

45/144

144

PART OF A P.U.D.
LA PAZ AT BOCA POINTE - PHASE I
 A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF A PORTION OF TRACT P, BOCA POINTE NO. 1, AS RECORDED
 IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

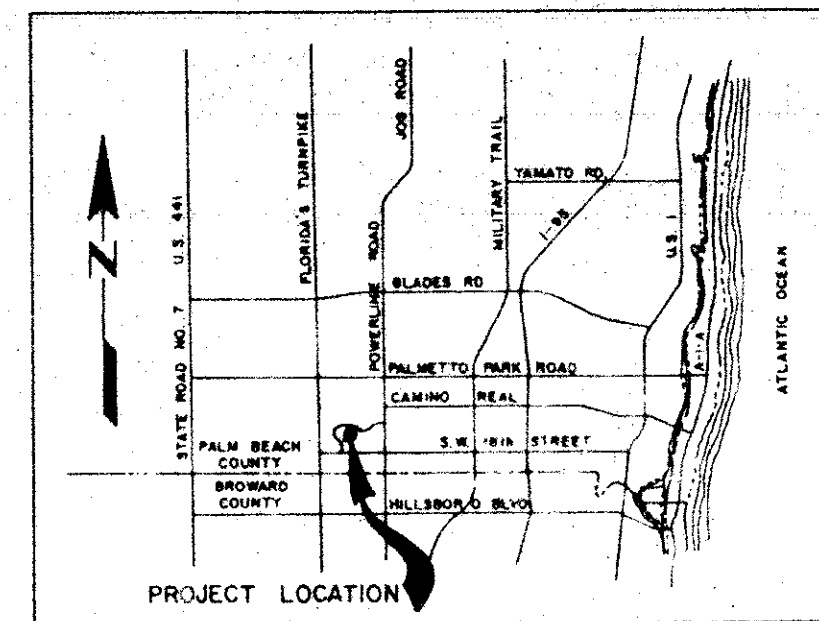
JUNE 1982

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that TERRACES OF BOCA ASSOCIATES, a Florida General Partnership, owner of the lands shown hereon being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, said lands being a portion of Tract P of the plat of Boca Pointe No. 1, as recorded in Plat Book 42, Pages 141 - 143 of the public records of Palm Beach County, Florida, shown hereon as LA PAZ AT BOCA POINTE - PHASE I, being more particularly described as follows:

Beginning at the Northeast corner of the aforesaid Tract P; thence with a bearing of S. 04° 30' 00" W., a distance of 98.18 feet to a point of curvature; thence with a curve to the left having a radius of 110.00 feet, an arc length of 172.89 feet to a point; thence with a bearing of S. 53° 45' 00" E., a distance of 283.95 feet to a point; thence with a bearing of S. 05° 48' 09" W., a distance of 392.05 feet to a point lying on the North right-of-way line of Lake Worth Drainage District Lateral No. 50, the last four courses being coincident with the Easterly boundary of the aforesaid Tract P; thence with a bearing of S. 89° 52' 40" W., along the aforesaid North right-of-way line of Lake Worth Drainage District Lateral No. 50, a distance of 628.38 feet to a point; thence with a bearing of N. 01° 07' 20" W., a distance of 107.23 feet to a point; thence with a bearing of N. 43° 52' 40" E., a distance of 77.78 feet to a point; thence with a bearing of N. 01° 07' 20" W., a distance of 230.00 feet to a point; thence with a bearing of N. 59° 07' 20" W., a distance of 128.34 feet to a point; thence with a bearing of S. 61° 00' 00" W., a distance of 40.00 feet to a point; thence with a bearing of N. 29° 00' 00" W., a distance of 100.00 feet to a point; thence with a bearing of N. 51° 00' 00" W., a distance of 165.00 feet to a point; thence with a bearing of N. 01° 07' 20" W., a distance of 125.00 feet to a point; thence with a bearing of N. 37° 28' 41" E., a distance of 131.75 feet to a point lying on the Northeastly boundary of the aforesaid Tract P; thence with a bearing of S. 52° 33' 19" E., along said Northeastly boundary of Tract P, a distance of 87.41 feet to a point; thence with a bearing of S. 70° 10' 00" E., a distance of 160.00 feet to a point; thence with a bearing of N. 23° 45' 00" E., a distance of 120.00 feet to a point lying on the Southerly right-of-way line of Boca Pointe Drive; thence with a curve concave to the North, along said Southerly right-of-way line, having an initial tangent bearing of S. 86° 15' 58" E., a radius of 889.62 feet, an arc length of 298.64 feet, more or less, to the Point of Beginning.



VICINITY MAP

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and reserve as follows:

1. Streets:

Tract A-1, for private road, utility, and drainage purpose, is hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.

2. Easements:

a. Utility and Drainage Easements - The utility easement and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Drainage easements shall be maintained by a condominium or property owner's association pursuant to a declaration to be recorded in the Public Records of Palm Beach County, Florida.

b. Limited Access Easements - The areas indicated as 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. Recreation Tract:

Tract D, for recreation purposes is hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.

4. Water Management Tract:

Tract L-1, for water management purposes, is hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.

5. Open Space:

Those portions of Tracts B & C upon which buildings or improvements are not hereafter constructed will be for open space purposes, and are reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.

6. All areas reserved for the use and benefit of the residents of the property described in this plat may be used by other persons who may be granted such use rights, and shall be perpetually maintained by a condominium or property owner's association pursuant to one or more declarations to be recorded in the Public Records of Palm Beach County, Florida WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, the above named Partnership, TERRACES OF BOCA ASSOCIATES, has caused these presents to be signed by the President and attested by the Secretary of BOCADEV CORPORATION its Managing General Partner, and its seal to be affixed hereto by and with the proper authority, this 21 day of Dec, 1982.

TERRACES OF BOCA ASSOCIATES,
 a Florida General Partnership
 by its Managing General Partner
BOCADEV CORPORATION
 a Florida Corporation

Attest: Gerald Robinson
 GERALD ROBINSON, Secretary

By: Saul Boyman
 SAUL BOYMAN, President

ACKNOWLEDGMENT

STATE OF FLORIDA ss Before me personally appeared SAUL BOYMAN and GERALD ROBINSON, 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 BOCADEV CORPORATION Managing General Partner of TERRACES OF BOCA ASSOCIATES, a Florida General Partnership, 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 21 day of Dec, A.D., 1982.

My commission expires: 9-30-85

[Signature]
 Notary Public

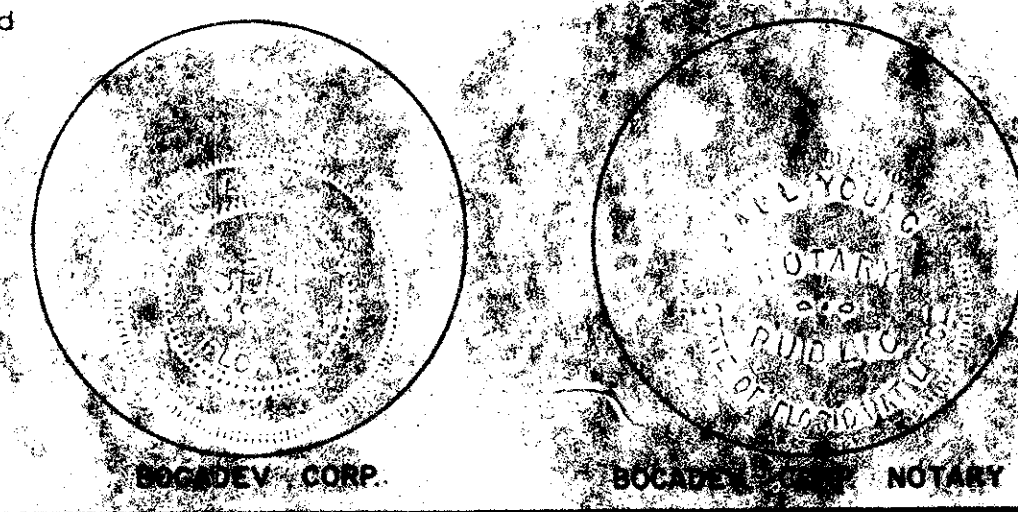
AREA TABLE

TOTAL AREA THIS PLAT	11.726 AC.
AREA OF ROAD R/W (TRACT A-1)	0.932 AC.
AREA OF BUILDING TRACTS (TRACTS B & C)	8.204 AC.
MODEL BUILDING (TRACT B)	2.281 AC.
BUILDINGS 1-4 (TRACT C)	5.923 AC.
AREA OF WATER MANAGEMENT TRACT (TRACT L-1)	2.381 AC.
AREA OF RECREATION TRACT (TRACT D)	0.209 AC.
No. UNITS PROPOSED THIS PLAT	92
DENSITY PROPOSED THIS PLAT	7.846 UNITS/AC.
LAND USE	APARTMENTS

INDEX OF SHEETS

1 & 2	Signature Sheets
3	Plan Sheet

This instrument was prepared by:
 John A. Grant, Jr., John A. Grant, Jr., Inc.
 3333 North Federal Highway, Boca Raton, Florida 33431



MORTGAGE CERTIFICATE

STATE OF FLORIDA ss The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon, COUNTY OF PALM BEACH ss and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 3603 at Page 1772 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed by its Vice President, and attested by its Project Engineer, and its seal to be affixed hereon by and with the authority of its Board of Directors this 15 day of MARCH, 1983.

MARKBOROUGH PROPERTIES LIMITED
 an Ontario Company

Attest: William C. Powell
 WILLIAM C. POWELL, Project Engineer

By: C. D. Brooks
 C. D. BROOKS, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA ss Before me personally appeared C. D. BROOKS and WILLIAM C. POWELL, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Project Engineer of the above named MARKBOROUGH PROPERTIES LIMITED, an Ontario Company, authorized to do business in Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said Company, that the seal affixed to the foregoing instrument is the seal of said Company, that is was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Company.

WITNESS my hand and official seal this 15 day of MARCH, 1983.

My Commission expires: June 16, 1986

[Signature]
 Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA ss I, PAUL YOUNG, of the firm of Goldberg, Young & Borison, P.A., 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 in TERRACES OF BOCA ASSOCIATES, a Florida General Partnership; that the current taxes have been paid; that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct, and all other encumbrances are shown on Sheet 3.

Date: 2-25-83
 PAUL YOUNG
 Goldberg, Young & Borison, P.A.
 Attorney-at-law licensed in 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; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; 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.

Date: March 3, 1983

[Signature]
 JOHN A. GRANT, JR.
 Registered Surveyor No. 1141
 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 12 day of APRIL, A.D. 1983.

By: [Signature]
 PEGGY B. EVATT, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 12 day of APRIL, A.D. 1983.

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

By: [Signature]
 DEPUTY CLERK

0211-311

LA PAZ AT BOCA POINTE Ph. I

45/19A

11:35A
 25 April
 83 144, 145 + 146
 45
 [Signature]

