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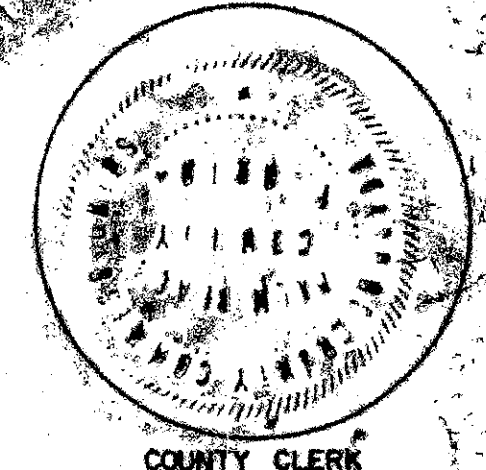
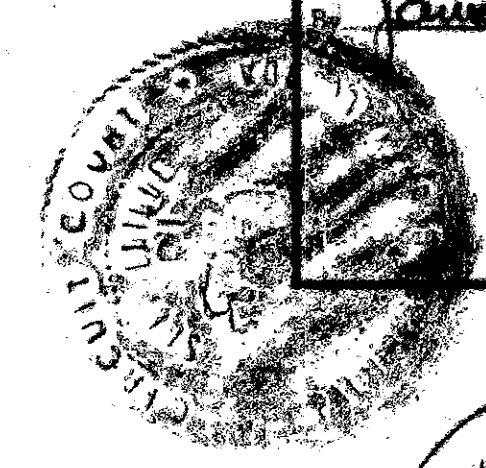
139

A PART OF A P.U.D.
LAKES AT BOCA RATON - PHASE I
 A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST
 AND ALSO BEING A REPLAT OF A PORTION OF SAID SECTION 1 IN FLORIDA
 FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1,
 PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA
 JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

MARCH 1984
 SHEET 1 OF 3

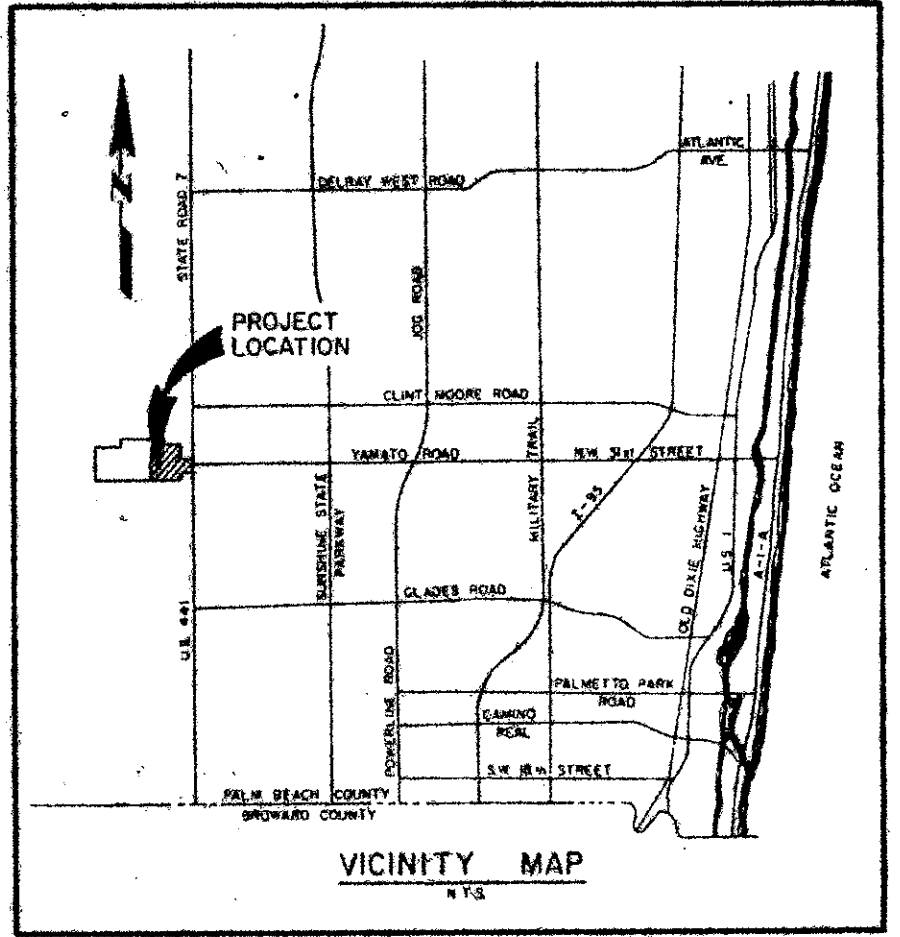
COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 11:38 AM
 this 27th day of JUNE
 1984 and duly recorded in Plat Book No.
 48 on pages 137, 140 & 141
 JOHN B. DUNKLE, Clerk, Circuit Court
 CHANCE R. BARNARD



