

40-144

AMERICAN HOMES AT BOCA RATON

PLAT NO. 9

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

COUNTY OF PALM BEACH
FILED FOR RECORD IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP. 47 S, RGE. 42 E, PALM BEACH COUNTY, FLORIDA, THIS 25th DAY OF SEPTEMBER, 1978.
JOHN B. DUNKLE, Clerk, Circuit Court
C. J. Swartz

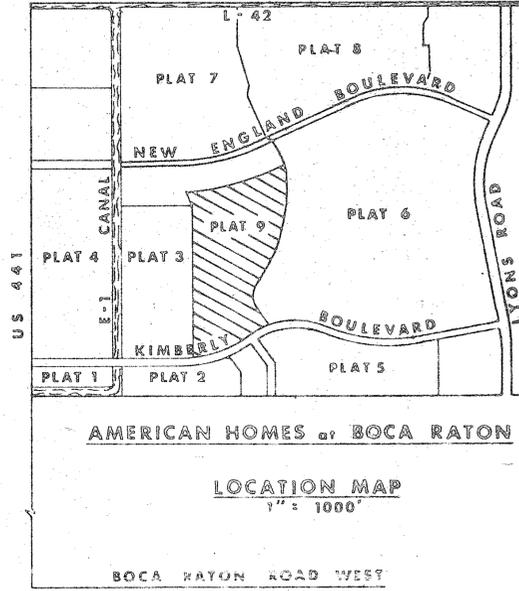
DEDICATION

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. 9, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN 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; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 6, AS RECORDED IN PLAT BOOK 35, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 880.72 FEET, A CENTRAL ANGLE OF 090°-50'-36", A CHORD BEARING OF SOUTH 57°-28'-03" WEST AND A CHORD DISTANCE OF 151.12 FEET; SAID CURVE BEING ON THE NORTH RIGHT OF WAY LINE OF KIMBERLY BOULEVARD, AS SHOWN ON THE PLAT OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 5, AS RECORDED IN PLAT BOOK 35, PAGES 11 AND 12, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 310°-56'-11", A CHORD BEARING OF SOUTH 68°-30'-50" WEST AND A CHORD DISTANCE OF 715.27 FEET; SAID CURVE BEING ON THE SAID NORTH RIGHT OF WAY LINE OF KIMBERLY BOULEVARD; THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 724.61 FEET TO THE SOUTHEAST CORNER OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 3, AS RECORDED IN PLAT BOOK 33, PAGES 13 AND 14, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE, DUE NORTH, ALONG THE EAST LINE OF SAID AMERICAN HOMES AT BOCA RATON, PLAT NO. 3, A DISTANCE OF 1730.98 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE, NORTH 35°-55'-43" WEST, A DISTANCE OF 170.42 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2249.86 FEET, A CENTRAL ANGLE OF 24°-00'-00" AND A CHORD BEARING OF NORTH 78°-00'-00" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 942.44 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 66°-00'-00" EAST, A DISTANCE OF 44.68 FEET; THENCE, NORTH 54°-59'-15" EAST, A DISTANCE OF 63.43 FEET; THENCE, NORTH 72°-36'-05" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 22°-23'-55" AND A CHORD BEARING OF SOUTH 06°-11'-58" EAST; SAID CURVE BEING ON THE WEST LINE OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 6, AS RECORDED IN PLAT BOOK 35, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 226.73 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2600.00 FEET, A CENTRAL ANGLE OF 12°-00'-00" AND A CHORD BEARING OF SOUTH 11°-00'-00" WEST; SAID CURVE BEING ON SAID WEST LINE; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 544.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 12°-00'-00" AND A CHORD BEARING OF SOUTH 23°-00'-00" WEST; SAID CURVE BEING ON SAID WEST LINE; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 303.69 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 29°-00'-00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 392.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 65°-36'-18" AND A CHORD BEARING OF SOUTH 03°-48'-09" EAST; SAID CURVE BEING ON SAID WEST LINE; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.91 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 36°-36'-18" EAST, ALONG SAID WEST LINE, A DISTANCE OF 239.96 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 2 SHEETS



P.U.D. TABULATION

TOTAL ACRES (this plat)	35.556
TOTAL ACRES R/W (collector)	—
TOTAL NET ACREAGE	35.556
TOTAL NO. OF UNITS (max)	65
MAXIMUM DENSITY (this plat)	1.828
REC AREA ACREAGE (lake)	16.388
SINGLE FAMILY ONLY	

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

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 6th DAY OF December, A.D. 1978.

MY COMMISSION EXPIRES: 1/11/80 NOTARY PUBLIC

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.

3. WATER MANAGEMENT TRACT:

THE WATER MANAGEMENT TRACT SHOWN AS TRACT "A" IS DEDICATED TO THE AMERICAN HOMES HOMEOWNERS ASSOCIATION #1, INC., FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 6th DAY OF December, A.D. 1978

ATTEST: Harry K. Smith SECRETARY BY: Peter A. Rapaport PRESIDENT
BOCA-HAMPTONS MANAGEMENT, INC.

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.

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

FIRST AMERICAN BANK OF LAKE WORTH, N.A.
ATTEST: Charles J. McLeod ASST. VICE PRESIDENT BY: James F. DeLong SEN. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. MCGARRY AND EVELYN M. COMB, 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 ASST. VICE PRESIDENT 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 S.V. PRES. AND ASST. VICE PRESIDENT 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 6th DAY OF December, A.D. 1978.

MY COMMISSION EXPIRES: 9-8-80 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 AT PAGE 1069 AND BOOK 2763 AT PAGE 1017, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS Phyllis L. Spalding BY: Donald J. Lunny TRUSTEE DATE 12-7-78

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 5th DAY OF DECEMBER, A.D. 1978.

MY COMMISSION EXPIRES: 1-11-80 NOTARY PUBLIC

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: PERMANENT CONTROL POINTS SHOWN THUS:
5. 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.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 16th DAY OF September, A.D. 1978

BY: H.F. Kahlert COUNTY ENGINEER (SEAL)

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 16th DAY OF September, A.D. 1978

BY: Chairman (SEAL)
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Deputy Clerk 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.

PHYLIS 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 AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW,

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.

ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1444