

A PLANNED UNIT DEVELOPMENT THE GREENS

A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; INCLUDING A REPLAT OF A PORTION OF TRACT 72, BOCA DEL MAR N° 7, PLAT BOOK 30, PAGES 210-217, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

WALTER A. CORNNELL, INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA.
JANUARY 1978. SHEET 1 OF 2

67

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10:25 A.M.
this 9th day of March
19 78 and duly recorded in Plat Book
34 on page 67+68
JOHN B. DUNKLE, Clerk Circuit Court
By: *Eye Shireffa*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that B.D.M. DEVELOPMENT, LIMITED, a limited partnership, owners of the land shown hereon being a replat of a portion of Tract 72, Boca Del Mar No 7 as recorded in Plat Book 30, Pages 210-217 of the public records of Palm Beach County, Florida, lying in Section 27, Township 47 South, Range 42 East, shown hereon as "THE GREENS", being more fully described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of Canary Palm Drive, and the Southerly boundary of said Section 27, said point being also the Southwest corner of said Tract 72, lying on a curve concave to the Northeast having a radius of 767.99 feet; thence from a tangent bearing N 24°31'03" W run along said curve, thru an angle of 53°51'03", an arc distance of 721.81 feet to the end of said curve; thence N 29°00'00" E, 160.00 feet to a point of curve concave to the Southwest having a radius of 554.29 feet; thence run along said curve thru an angle of 72°49'33", an arc distance of 704.53 feet to a point; thence S 79°09'00" E, a distance of 93.08 feet to a point of curve concave to the North having a radius of 453.45 feet; thence run along the arc of said curve, thru a central angle of 18°47'00", 148.69 feet to the end of said curve; thence N 82°04'00" E, a distance of 185.28 feet to a point of curve concave to the Southwest, having a radius of 40.0 feet; thence run along the arc of said curve thru a central angle of 102°21'55", an arc distance of 71.47 feet to the end of said curve; thence S 04°23'55" W, a distance of 1377.35 feet to a point; thence run S 30°34'41" W, a distance of 56.41 feet to a point; thence run S 89°36'54" W, a distance of 126.21 feet to a point; thence S 83°00'21" W, a distance of 217.16 feet to a point on the aforementioned southerly boundary of said Section 27; thence S 89°36'54" W, along said southerly boundary, 9.24 feet to the Point of Beginning; shown hereon as "THE GREENS", have caused the same to be platted and surveyed as shown hereon and do hereby dedicate as follows:

1. The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
2. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
3. The limited access easements as shown are dedicated to the Board of County Commissioners, of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, I, William L. Knight, General Partner, do hereunto set my hand this 10th day of Jan. 1978

J. V. Watson Witness
Walter A. Cornell Witness
William L. Knight William L. Knight

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared William L. Knight, General Partner, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes herein expressed.

Witness my hand and official seal, this 10th day of JAN. A.D. 1978
My Commission expires 4-16-80

Judith A. Sherman
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the described property and does hereby join in and consent to the dedication of the lands described hereto by the Owner thereof and agrees that its mortgage which is recorded in Official Record Book 2572, Page 221 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

CENTURY NATIONAL BANK OF COCAL RIDGE

In witness whereof, the said corporation has caused these Presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17th day of January, 1978

