

BOCA DEL MAR - TRACT I - PHASE I

A P.U.D.

BEING A REPLAT OF BOCA DEL MAR PLAT 5, TRACT 1, AS RECORDED IN PLAT BOOK 30, PAGES 127-128, OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

SHEET 1 of 2
JULY 1978

WILLIAMS, HATFIELD & STONER INC. CIVIL ENGINEERS - LAND SURVEYORS FT. LAUDERDALE, FLORIDA

32
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78 30 52+53
Jyle Shreffo

DESCRIPTION

A parcel of land in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as a portion of TRACT I of BOCA DEL MAR No. 5 as recorded in Plat Book 30, Page 127 and 128 of the Public Records of Palm Beach County, Florida, said lands being described as follows:

COMMENCING at the Northeast corner of the Southeast One-Quarter (SE 1/4) of said Section 21, Township 47 South, Range 42 East;

THENCE on a platted bearing of S. 89° 38' 50" W. along the North line of the said Southeast One-Quarter (SE 1/4) a distance of 1,551.56 feet;

THENCE S. 00° 21' 10" E., 80.00 feet to the POINT OF BEGINNING; said POINT OF BEGINNING being the Northwest corner of Lot 8, Block 6, as shown by DEL MAR VILLAGE SECTION I as recorded in Plat Book 32, Pages 131 through 133 of the Public Records of Palm Beach County, Florida;

THENCE S. 89° 38' 50" W. along the North line of said TRACT I a distance of 1,080.00 feet;

THENCE S. 00° 21' 10" E., 110.00 feet;

THENCE S. 22° 27' 02" E., 64.76 feet;

THENCE S. 00° 21' 10" E., 100.00 feet;

THENCE N. 89° 38' 50" E., 70.00 feet;

THENCE S. 00° 21' 10" E., 80.83 feet;

THENCE N. 75° 40' 00" E., 11.13 feet;

THENCE S. 14° 20' 00" E., 180.00 feet to the South line of said TRACT I;

THENCE N. 75° 40' 00" E., along the said South line a distance of 80.00 feet to a point of curvature of a tangent curve to the right, said curve having a central angle of 70° 49' 56" and a radius of 766.20 feet;

THENCE continue along the said South line along said curve to the right an arc distance of 938.86 feet to the Southwest corner of Lot 15, Block 5, of said plat of DEL MAR VILLAGE SECTION I;

THENCE N. 07° 44' 37" E. along the West line of said Lot 15 a distance of 125.36 feet to a point on a non-tangent curve to the right said curve having a tangent bearing of N. 79° 18' 20" W. a central angle of 64° 10' 40" and a radius of 535.00 feet;

THENCE along said curve to the right an arc distance of 39.01 feet;

THENCE N. 14° 52' 20" E., 50.00 feet to the Southwest corner of Block 7 of said DEL MAR VILLAGE SECTION I;

THENCE N. 16° 44' 42" W. along the West line of said Block 7 a distance of 58.71 feet to a point of curvature of a curve to the right, said curve having a central angle of 18° 26' 34" and a radius of 958.87 feet;

THENCE continue along the said West line along said curve to the right for an arc distance of 308.65 feet;

THENCE N. 01° 41' 52" E. along the said West line a distance of 26.64 feet;

THENCE N. 20° 54' 04" E. along the said West line and its prolongation a distance of 273.30 feet to the POINT OF BEGINNING, said land situate, lying and being in Palm Beach County, Florida, containing 11.987 acres, more or less.

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 placed after construction of roads within one year of recording of the plat under the guarantees posted with Palm Beach County 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.

William Hatfield
Registered Surveyor No. 1328
State of Florida

TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, John H. Cyprien, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to WOLVERINE GENERAL DEVELOPMENT CO.; that the 1977 taxes have been paid; and that I find that all mortgages encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

John H. Cyprien
October 5, 1978
(Attorney-at-law, licensed in Florida)

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 12 day of December A.D., 1978

By *Reggie B. Switt*
(Chairman)
ATTEST
BOARD of COUNTY COMMISSIONERS
By *Maxine B. Jennings*
(Deputy Clerk)

COUNTY ENGINEER

This plat is hereby approved for record this 12 day of Dec A.D., 1978

By *John A. Williams*
(County Engineer)

DEDICATION

State of Florida
County of Palm Beach

KNOW ALL MEN BY THESE PRESENTS: that WOLVERINE GENERAL DEVELOPMENT CO., by MARVIN L. ROBINSON, owner of the land described and shown as included on this plat, have caused said land to be re-subdivided and replatted as shown; said re-subdivision to be known as BOCA DEL MAR - TRACT I - PHASE I.

The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

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.

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.

And it is shown as shown is hereby dedicated to the Boca Del Mar, Tract I, Homeowners Association, and is the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF: We have affixed our hand and seal, this 12 day of December A.D., 1978.

Marvin L. Robinson
WITNESS
MORTON LIND
WITNESS
MARVIN L. ROBINSON

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, MARVIN L. ROBINSON, owner of WOLVERINE GENERAL DEVELOPMENT CO., to me well known to be the individual described and who executed the foregoing dedication, and he acknowledged to me the execution of the foregoing instrument of Dedication for the purposes therein expressed.

WITNESS my hand and official seal this 12 day of December A.D., 1978.

My Commission expires April 1982
Notary Public, State of Florida
John A. Williams

MORTGAGEE'S CONSENT

State of Florida
County of Palm Beach

KNOW ALL MEN BY THESE PRESENTS: that LEADERSHIP HOUSING, INC., owners and holders of that certain mortgage recorded in Official Record Book at Page does hereby consent to and join in the making and filing for the record of the attached plat and to the dedication of the thoroughfares as shown thereon.

IN WITNESS WHEREOF: the undersigned SID WORKMAN, president, and ROBERT MCINTYRE, vice-president, have hereunto set their hand and seal this 12 day of December A.D., 1978.

Witness *Sid Workman* by president
Witness *Robert McIntyre* attested vice-president

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, SID WORKMAN, president and ROBERT MCINTYRE, vice-president, of LEADERSHIP HOUSING, INC. and they acknowledged to me the execution of the foregoing instrument of Dedication for the purposes therein expressed.

WITNESS my hand and official seal this 12 day of December A.D., 1978.

My Commission expires March 1981
Notary Public, State of Florida
John A. Williams

BOCA DEL MAR TRACT I PHASE I