

AMERICAN HOMES AT BOCA RATON

PLAT NO. 5

PART OF THE "HAMPTONS AT BOCA RATON" - A P.U.D.

A SUBDIVISION OF A PORTION OF BLOCK 74, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP. 47 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA

WEIMER AND COMPANY

INCORPORATED
planners • land surveyors • engineers
land development consultants

SHEET 1 OF 2 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA-HAMPTONS MANAGEMENT, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 5, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 433.00 FEET SOUTH OF AND 315.00 FEET EAST OF THE NORTHWEST CORNER OF TRACT 105, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THENCE, DUE NORTH, A DISTANCE OF 310.79 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 36°-36'-18" AND A CHORD BEARING OF NORTH 18°-18'-09" WEST;
THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.50 FEET TO THE POINT OF TANGENCY;
THENCE, NORTH 36°-36'-18" WEST, A DISTANCE OF 161.49 FEET;
THENCE, NORTH 80°-08'-26" WEST, A DISTANCE OF 35.51 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 12°-35'-21", A CHORD BEARING OF SOUTH 61°-55'-08" WEST AND A CHORD DISTANCE OF 306.99 FEET;

THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.61 FEET TO A POINT ON THE EAST LINE OF KIMBERLY HOMES, SECTION ONE, AS RECORDED IN PLAT BOOK 29, PAGE 229, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
THENCE, NORTH 21°-47'-12" WEST, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 15°-40'-03", A CHORD BEARING OF NORTH 60°-22'-47" EAST AND A CHORD DISTANCE OF 354.38 FEET;

THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 355.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 880.72 FEET, A CENTRAL ANGLE OF 57°-42'-15" AND A CHORD BEARING OF NORTH 81°-23'-53" EAST;

THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 887.00 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 69°-45'-00" EAST, A DISTANCE OF 98.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 32°-00'-00" AND A CHORD BEARING OF SOUTH 85°-45'-00" EAST;
THENCE, EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1038.74 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 78°-15'-00" EAST, A DISTANCE OF 821.00 FEET;
THENCE, NORTH 33°-15'-00" EAST, A DISTANCE OF 35.36 FEET;
THENCE, SOUTH 11°-45'-00" EAST, A DISTANCE OF 104.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1926.00 FEET, A CENTRAL ANGLE OF 01°-21'-55", A CHORD BEARING OF SOUTH 11°-04'-03" EAST AND A CHORD DISTANCE OF 45.89 FEET;

THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.89 FEET TO THE END OF SAID CURVE;
THENCE, NORTH 56°-04'-03" WEST, A DISTANCE OF 35.77 FEET;
THENCE, SOUTH 78°-15'-00" WEST, A DISTANCE OF 658.57 FEET;
THENCE, DUE SOUTH, A DISTANCE OF 683.03 FEET;
THENCE, DUE WEST, A DISTANCE OF 1950.00 FEET TO THE POINT OF BEGINNING.

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

1. STREETS:

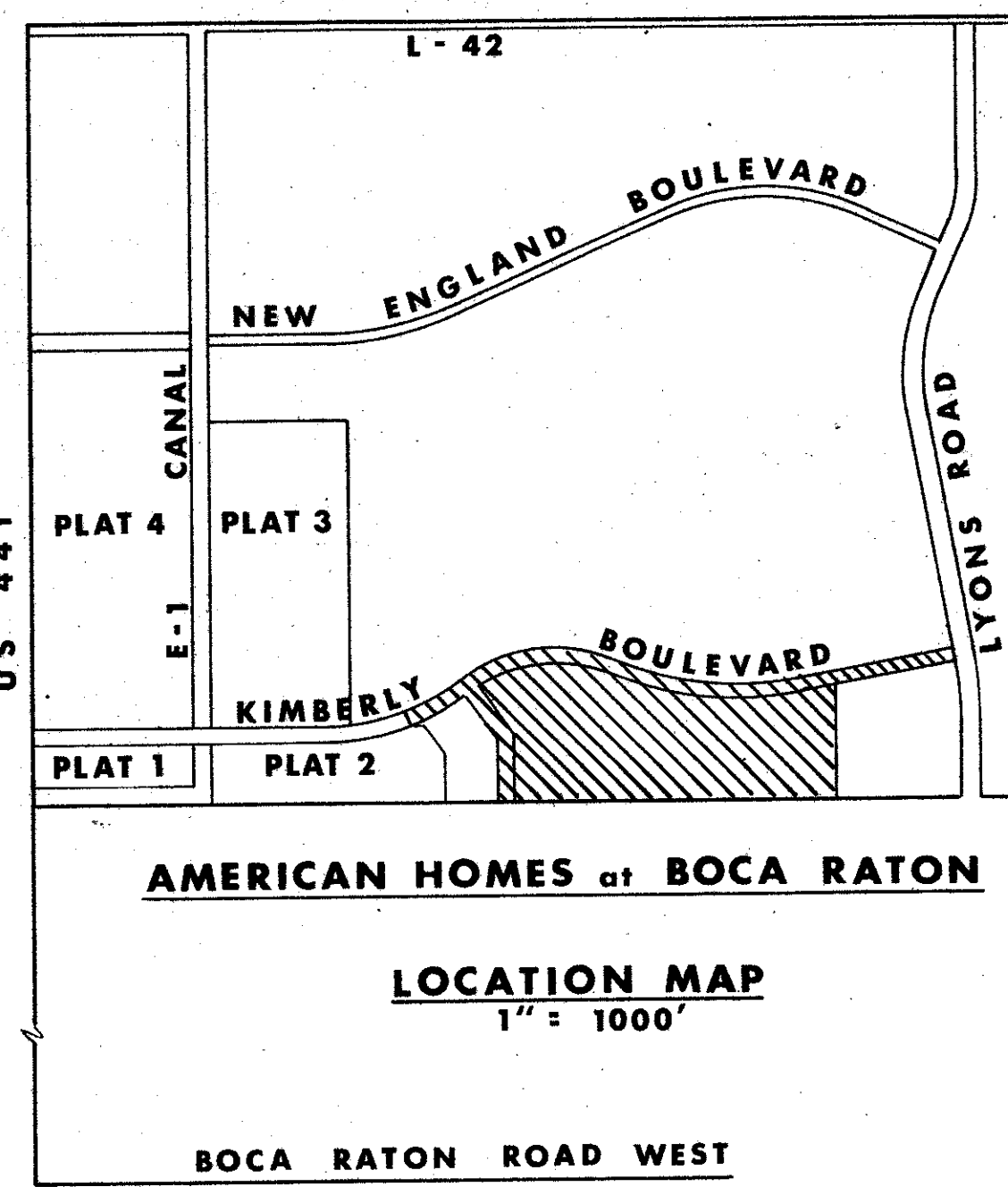
THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
B. LIMITED ACCESS EASEMENTS - 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, SAID BOCA-HAMPTONS MANAGEMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS BOARD OF DIRECTORS THIS 5th DAY OF JUNE, A.D. 1978.

ATTEST: Harry K. Smith SECRETARY
Peter A. Rapaport PRESIDENT
HARRY K. SMITH, SECRETARY
PETER A. RAPAPORT, PRESIDENT



ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PETER A. RAPAPORT AND HARRY K. SMITH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED BOCA-HAMPTONS MANAGEMENT, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH 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 5th DAY OF JUNE, A.D. 1978.

MY COMMISSION EXPIRES: Nancy B. Sidden NOTARY PUBLIC
March 29, 1981

NOTES:

- THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
- PERMANENT REFERENCE MONUMENTS SHOWN THUS: PERMANENT CONTROL POINTS SHOWN THUS:
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FL. 33406

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COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat recorded for record on 9.23.78
this 23rd day of September
1978 and duly recorded in the Book
35 of Public Records
JOHN B. DUNKLE, Clerk, Circuit Court
By: [Signature]

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 IS RECORDED IN OFFICIAL RECORD BOOK 2651 PAGE 169 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FIRST AMERICAN BANK OF LAKE WORTH, N.A.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS AUTHORIZED OFFICER AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF JUNE, A.D. 1978.

ATTEST: [Signature] MORTGAGE LOAN OFFICER
BY: [Signature] SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. MCGARRY AND GLORIA JONES TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.PRES. AND AUTHORIZED OFFICER OF THE ABOVE NAMED FIRST AMERICAN BANK OF LAKE WORTH, N.A., AN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND AUTHORIZED OFFICER, RESPECTIVELY, OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF JUNE, A.D. 1978.

MY COMMISSION EXPIRES: Oct 9, 1979 [Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE 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 HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2090 PG. 1069 EX. 2763, PG. 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Paula J. Harrington BY: Donald J. Lunny TRUSTEE
DONALD J. LUNNY, TRUSTEE

TURNOUT REQUIRED

SIDEWALK REQUIRED

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD J. LUNNY, 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 AS TRUSTEE AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 2nd DAY OF JUNE, A.D. 1978.

ATTEST: [Signature] NOTARY PUBLIC

P.U.D. TABULATION

TOTAL ACRES (this plat)	39.16 ac.
TOTAL ACRES R/W (collector)	9.03 ac.
TOTAL NET ACREAGE	30.13 ac.
TOTAL NO. OF UNITS (max)	107 u.
MAXIMUM DENSITY (this plat)	3.55 1/4
REC AREA ACREAGE	0.0 ac.
SINGLE FAMILY ONLY	

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 27 DAY OF JUNE, A.D. 1978.
BY: [Signature] (SEAL)
H.F. KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 27th DAY OF JUNE, A.D. 1978.

BY: [Signature] (SEAL)
JOHN B. DUNKLE, CLERK

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: [Signature] DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, COUNTY TITLE & ABSTRACT CO. DULY LICENSED IN THE 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 TO BOCA-HAMPTONS MANAGEMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 6/2/78
BY: [Signature] PHYLLIS L. SPALDING

SURVEYOR'S CERTIFICATION

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 THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE SUPERVISION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 2nd DAY OF JUNE, A.D. 1978.
BY: [Signature] ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 295

AMERICAN HOMES OF BOCA RATON