Attest: *Paul E. Medina* Secretary
By: *R.C. Williams* V. President

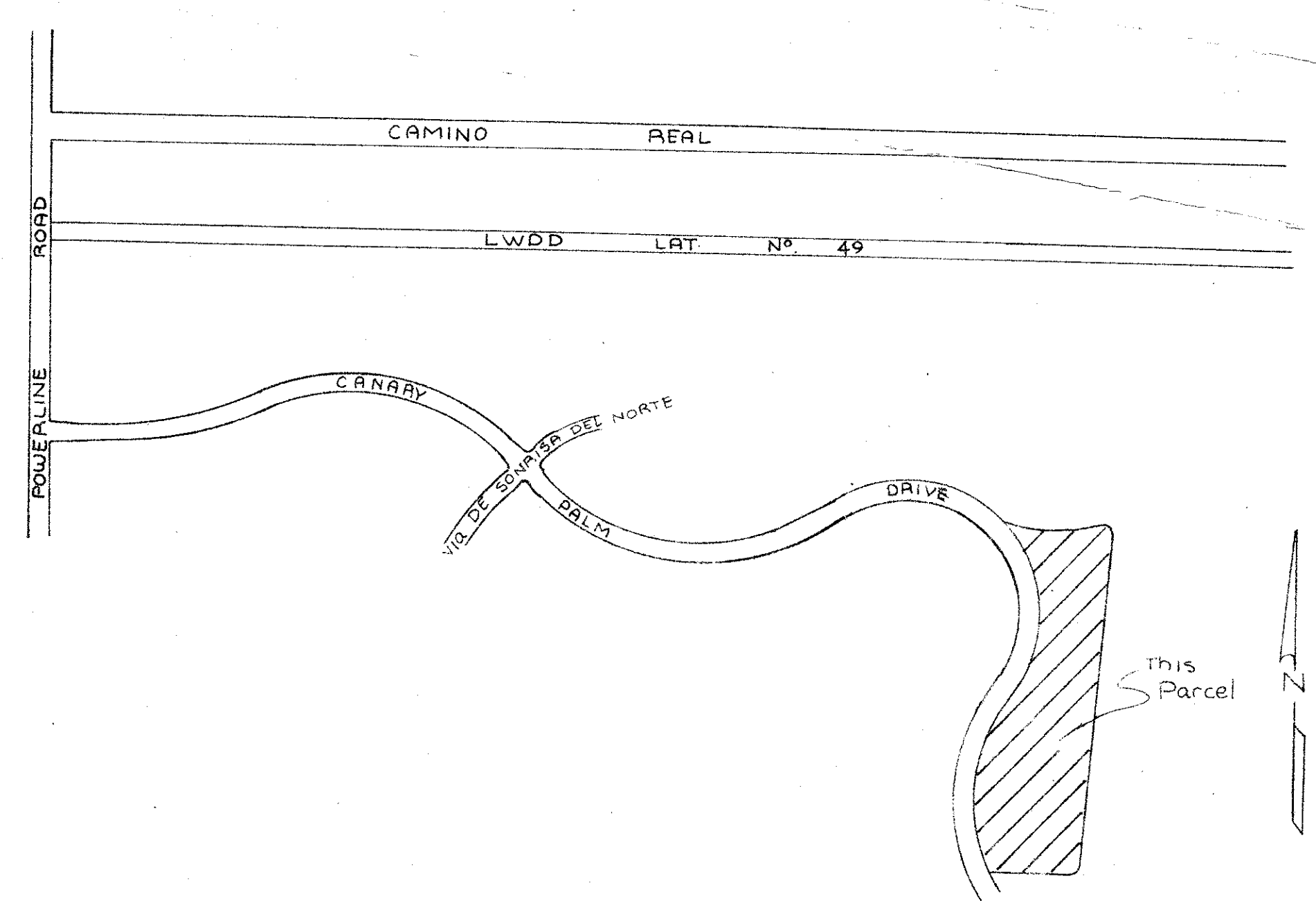
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared R.C. Williams and Joseph E. Medina, Jr. to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of the above named Century National Bank of Coral Ridge a Corporation, and severally acknowledged to and before me that they executed such instrument as such Vice-President and Secretary, respectively, 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 January, 1978.

Barbara D'Arcy



AREA 12.89 A
UNITS 46
DENSITY 3.57 1/4

SURVEYORS 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 and that said survey is accurate to the best of my knowledge and belief and that (P.A.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with the county of Palm Beach for the required improvements and further that this survey data complies with the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

0205-364

Walter A. Cornell
Walter A. Cornell, P.E.
Registered Surveyor No 17512
State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, *Gold Coast Title Co.*, a title insurance company, duly licensed in the State of Florida, hereby certify that we have examined the title to the hereon described property; that the title to the property is vested in B.D.M. Development, Limited; that the current taxes have been paid and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Walter A. Cornell
of the title insurance company
licensed in the state of Florida

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT is hereby approved for record this 7 day of March A.D. 1978.

BY: *Peggy B. Evatt* 34
Chairman PEGGY B. EVATT

COUNTY ENGINEER

This plat is hereby approved for record this 7 day of March A.D. 1978.

BY: *H.F. Kahler* 67
COUNTY ENGINEER - H.F. KAHLERT

ATTEST
JOHN B. DUNKLE, CLERK, BOARD OF COUNTY COMMISSIONERS.

This instrument was prepared by Brian P. Cornell under the direction of Walter A. Cornell, P.E., 24 SE 4th Street, Boca Raton, Florida.

Seal with number 39 and other official stamps.