRESIDENT, BARNETT BANK OF MIAMI, N.A., EXECUTED SAID INSTRUMENT, BY & WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND & OFFICIAL SEAL THIS 2 DAY OF APRIL, A.D. 1977.

NOTARY PUBLIC: Morris Rosenfeld
MY COMMISSION EXPIRES---7/21/79

MORTGAGEE'S CONSENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2197, PAGE 1602 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Milton G. Janaki
BY: S. Edward Davis
S. Edward Davis

WITNESS: Constance Burns

ACKNOWLEDGMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

BEFORE ME PERSONALLY APPEARED S. EDWARD DAVIS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT S. EDWARD DAVIS EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF August, AD 1976.

NOTARY PUBLIC: Milton G. Janaki
My commission expires---2/10/77

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS, (PRM'S), HAVE BEEN SET, AND THAT SURVEY DATA IS IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS, (PCP'S), SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION ORDINANCE 73-4.

DATE: 20TH DAY OF OCTOBER, AD 1976.

BY: U. R. Van Campen
U. R. Van Campen
Professional Land Surveyor
Florida Certificate No. 2424

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, P.I. HOPKINS JR., PRES. OF PALM BEACH ABSTRACT & TITLE CO., DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THAT TITLE IS VESTED TO R.J.F. CORP. & WEST BOCA BUILDERS, INC., FLA. CORPS., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES ON SAID PROPERTY ARE SHOWN & ARE TRUE & CORRECT.

BY: P. I. Hopkins, Jr.
P. I. Hopkins, Jr., President
PALM BEACH ABSTRACT and TITLE COMPANY

APPROVALS: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS:
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11TH DAY OF OCTOBER, AD 1976.

BY: Lido Lital
Lido Lital, Chairman

COUNTY ENGINEER:

THIS PLAT IS HEREBY FOUND TO MEET THE REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: Herbert F. Kahert
Herbert F. Kahert, County Engineer

ATTEST:
JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
BY: Angie B. Jennings
epit. Clerk

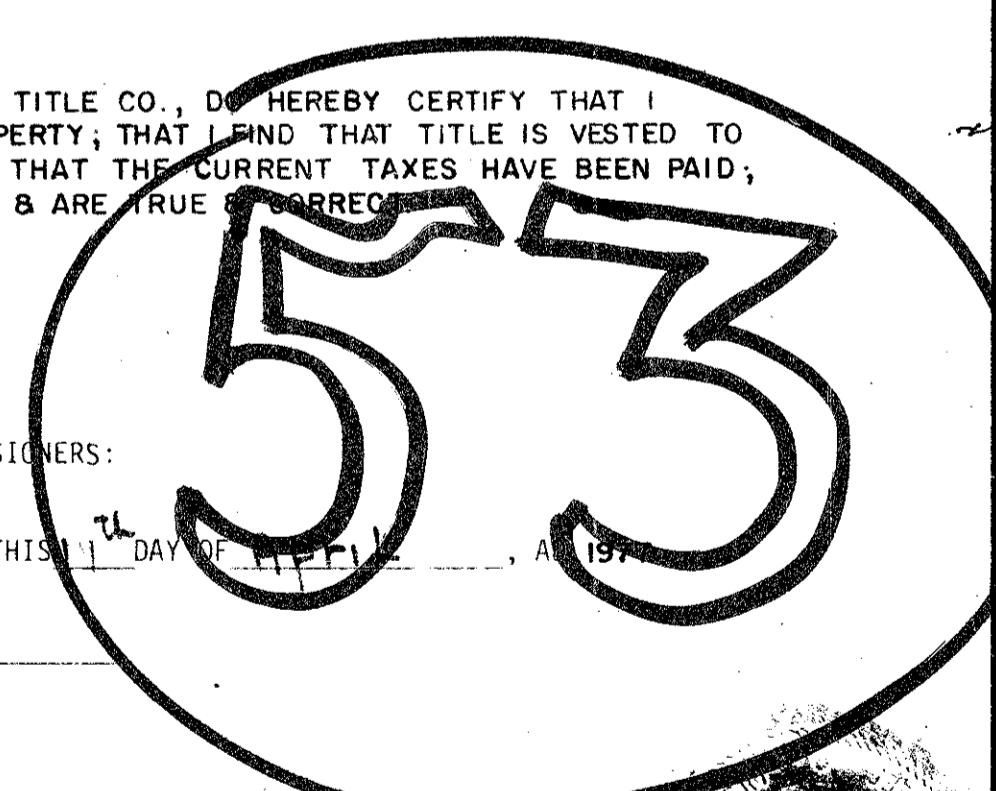
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STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 10:50 AM, THIS 20TH DAY OF April 1977, AND DULY RECORDED FOR PUBLIC RECORD IN PLAT BOOK NO. 32, PAGES 181-182.

JOHN B. DUNKLE, clerk
Circuit Court

By: John B. Dunkle DC



0335-003

18/47/42

32/181

DRAWN		FIELD BOOK		DATE		JOB NO.		SHEET	
1/1		NO. PG.		7-21-76		1975-A		1 of 2	
DESIGNED		CHECKED		SIGNS		DRAWING NO.			
				P. 50					

BOCA WEST EST. NO. 1

