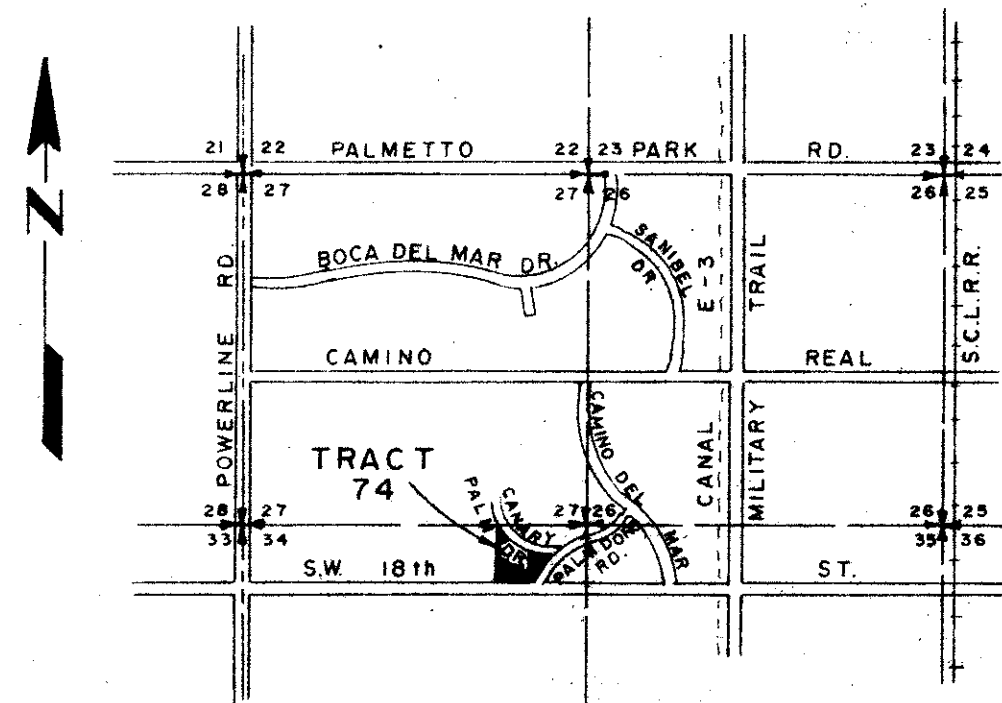


85

9:42A
April
79
37
85+86
John E. Dangle
Jyle Shuffa

FLOOD ZONE "AO"
DEPTH 1'



LOCATION SKETCH

P.U.D.
BOCA CLUB COLONY PHASE I
A PLAT OF A PORTION OF SECTION 34, TWP. 47 S., RGE. 42 E.
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 74, BOCA DEL MAR NO. 7 AS RECORDED
IN PLAT BOOK 30, PAGES 210-217 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

SEPTEMBER, 1978

SHEET 1 OF 2

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage, lien or other
COUNTY OF PALM BEACH } encumbrance upon the hereon described property and does 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 2969 Pages 1028, 1044, 1065 & 1073 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 22nd day of February A.D. 1979.

BOCA RATON FEDERAL SAVINGS AND LOAN ASSOCIATION
Witness Henry J. Taylor
Witness Martha J. Miller
By Richard E. Simmons
Richard E. Simmons, President
By Richard F. Ross
Richard F. Ross, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared Richard E. Simmons and Richard F. Ross
COUNTY OF PALM BEACH } to me well known, and known to me to be the individuals described in and who
executed the foregoing instrument as Richard E. Simmons, President and Richard F. Ross, Secretary of the
above named Boca Raton Federal Savings and Loan Association, and severally acknowledged to and before me that
they executed such instrument as such President and 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 22nd day of February A.D. 1979.
August 23, 1980
My Commission Expires
Martha J. Miller
Notary Public, State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage, lien or other
COUNTY OF PALM BEACH } 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 2891, Page 229 of the Public
Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Witness Henry J. Taylor
Witness Joseph Dyke
By Maurice Porter, Trustee
MAURICE PORTER, Trustee

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared MAURICE PORTER, to me well known, and
COUNTY OF PALM BEACH } known to me to be the person described in and who executed the foregoing
instrument, and he acknowledged to and before me that MAURICE PORTER, Trustee, executed said instrument
for the purposes therein expressed.

WITNESS my hand and official seal, this 21st day of January A.D. 1979.
March 9, 1982
My Commission Expires
Maria Pizarro
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 respon-
sible 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
22nd day of February A.D. 1979
Dec 1, 1982
My Commission Expires
John A. Grant III
Registered Land Surveyor No. 1141
State of Florida
Notary Public, State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 24 day of April A.D. 1979.
By Dennis Koehler
Dennis Koehler, Chairman
County Engineer

COUNTY ENGINEER

This plat is hereby approved for record this 24 day of April A.D. 1979.
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By H. F. Kahleert
H. F. KAHLEERT, County Engineer

By Martha J. Miller
DEPUTY CLERK

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage, lien or other
COUNTY OF PALM BEACH } encumbrance upon the hereon described property and does 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 2969 Page 1024 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 22nd day of February A.D. 1979.

555 INVESTMENT CORPORATION
Witness Henry J. Taylor
Witness Martha J. Miller
By Richard E. Simmons
Richard E. Simmons, President
By Richard F. Ross
Richard F. Ross, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared Richard E. Simmons and Richard F. Ross
COUNTY OF PALM BEACH } to me well known, and known to me to be the individuals described in and who
executed the foregoing instrument as Richard E. Simmons, President and Richard F. Ross, Secretary of the
above named 555 Investment Corporation, and severally acknowledged to and before me that they executed such instrument as
such President and 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 24th day of February A.D. 1979.
August 23, 1980
My Commission Expires
Martha J. Miller
Notary Public, State of Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that T & T BUILDERS, INC., a Florida Corporation, owner of the land
above hereon, being in Section 34, Township 47 South, Range 42 East, Palm Beach County, Florida, shown here-
on as BOCA CLUB COLONY PHASE I and being a portion of Tract 74, of BOCA DEL MAR NO. 7 as recorded in
Plat Book 30, Pages 210-217 of the Public Records of Palm Beach County, Florida, said land being more particu-
larly described as follows:

Beginning at the Northwest corner of the above mentioned Tract 74; thence with a bearing of S. 34° 30' 00" E., a
distance of 39.00 feet to a point; thence with a curve to the left having a radius of 699.86 feet, an arc length of
516.39 feet to a point; thence with a bearing of S. 8° 33' 42" W., a distance of 201.85 feet to a point; thence with
a curve to the right having a tangent bearing of N. 81° 26' 18" W., a radius of 1022.00 feet, an arc length of
226.50 feet to a point; thence with a bearing of S. 1° 55' 34" E., a distance of 217.08 feet to a point; thence with
a bearing of S. 88° 04' 26" W., a distance of 288.89 feet to a point; thence with a bearing of N. 1° 55' 34" W., a
distance of 575.91 feet to a point; thence with a curve to the right having a radius of 60.00 feet, an arc length of
60.14 feet to a point; thence with a bearing of N. 55° 30' 00" E., a distance of 102.57 feet, more or less, to the
Point of Beginning.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:
The tract for private road purposes, Tract "A" and "B", as shown is hereby dedicated to the Boca Club Colony
Property Owners' Association and will be the perpetual maintenance obligation of said association. The utility
easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and mainte-
nance of utilities and drainage. The recreation area shown as Tract "C" is hereby dedicated to the Boca Club
Colony Property Owners' Association and is the perpetual maintenance obligation of said Association. 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, the said Corporation, T & T BUILDERS, INC., has caused these presents to be signed
by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority
of its Board of Directors, this 24th day of February A.D. 1979.

T & T BUILDERS, INC.
Witness Peggy P. Spradley
Witness Harvey S. Taylor
Harvey S. TAYLOR, President
Witness Joseph Dyke
E. JOSEPH DYKE, Secretary

ACKNOWLEDGMENT

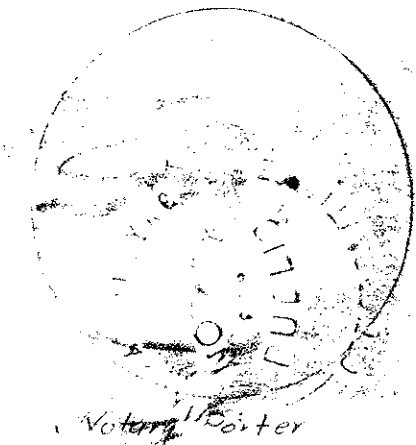
STATE OF FLORIDA } Before me personally appeared HARVEY S. TAYLOR, and E. JOSEPH DYKE
COUNTY OF PALM BEACH } to me well known and known to me to be the individuals described in and who
executed the foregoing instrument as HARVEY S. TAYLOR, President and E. JOSEPH DYKE, Secretary of the
above named T & T BUILDERS, INC., a Florida corporation, and they 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 24th day of February A.D. 1979.
March 9, 1982
My Commission Expires
Maria Pizarro
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } I, DAVID GRAHAM, a duly licensed attorney in the State of Florida, do hereby
COUNTY OF PALM BEACH } certify that I have examined the title to the hereon described property, that as of
Feb. 12, 1979 I find apparent record title to the property is vested in T & T BUILDERS, INC.,
a Florida corporation; that the current Real Estate Taxes have been paid; that the property is encumbered by the
mortgages shown hereon; and that all mortgages of record are shown and are true and correct.

Witness David Graham
DAVID GRAHAM, Attorney
GRAHAM, HODGES, SWAN & LORSON
34/47/42
37/85
0205-005



This instrument Prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Fla. 33431

Boca Club Colony Phase I - Boca Del Mar Pool