

CLOVERFIELD I

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THIS INSTRUMENT PREPARED BY DANIEL CARNAHAN CONSULTING ENGINEERS, INC. 550 N. STATE RD. 7, MARGATE, FLA. #781019-Z

R.U.D. STATISTICS	
ACREAGE	16.269
UNITS	61
DENSITY	3.75 UNITS/ACRE
ROADWAYS	2.87 ACRES
RETENTION AREA (OPEN SPACE)	3.47 ACRES
LOT 13, BLOCK 2 (RECREATION AREA)	0.61 ACRES
REMAINING LOT AREA	9.319 ACRES

(A R.U.D.) BEING A REPLAT OF A PORTION OF TRACT 7 OF THE PLAT OF BOCA DEL MAR NO. 5 AS RECORDED IN PLAT BOOK 30, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JANUARY, 1979

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HARLON, INC. AND PINEFIELDS, INC., FLORIDA CORPORATIONS, OWNERS OF THE FOLLOWING DESCRIBED LAND: A PORTION OF TRACT 7 OF THE PLAT OF BOCA DEL MAR NO. 5 AS RECORDED IN PLAT BOOK 30, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 7, SAID POINT BEING THE POINT OF BEGINNING; THENCE N. 00° 54' 33" W. ALONG THE WEST LINE OF SAID TRACT 7 A DISTANCE OF 116.91 FEET; THENCE N. 89° 05' 27" E. ALONG THE NORTH LINE OF SAID TRACT 7 A DISTANCE OF 470.00 FEET; THENCE S. 00° 54' 33" E. ALONG THE RIGHT-OF-WAY LINE OF DEL PRADO CIRCLE SOUTH A DISTANCE OF 212.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 612.96 FEET AND A CENTRAL ANGLE OF 57° 18' 27", AN ARC DISTANCE OF 613.09 FEET; THENCE S. 31° 47' 00" W. A DISTANCE OF 105.00 FEET; THENCE S. 12° 09' 16" E. A DISTANCE OF 70.08 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S. 61° 50' 15" E., A RADIUS OF 769.96 FEET, AND A CENTRAL ANGLE OF 05° 47' 35", AN ARC DISTANCE OF 77.85 FEET; THENCE S. 00° 09' 53" E. A DISTANCE OF 256.74 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 7; THENCE S. 89° 50' 07" W. A DISTANCE OF 375.39 FEET; THENCE N. 83° 03' 06" W. A DISTANCE OF 403.76 FEET TO THE POINT OF BEGINNING. SAID PORTION CONTAINING 16.269 ACRES MORE OR LESS. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS CLOVERFIELD I, 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. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE LOT 13 OF BLOCK 2, THE RETENTION AREA AND THE BICYCLE PATH EASEMENTS ARE HEREBY DEDICATED TO THE CLOVERFIELD HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE 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 CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENTS AND ATTESTED BY ITS SECRETARIES AND ITS CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF MARCH A.D. 1979.

HARLON, INC. A FLORIDA CORPORATION
 BY: [Signature]

ATTESTED: [Signature]

PINEFIELDS, INC. A FLORIDA CORPORATION
 BY: [Signature]

ATTESTED: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA ss. BEFORE ME PERSONALLY APPEARED LON B. RUBIN, PRESIDENT AND H.M. LASKY, SECRETARY OF COUNTY OF PALM BEACH ss. HARLON, INC. A FLORIDA CORPORATION AND JOHN A. WANKLYN, PRESIDENT AND STEPHEN L. PERRONE, SECRETARY OF PINEFIELDS, INC. A FLORIDA CORPORATION TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF THE CORPORATIONS, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29TH DAY OF MARCH A.D. 1979.

MY COMMISSION EXPIRES 2-13-83 [Signature] STATE OF FLORIDA
 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA ss. THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A COUNTY OF BROWARD MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3004 PAGE(S) 96 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 ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 26TH DAY OF MARCH A.D. 1979. LEADERSHIP HOUSING, INC., A DELAWARE CORPORATION.

ACKNOWLEDGEMENT

STATE OF FLORIDA ss. BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF LEADERSHIP HOUSING, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 26TH DAY OF MARCH A.D. 1979.

MY COMMISSION EXPIRES 3/28/81 [Signature] STATE OF FLORIDA
 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA ss. THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3004 PAGE(S) 102 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 ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 28TH DAY OF MARCH A.D. 1979. M^cALPINE PARK LANE COMPANY, A FLORIDA CORPORATION.

ACKNOWLEDGEMENT

STATE OF FLORIDA ss. BEFORE ME PERSONALLY APPEARED JOHN A. WANKLYN AND STEPHEN L. PERRONE TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN COUNTY OF PALM BEACH ss. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF M^cALPINE PARK LANE COMPANY, INCORPORATED, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 28TH DAY OF MARCH A.D. 1979. MY COMMISSION EXPIRES SEPT. 19, 1982. NOTARY PUBLIC: [Signature] 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 THAT (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.

BY: [Signature] DANIEL L. CARNAHAN
 PROFESSIONAL LAND SURVEYOR NO. 3002
 STATE OF FLORIDA

DATE: 2 APRIL 79

TITLE CERTIFICATION

STATE OF FLORIDA ss. I, ROBERT B. TANNER, A DULY LICENSED ATTORNEY IN THE STATE COUNTY OF BROWARD ss. 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 HARLON, INC. AND PINEFIELDS, INC., FLORIDA CORPORATIONS, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: [Signature] DATE: OCTOBER 5, 1979
 ROBERT B. TANNER

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF Feb A.D. 1980

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF Feb A.D. 1980

BY: [Signature] CHAIRMAN

BY: [Signature]

ATTESTED: [Signature] JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

0205-305 TURNOUT REQUIRED

MORTGAGEE'S CONSENT

STATE OF FLORIDA ss. THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A COUNTY OF PALM BEACH MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3004 PAGE(S) 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. BOCA DEL MAR ASSOCIATES, A GENERAL PARTNERSHIP BETWEEN BOCA DEL MAR, INC. AND TEXACO BOCA DEL MAR, INC. IN WITNESS WHEREOF BOCA DEL MAR ASSOCIATES BY TEXACO BOCA DEL MAR, INC. GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 30TH DAY OF MARCH A.D. 1979.

ACKNOWLEDGEMENT

STATE OF FLORIDA ss. BEFORE ME PERSONALLY APPEARED [Signature] TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TEXACO BOCA DEL MAR, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30TH DAY OF MARCH A.D. 1979.

MY COMMISSION EXPIRES: [Signature] STATE OF FLORIDA
 NOTARY PUBLIC

Cloverfield I

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