

02/1/77

# LAKES OF BOCA BARWOOD PLAT NO. 1

Cypress Point Pad

BEING A REPLAT OF PART OF TRACTS 13, 14, 19, AND 20, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, INCLUSIVE, LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
APRIL, 1982

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 9:10 AM THIS 27 DAY OF SEPTEMBER AD, 1982 AND DULY RECORDED IN PLAT BOOK 34 ON PAGES 173 AND 174.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *[Signature]* DC

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE H. SPARLING, JR., AS TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PART OF TRACTS 13, 14, 19 AND 20, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKES OF BOCA BARWOOD PLAT NO. 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF S.W. 18TH STREET, AS SHOWN ON THE PLAT OF SANDALFOOT COVE SECTION HINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 199 AND 200, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THENCE, BEAR SOUTH 00°50'33" EAST ALONG THE EAST LINE OF SAID PLAT AND THE EAST LINE OF SANDALFOOT COVE SECTION TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 144 AND 145, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND THE WEST LINE OF TRACTS 13 AND 20 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; A DISTANCE OF 593.97 FEET; THENCE SOUTH 60°47'33" EAST, A DISTANCE OF 178.87 FEET; THENCE, NORTH 29°12'27" EAST, A DISTANCE OF 66.27 FEET; THENCE, NORTH 89°12'27" EAST, A DISTANCE OF 149.80 FEET; THENCE, SOUTH 60°47'33" EAST, A DISTANCE OF 147.97 FEET; THENCE, NORTH 89°12'27" EAST, A DISTANCE OF 203.55 FEET; THENCE, NORTH 00°47'33" WEST, A DISTANCE OF 700.00 FEET; THENCE, SOUTH 89°12'27" WEST, A DISTANCE OF 670.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.147 ACRES, MORE OR LESS.

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

- TRACTS "A" (BARLAKE DRIVE) AND "E" FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION OF LAKES OF BOCA BARWOOD, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "D" (LAKE) FOR DRAINAGE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION OF LAKES OF BOCA BARWOOD, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "B" FOR RECREATION AREA AS SHOWN IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION OF LAKES OF BOCA BARWOOD, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- A UTILITY EASEMENT OVER TRACT "A" AND THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- A DRAINAGE EASEMENT OVER TRACT "A" AND THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "C" FOR THE PRESERVATION OF OPEN SPACE AS SHOWN IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION OF LAKES OF BOCA BARWOOD, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- S.W. 18th STREET AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE 25 FOOT BUFFER EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION OF LAKES OF BOCA BARWOOD, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, I, GEORGE H. SPARLING, JR., AS TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 4th DAY OF August, 1982.

WITNESSES:  
*[Signature]*  
GEORGE H. SPARLING, JR., AS TRUSTEE  
*[Signature]*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

