

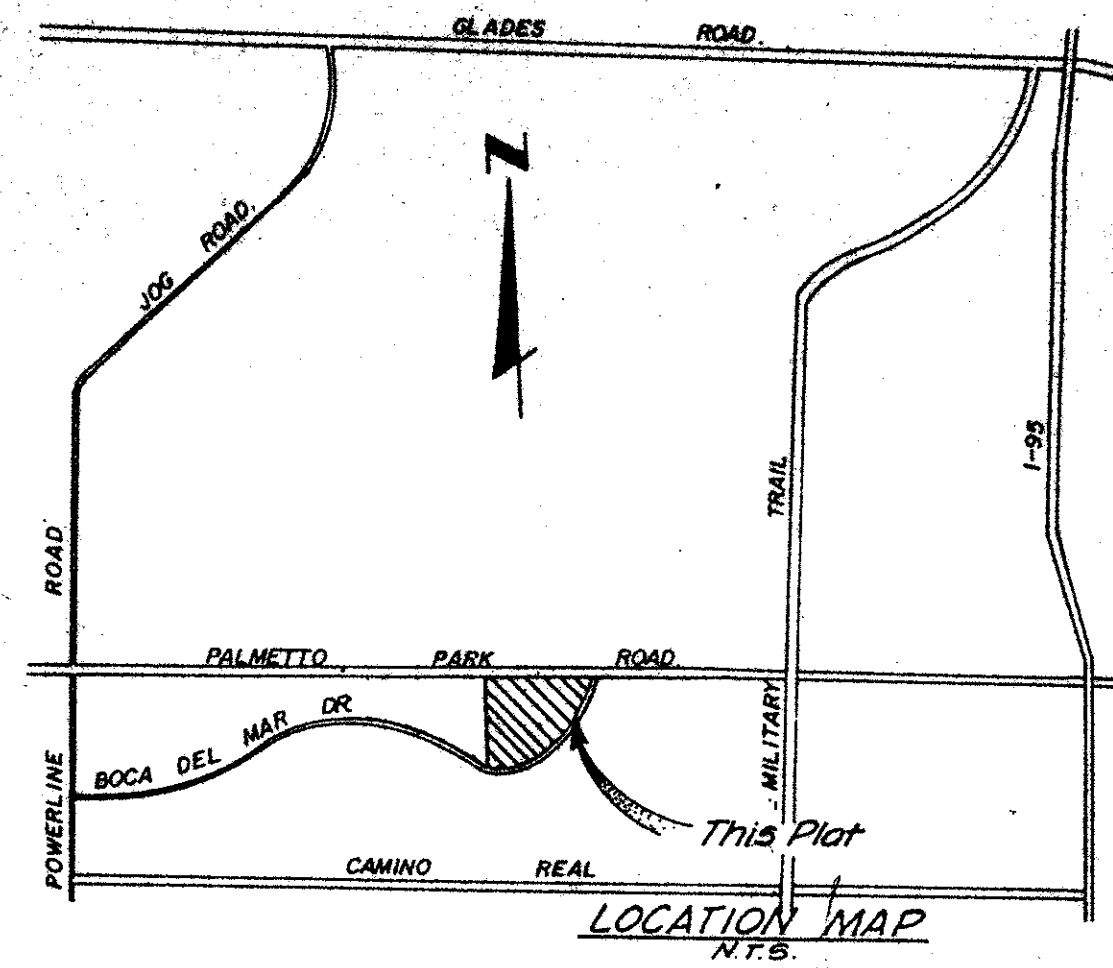
46/95

BOCA COLONY - BOCA PLACE - P. U. D.

Being a Replat of part of TRACT 44, BOCA DEL MAR NO. 3, P.U.D., recorded in Plat Book 30, Pages 82, 83 and 84 of the Public Records of Palm Beach County, Florida

IN PART OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1983



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 15th day of AUGUST, 1983, and duly recorded in Plat Book No. 46 on Pages 82, 83 & 84.
JOHN B. DUNKLE
Clerk Circuit Court
By: Andrea Q. Platt D.C.

95

DESCRIPTION

Being a replat of part of TRACT 44, BOCA DEL MAR No. 3, P.U.D. recorded in Plat Book 30, Pages 82, 83 and 84 of the Public Records of Palm Beach County, Florida said land lying in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

BEGINNING at the Northeast Corner of said TRACT 44; thence S. 00°58'31" E. along the Easterly Line of said TRACT 44, a distance of 315.79 feet to the beginning of a curve concave to the Northwest having a radius of 676.20 feet and a central angle of 119°38'31"; thence Southerly, Southwesterly, Westerly, and Northwesterly along the arc of said curve and boundary of said TRACT 44, a distance of 1412.00 feet; the tangent to said curve bears N. 61°20'00" W. at this point; thence N. 61°22'50" W. along the Southwesterly Line of said TRACT 44, a distance of 12.40 feet; thence departing the Southwesterly Line of said TRACT 44, N. 14°00'00" E., a distance of 404.19 feet; thence N. 03°45'00" E., a distance of 509.55 feet to a point on the North Line of said TRACT 44; thence N. 89°05'03" E. along the said North Line of TRACT 44, a distance of 875.00 feet to the POINT OF BEGINNING.

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and do 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 3864, at pages 436, 483 and 469 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 Asst. Vice President and attested to by its Council its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of AUGUST, 1983.

SOUTHEAST BANK, N.A.

Attest: Robert A. Vale
ROBERT A. VALE-Counsel

By: Edward Dennison
EDWARD DENNISON-Asst. Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared EDWARD DENNISON and ROBERT A. VALE to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Asst. Vice President and Council, respectively, of SOUTHEAST BANK, N.A., 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 is 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 16th day of August, 1983.

My commission expires: 6-2-85

Paul Carl Witten
Notary Public State of Florida at large

DEDICATION ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared ROBERT SPEICHER 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 15th day of August, 1983.

My commission expires: 6-2-85

John B. Dunkle
Notary Public State of Florida at large

LAND USE

PARCEL A (180 UNITS)---8.92 ACRES
PARCEL B (180 UNITS)---9.50 ACRES
R/W-----0.42 ACRES
TOTAL (360 UNITS) 18.84 ACRES
DENSITY 19.1 DU/ACRE

NOTES

- denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

Bearings shown hereon based on bearing S.00°49'31"E. along the North South Quarter Line of Section 26, Township 47 South, Range 42 East, as recorded by the record plat Boca Del Mar No. 1 in Plat Book 29, Page 149 of the Public Records of Palm Beach County, Florida.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

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.

Easements are for Ingress, Egress, Utilities, and Drainage unless otherwise noted.

Were Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 13 day of September, 1983.

By: Peggy B. Evatt
Peggy B. Evatt - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Elizabeth Richards
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 13 day of September, 1983.

By: H.F. Kahlert
H.F. Kahlert, County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that BOCA COLONY ASSOCIATES, LTD., a Florida Limited Partnership and CROW BOCA PLACE ASSOCIATES, LTD., a Florida Limited Partnership owners of the land shown hereon as BOCA COLONY- BOCA PLACE, being in part of Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, and more particularly described to the left under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The ingress, egress, utility & drainage easements are hereby dedicated in perpetuity for ingress, egress & the construction and maintenance of drainage and utilities. The street is for ingress, egress, utilities and drainage purposes and is hereby dedicated to CROW BOCA PLACE ASSOCIATES, LTD., and is the perpetual maintenance obligation of said Partnership its successors and assigns without recourse to Palm Beach County. 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.

IN WITNESS WHEREOF, the above named Partnerships have caused these presents to be signed by their officer this 15th day of AUGUST, 1983

Robert Speicher
Witness

BOCA COLONY ASSOCIATES, LTD., a Florida Limited Partnership
CROW BOCA PLACE ASSOCIATES, LTD., a Florida Limited Partnership

By: Robert Speicher
Robert Speicher - General Partner

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I JEFFREY A. DUETCH, 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 BOCA COLONY ASSOCIATES, LTD., a Florida Limited Partnership and CROW BOCA PLACE ASSOCIATES, LTD., a Florida Limited Partnership; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon and that all mortgages are shown and are true and correct and that there are no other encumbrances of record.

Jeffrey A. Duetch
Jeffrey A. Duetch, Attorney at Law
Licensed in Florida, Date: 8/16/83

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 8/12 1982, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as required by law, that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improved improvement that the survey data complies with all requirements of Part 1, Chapter 177, Florida Statutes, and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of County, Florida.

Craig A. Smith
CRAIG A. SMITH AND ASSOCIATES, INC.
Frederick E. Conrad, III Professional Land Surveyor
Florida Registration No. 2816 Date: 8/16/83

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 8-24 1983, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by CRAIG A. SMITH AND ASSOCIATES, INC.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

GEE & JENSON - Engineers, Architects, Planners, Inc.
Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896. Date: 8/24/83

BOCA COLONY - BOCA PLACE 4/95

