



VICINITY SKETCH

P.U.D.
BOCA RIO DEVELOPMENT
A PLAT OF A PORTION OF SECTION 35, TWP. 47 S., RGE. 42 E.
AND ALSO BEING A REPLAT OF TRACT 78-B, BOCA DEL MAR NO. 8, AS RECORDED
IN PLAT BOOK 30, PAGES 238-240 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

AUGUST 1976
SHEET 1 OF 3

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:43 A.M.
on the 23 day of March
1978, said plat recorded in Plat Book No.
34 on page 90, 91 & 92
JOHN B. DUNKLE, Clerk, Circuit Court
By: J. J. [Signature] D. C.

INDEX OF SHEETS
1-2 TITLE SHEET & CERTIFICATES
3 PLAN SHEET

MORTGAGE CERTIFICATE

STATE OF CALIFORNIA } SS The undersigned hereby certifies that it is the holder of a mortgage, lien or
COUNTY OF LOS ANGELES } other encumbrance upon the hereon 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 its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2099, Page 1725 of
the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Agent and its corporate
seal to be affixed hereon by and with the authority of its Board of Directors, this 2nd day of
September A.D. 1976.

CONTINENTAL ILLINOIS REALTY
Witness: [Signatures]

ACKNOWLEDGMENT

STATE OF CALIFORNIA } Before me personally appeared an officer for CONTINENTAL ILLINOIS
COUNTY OF LOS ANGELES } REALTY, to me well known, and known to me to be the individual described
in and who executed the foregoing instrument as AGENT for CONTINENTAL ILLINOIS REALTY of the above
named CONTINENTAL ILLINOIS REALTY, a Real Estate Investment Trust doing business in the State of
California and he acknowledged to and before me that he executed such instrument, and 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 2nd day of September A.D. 1976.

May 23, 1977
My Commission Expires
Notary Public, State of California

MORTGAGE CERTIFICATE

STATE OF FLORIDA } SS The undersigned hereby certifies that it is the holder of a mortgage, lien, or
COUNTY OF PALM BEACH } other encumbrance upon the hereon 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 its mortgage, lien or other encumbrance which is recorded in Official Record Book 2149, Pages 205-229
of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Senior Vice-President
and attested by its Assistant Vice-President and its corporate seal to be affixed hereon by and with the author-
ity of its Board of Directors, this 12th day of August A.D. 1976

FIRST BANK AND TRUST COMPANY OF BOCA RATON, NATIONAL ASSOCIATION
Witness: [Signatures]

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared JOHN P. TROYAN and FREDERICK R.
COUNTY OF PALM BEACH } BAUMAN, to me well known, and known to me to be the individuals described
in and who executed the foregoing instrument as JOHN P. TROYAN, Vice-President, and FREDERICK R.
BAUMAN, Vice-President of the above named FIRST BANK AND TRUST COMPANY OF BOCA
RATON, NATIONAL ASSOCIATION, a Florida Corporation, and severally acknowledged to and before me that
they executed such instrument as such Vice-Presidents, respectively, of said corporation and 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 12th day of August A.D. 1976.

My Commission Expires
Notary Public, State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA } SS The undersigned hereby certifies that it is the holder of a mortgage, lien or
COUNTY OF PALM BEACH } other encumbrance upon the hereon 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 its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2099, Page 1812 of
the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

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 3rd day of September A.D. 1976.

LEADERSHIP COMMUNITIES, INC.
Witness: [Signatures]

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared SAMUEL C. HATHORN, and WALTER W.
COUNTY OF PALM BEACH } FRANTZ, to me well known and known to me to be the individuals described
in and who executed the foregoing instrument as SAMUEL C. HATHORN, President and WALTER W. FRANTZ,
Asst. Secretary of the above named LEADERSHIP COMMUNITIES, INC., a Corporation, and severally acknowledged to and before
me that they executed such instrument as such President and Asst. Secretary, respectively of said Corporation and
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 3rd day of September A.D. 1976.

April 13, 1979
My Commission Expires
Notary Public, State of Florida

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

Subscribed and sworn to before me this 29 day of Sept A.D. 1976.
Dec. 1, 1978
My Commission Expires
Notary Public, State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21 day of March A.D. 1978.
[Signatures]

COUNTY ENGINEER

This plat is hereby approved for record this 21 day of March A.D. 1978.

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS
By: [Signature] H. F. KAHLERT, County Engineer
By: [Signature] DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Sam M. Abitol and Celia Donna Abitol, his wife, and Sam
M. Abitol as attorney in fact for Isaac M. Abitol, Sam M. Abitol as attorney in fact for Jacob Abitol, Sam M.
Abitol as attorney in fact for Armand Dahan, owners of the land shown hereon being in Section 35, Township
47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA RIO DEVELOPMENT, being
more particularly described as follows:

Tract 78-B of BOCA DEL MAR NO. 8, as recorded in Plat Book 30, Pages 238-240 of the Public
Records of Palm Beach County, Florida, subject to easements and rights-of-way of record;
have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as
follows:

The streets, as shown, are hereby dedicated to the Board of County Commissioners for the perpetual
use of the public for proper purposes, together with the utility easements and drainage easements as
shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
The areas indicated as Limited Access Easements, as shown, are dedicated to the Board of County
Commissioners for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, We, Sam M. Abitol and Celia Donna Abitol, his wife, and Sam M. Abitol as
attorney in fact for Isaac M. Abitol, Sam M. Abitol as attorney in fact for Jacob Abitol, Sam M. Abitol as
attorney in fact for Armand Dahan, do hereby set our hands and seals, this 28 day of September
A.D. 1976.

Witness: [Signatures]

STATE OF FLORIDA } SS Before me personally appeared Sam M. Abitol and Celia Donna
COUNTY OF PALM BEACH } Abitol, his wife, and Sam M. Abitol as attorney in fact for Isaac M.
Abitol, Sam M. Abitol as attorney in fact for Jacob Abitol, Sam M. Abitol as attorney in fact for Armand
Dahan, owners of the land, executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 28th day of September, A.D. 1976.
My Commission Expires: [Signature]

STATE OF FLORIDA } SS We, English, McCaughn & O'Bryan, duly licensed attorneys in the
COUNTY OF BROWARD } State of Florida, do hereby certify that we have examined the title to
the hereon described property; that we find the title to the property is vested in Sam M. Abitol and Celia
Donna Abitol, his wife, Isaac M. Abitol, Jacob Abitol and Armand Dahan; 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.

Subscribed and sworn to before me this 28th day of September, A.D. 1976.
[Signatures]

BOCA RIO

39

0205-368
35/47/42

34
90

This instrument prepared by:
JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA