

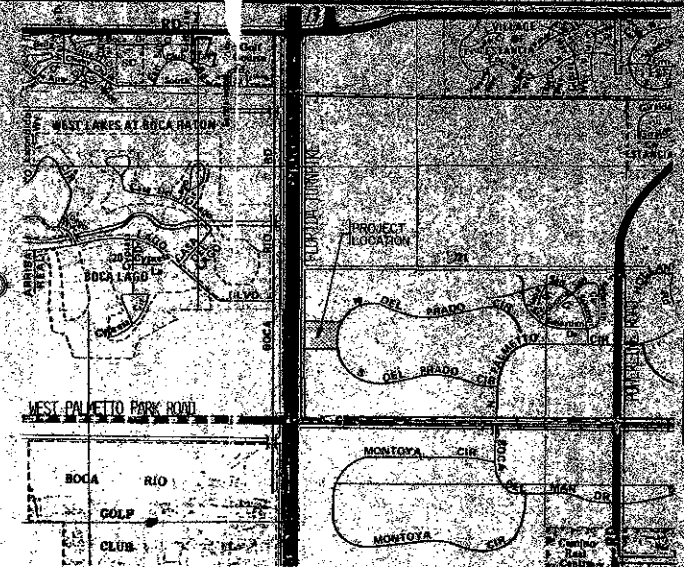
43/29

BOCA CASA (PUD)

BEING A REPLAT OF TRACT 3, BOCA DEL MAR NO 5 (PUD) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, AT PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LAND LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST, 1981

SHEET 1 OF 2



29

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN RECORDED IN PLAT BOOK NO. 30, PAGE 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
JOHN B. DUNN, CLERK
COUNTY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORANNE SHELTER CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA CASA (P.U.D.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF TRACT 3, "BOCA DEL MAR NO. 5 (P.U.D.)" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, AT PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1. THE BUFFER ZONES (PERMANENT) AS SHOWN ARE HEREBY DEDICATED TO THE BOCA CASA HOMEOWNERS ASSOCIATION INC. FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE BOCA CASA HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE PURPOSES AND AS UTILITY EASEMENTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
4. THE DRAINAGE EASEMENTS AS SHOWN HEREON INCLUDING THE 15 FOOT DRAINAGE EASEMENT ALONG DEL PRADO CIRCLE ARE HEREBY DEDICATED TO THE BOCA CASA HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5. THE 5 FOOT LIMITED ACCESS EASEMENT IS HEREBY 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, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF January, 1981.

MORANNE SHELTER CORP., A CORPORATION OF THE STATE OF FLORIDA
BY: *[Signature]*
MORT WEXLER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND *[Signature]* OF THE MORANNE SHELTER CORP., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO ME 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 9th DAY OF January, 1981.
MY COMMISSION EXPIRES: June 10, 1984
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK *[Blank]* AT PAGES *[Blank]* 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 *[Signature]* AND ATTESTED TO BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS *[Blank]* DAY OF *[Blank]*, 1981.

GUARANTY SAVINGS & LOAN ASSOC. OF ST. PETERSBURG, A CORPORATION OF THE STATE OF FLORIDA.
ATTEST: *[Signature]* BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* OF THE GUARANTY SAVINGS AND LOAN ASSOCIATION OF ST. PETERSBURG, A 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 *[Blank]* DAY OF *[Blank]*, 1981.
MY COMMISSION EXPIRES: *[Blank]*
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
WE, ALPHA TITLE COMPANY, A TITLE INSURANCE COMPANY, 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 MORANNE SHELTER CORP., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS ENCLINBERED BY THE MORTGAGES SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: AUGUST 17, 1981
ALPHA TITLE COMPANY

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH) SS
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.C.P.'S) PERMANENT REFERENCE POINTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF COMPLETION OF IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 122, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: February 17, 1981 BY: *[Signature]*
WILLIAM H. BEER
REGISTERED LAND SURVEYOR NO. 3187
STATE OF FLORIDA

SURVEYOR'S NOTES

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. PERMANENT REFERENCE POINTS (P.C.P.'S) DESIGNATED THUS *[Symbol]*.
4. U.E. DENOTES UTILITY EASEMENT.
5. D.E. DENOTES DRAINAGE EASEMENT.
6. L.A.E. DENOTES LIMITED ACCESS EASEMENT.
7. BEARINGS AS STATED HEREON ARE BASED ON THE PLAT OF BOCA DEL MAR NO. 5 (P.U.D.) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, AT PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS *[Symbol]*.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF August, 1981
BY: *[Signature]*
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF August, 1981
BY: *[Signature]*
HERBERT F. WALKER, COUNTY ENGINEER

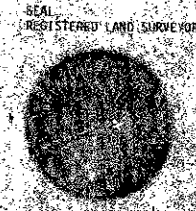
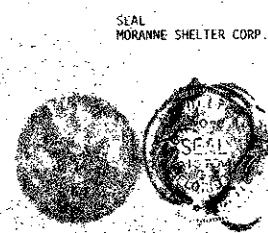
ATTEST:
JOHN B. DUNN, CLERK,
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2120 SO. CONGRESS AVE., WEST PALM BEACH, FLORIDA, PH. 982-5800.

SHEET 1 OF 2 SIGNATURE SHEET
SHEET 2 OF 2 MAP SHEET
SEE SHEET 2 OF 2 FOR PLANNED UNIT DATA

0205-316

43/29



Notary Public
Seal of Notary Public
BOCA CASA (PUD)