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as LAKES AT BOCA RATON - PHASE I, being more particularly described as follows:

Commencing at the Southeast corner of the aforementioned Section 1, Township 47 South, Range 41 East; thence with a bearing of S. 89° 40' 05" W., along the South line of said Section 1, a distance of 69.52 feet to a point; thence with a bearing of N. 00° 53' 08" W., a distance of 375.77 feet to the POINT OF BEGINNING; thence with a bearing of S. 89° 38' 13" W., along the South line of Tract 55 of Section 1, Township 47 South, Range 41 East, Florida Fruit Lands Company's Subdivision No. 2, according to the Plat thereof recorded in Plat Book 1, Page 102, of the Public Records of Palm Beach County, Florida, a distance of 1250.14 feet to the Southwest corner of said Tract 55; thence with a bearing of S. 89° 40' 05" W., a distance of 65.03 feet to a point; thence with a bearing of N. 80° 19' 55" W., a distance of 120.00 feet to a point; thence with a bearing of S. 89° 40' 05" W., a distance of 1195.53 feet to a point; thence with a bearing of N. 45° 45' 01" W., a distance of 95.10 feet to a point; thence with a bearing of N. 01° 10' 07" W., a distance of 724.04 feet to a point of curvature; thence with a curve to the left having a radius of 1071.86 feet, a central angle of 12° 23' 56", an arc length of 231.95 feet to a point lying on the West line of Tract 60 of the aforementioned plat of Florida Fruit Lands Company's Subdivision No. 2; thence with a bearing of N. 01° 10' 07" W., along the West line of Tracts 60, 61, 62 and 63 (all in Section 1) of said plat, a distance of 934.27 feet to a point; thence with a bearing of N. 13° 09' 53" E., a distance of 218.90 feet to a point lying on the South line of BOCA CHASE SECTION FOUR as recorded in Plat Book 45, Pages 197 and 198 of the Public Records of Palm Beach County and on the North line of Tract 63 of the aforementioned plat of Florida Fruit Lands Company's Subdivision No. 2; thence with a bearing of N. 89° 26' 43" E., along said North line of Tract 63, a distance of 1256.07 feet to the Northeast corner of Tract 63; thence with a bearing of S. 01° 07' 05" E., along the East lines of Tracts 63, 62, 61 and 60 of the aforementioned plat, a distance of 1500.32 feet to the Southeast corner of said Tract 60; thence with a bearing of N. 89° 34' 23" E., along the North line of Tract 54 of the aforementioned plat, a distance of 1252.14 feet to a point lying on the West right-of-way line of U.S. Highway No. 441; thence with a bearing of S. 00° 58' 19" E., along said West right-of-way line, a distance of 751.54 feet, more or less, to the POINT OF BEGINNING.



INDEX OF SHEETS

- SHEET No. 1 — TITLE SHEET AND CERTIFICATES
- SHEET No. 2 — PLAN DETAIL & MORTGAGE CERT.
- SHEET No. 3 — PLAN DETAIL SHEET

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

- has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
- Streets:**
The streets, shown hereon as Tract W-1 Yamato Road, Lakes of Boca Raton Drive, and additional right-of-way for U. S. No. 441, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
 - Easements:**
 - Utility and Drainage Easements** - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. The drainage easements, as shown, are dedicated in perpetuity to the Lakes at Boca Raton Homeowners Association, Inc., a Florida corporation not-for-profit, its successors or assigns without recourse to Palm Beach County. Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system within LAKES AT BOCA RATON-PHASE I, which drains Yamato Road, Lakes at Boca Raton Drive and additional right-of-way for U.S. 441, County and State roads.
 - 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.
 - Lift Station Easement** - The lift station easement as shown hereon is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.
 - Water Management Tracts:**
The Water Management Tracts, shown hereon as Tracts 1, 2, 3, 5 and 6, are dedicated to the Lakes at Boca Raton Homeowners Association, Inc. for water management purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
 - Open Space:**
The area for open space, shown hereon as Tract 7 is hereby dedicated to the Lakes at Boca Raton Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
 - Neighborhood-Serving Commercial Tract:**
Parcel A as shown is hereby reserved to Houston Enterprises, a Florida General Partnership, for purposes of neighborhood-serving commercial development, and is the perpetual maintenance obligation of said Partnership, its successors or assigns, without recourse to Palm Beach County.
 - Residential Tracts:**
Parcels C, N and O as shown are hereby reserved to Houston Enterprises, a Florida General Partnership, for purposes of residential development, and are the perpetual maintenance obligation of said Partnership, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of MAY, 1984.