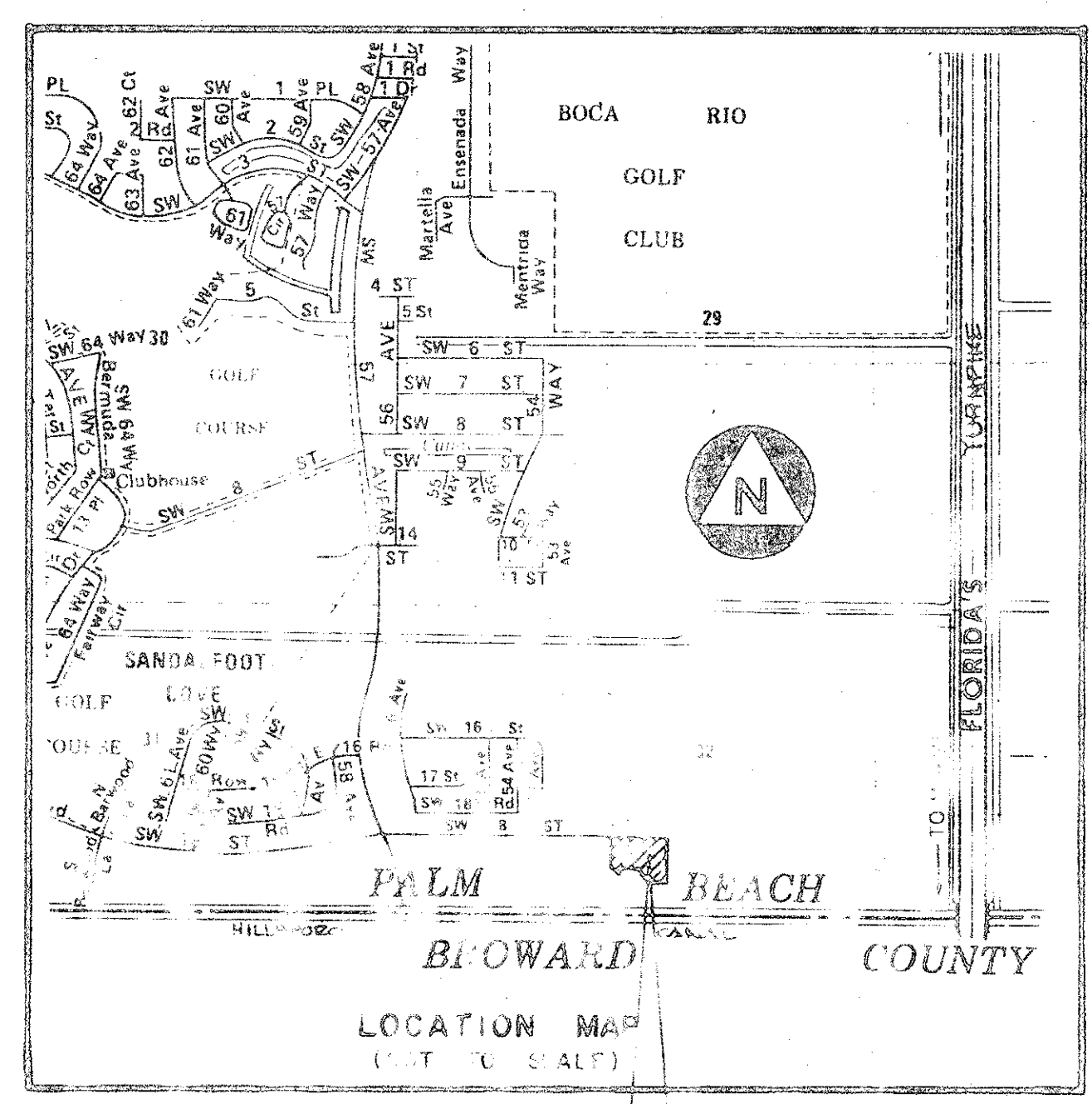
BEFORE ME PERSONALLY APPEARED GEORGE H. SPARLING, JR., AS TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF August, 1982.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 22, 1983  
I AM NOT A MEMBER OF THE FLORIDA NOTARY ASSOCIATION



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JAMES LINUS, 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 GEORGE H. SPARLING, JR., AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: August 2, 1982 BY: *[Signature]*  
JAMES LINUS, ATTORNEY

### 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 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.

*[Signature]*  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2414  
STATE OF FLORIDA

### SURVEYOR'S NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
  - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°12'27" WEST ON THE RIGHT OF WAY FOR S.W. 18th STREET.
  - P.R.M.'S ARE DESIGNATED THUS: ■
  - P.C.P.'S ARE DESIGNATED THUS: ○
- FOR AREA SUMMARY & PLANNED UNIT DEVELOPMENT TABULATIONS SEE SHEET 2 OF 2

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF September 1982.

BY: *[Signature]*  
NORMAN R. GREGORY, CHAIRMAN

### COUNTY ENGINEER.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF September, 1982.

BY: *[Signature]*  
HERBERT KAHLERT, P.E.  
COUNTY ENGINEER

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

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCHMARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA, 33409, 689-2111.

0306-314

**BENCH MARK**  
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY FLORIDA  
44/179

LAKES OF BOCA BARWOOD  
PLAT NO. 1

DESIGNED	DRAWN	CHECKED	JOB NO.	DRAWING NO.
DATE	SCALE	APPROVED	FILE NO.	SHEET OF
				1 OF 2