HOUSTON ENTERPRISES
 a Florida General Partnership
 By: George E. Barbar
 GEORGE E. BARBAR
 Managing General Partner
 Witness: John A. Grant
 Witness: Attorney K. S. Barbar

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS I, GEORGE E. BARBAR, to me well known, and known to me as Managing General Partner of Houston Enterprises, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such Managing General Partner of said Partnership, and that the seal affixed to the foregoing instrument is the seal of said Partnership and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 24th day of MAY, 1984.
 My Commission expires October 12, 1987
Phillip A. Guthrie
 Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS I, DAVID B. DICKENSON, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General 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 there are no other encumbrances of record.

Date: May 24, 1984
David B. Dickenson
 DAVID B. DICKENSON
 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 171 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: May 29, 1984
John A. Grant, Jr.
 JOHN A. GRANT, JR.
 Registered Surveyor No. 1141
 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 19 day of June, 1984.
 BY: John B. Dunkle
 JOHN B. DUNKLE, Clerk, Circuit Court

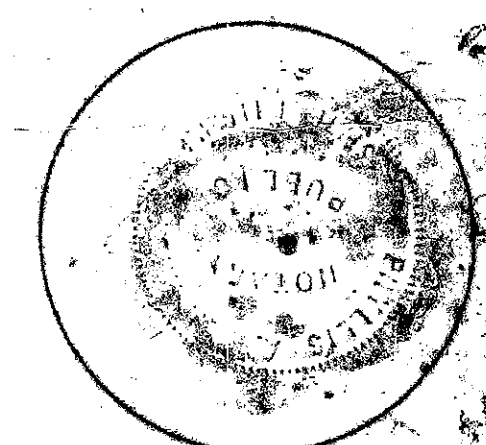
COUNTY ENGINEER

This plat is hereby approved for record this 19 day of June, A.D., 1984.
 ATTEST: JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: H. F. Kahlert
 H. F. KAHLERT, P.E., County Engineer

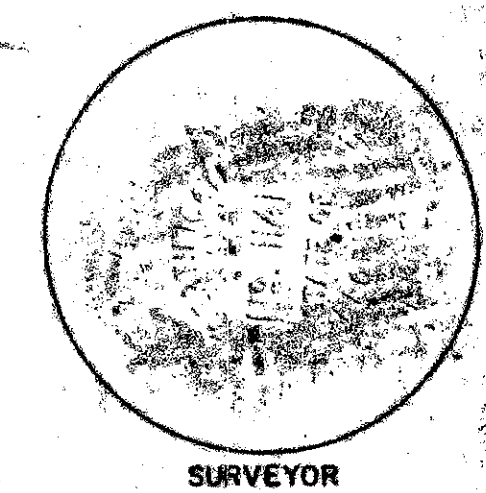
STATISTICAL DATA

TOTAL AREA THIS PLAT	85.044 AC.
AREA OF COMMERCIAL TRACT (PARCEL A)	1.500 AC.
AREA OF RESIDENTIAL TRACTS (PARCELS C, N & O)	40.212 AC.
AREA OF PUBLIC ROAD R/W (TRACT U-1)	9.326 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS 1, 2, 3, 5 & 6)	23.662 AC.
AREA OF OPEN SPACE (TRACT 7)	10.344 AC.
TOTAL NO. UNITS PROPOSED - THIS PLAT	202 UNITS
DENSITY PROPOSED - THIS PLAT	2.38 UNITS/AC.
LAND USE: PARCEL C	PATIO HOMES
PARCEL N	SINGLE FAMILY
PARCEL O	TOWNHOMES

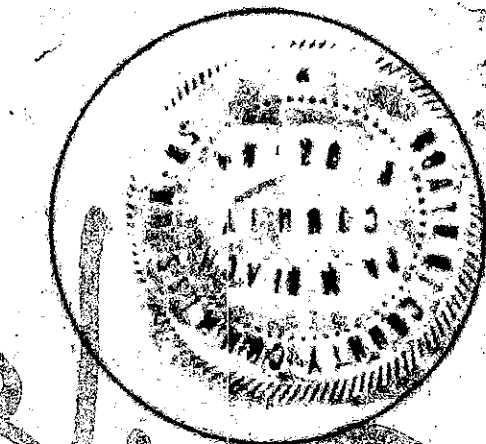
COUNTY CLERK



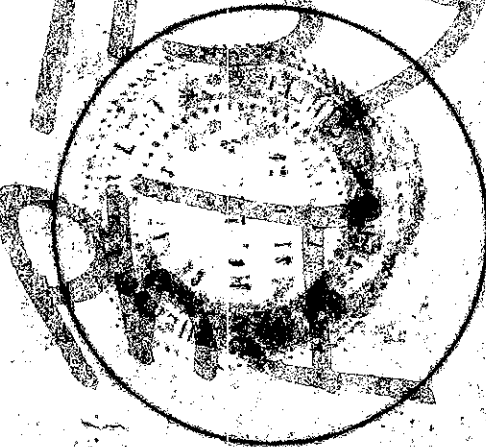
ACKNOWLEDGMENT



SURVEYOR



COUNTY COMMISSIONER



COUNTY ENGINEER

LAKES OF BOCA RATON

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER