

501172

DRAWING NUMBER

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A PART OF BOCA RIO, A P.U.D.

BOCA RIO NORTH

BEING A REPLAT OF PORTIONS OF TRACTS 72 THROUGH 82, INCLUSIVE, AND TRACTS 91 & 92, BLOCK 80, PALM BEACH FARMS COMPANY, PLAT NUMBER THREE, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, LYING IN SECTIONS 29 AND 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 29 AND 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING A REPLAT OF PORTIONS OF TRACTS 72 THROUGH 82, INCLUSIVE, TOGETHER WITH TRACTS 91 AND 92, IN BLOCK 80 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SHOWN HEREON AS BOCA RIO NORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE, SOUTH 88°59'00" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 429.51 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT OF WAY LINE OF BOCA RIO ROAD AND THE POINT OF BEGINNING (P.O.B.);

THENCE, SOUTH 01°04'07" EAST, ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A LINE 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST RIGHT OF WAY LINE OF FLORIDAS' TURNPIKE, A DISTANCE OF 686.58 FEET; THENCE, SOUTH 88°03'21" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 32, AND ALONG THE SOUTH LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 32, A DISTANCE OF 554.56 FEET; THENCE, NORTH 02°26'03" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 32, A DISTANCE OF 680.01 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE, CONTINUE NORTH 02°26'03" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 92 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, SOUTH 89°59'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT 92 AND ALONG THE SOUTH LINE OF TRACT 91 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1692.25 FEET; THENCE, SOUTH 02°33'31" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 91, A DISTANCE OF 256.43 FEET; THENCE, SOUTH 88°40'07" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT 91, A DISTANCE OF 124.68 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 91; THENCE, NORTH 00°22'37" WEST, ALONG THE WEST BOUNDARIES OF TRACTS 91 AND 82 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1102.37 FEET TO THE SOUTHWEST CORNER OF THE LANDS AS DESCRIBED IN DEED BOOK 4019, PAGE 577, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. SAID LANDS HEREAFTER REFERRED TO AS THE "INSTITUTIONAL PARCEL"; THENCE, NORTH 89°36'35" EAST, ALONG THE SOUTH LINE OF SAID INSTITUTIONAL PARCEL, A DISTANCE OF 760.00 FEET; THENCE, NORTH 00°22'37" WEST, ALONG THE EAST LINE OF SAID INSTITUTIONAL PARCEL, A DISTANCE OF 440.73 FEET; THENCE, SOUTH 89°37'23" WEST, CONTINUING ALONG THE BOUNDARY OF SAID INSTITUTIONAL PARCEL, A DISTANCE OF 10.00 FEET; THENCE, NORTH 00°22'37" WEST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 400.00 FEET; THENCE, NORTH 15°34'00" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 15.34 FEET; THENCE, SOUTH 89°36'35" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID INSTITUTIONAL PARCEL, A DISTANCE OF 774.89 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF TRACT 72 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, NORTH 00°22'37" WEST, ALONG THE WEST LINE OF SAID TRACT 72, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 72; THENCE, NORTH 89°36'35" EAST, ALONG THE NORTH TRACT LINES OF TRACTS 72, 73, 74, 75, 76, 77, AND 78, OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 2357.41 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT OF WAY LINE OF SAID BOCA RIO ROAD; THENCE, SOUTH 01°04'07" EAST, ALONG SAID WEST RIGHT OF WAY LINE, AND ALONG A LINE 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST RIGHT OF WAY LINE OF SAID FLORIDAS' TURNPIKE, A DISTANCE OF 1752.36 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 89.42 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDICATED TO THE BOCA RIO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "B", "C", "E", AND "H" ARE HEREBY RESERVED BY WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR USE FOR HOUSING AND ALL OTHER LAWFUL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "D" AND "F" (LAKES) FOR WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOCA RIO MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "G", THE CYPRESS PRESERVE AND PARK, FOR RECREATION PURPOSES, AS SHOWN, IS HEREBY DEDICATED TO THE SAID BOCA RIO MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 FACILITIES.

THE 10' RIGHT OF WAY, FOR SOUTHWEST EIGHTH STREET, AND THE 20' ADDITIONAL RIGHT OF WAY FOR BOCA RIO ROAD, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR ROAD AND OTHER PROPER PURPOSES.

THE 5' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

THE LEFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LEFT STATION AND RELATED PURPOSES.

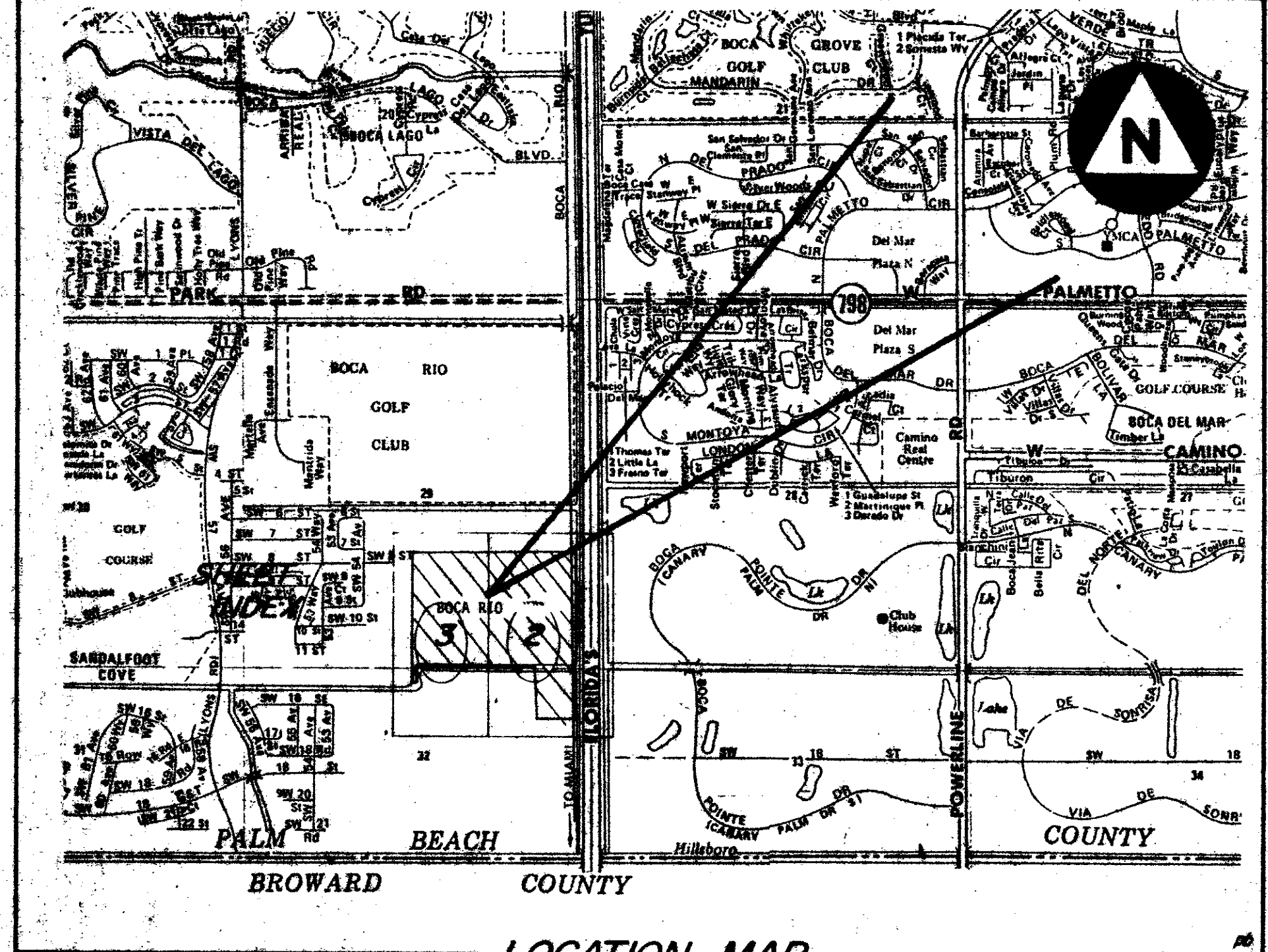
IN WITNESS WHEREOF, WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 27th DAY OF NOV., 1984.

WESTBURY HOMES CORPORATION
A FLORIDA CORPORATION

ATTEST: PHILIP BINNS, SECRETARY
J. MARTIN GARDER, PRESIDENT

AUGUST 1984

SHEET 1 OF 3



LOCATION MAP N.T.S.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. MARTIN GARDER AND PHILIP BINNS, 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 WESTBURY HOMES CORPORATION, A FLORIDA 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 27th DAY OF NOVEMBER 1984.

MY COMMISSION EXPIRES: 1/10/88
Mary M. Dykstra, NOTARY PUBLIC

MORTGAGEE'S 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 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 4284 AT PAGE 1454 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF NOV., 1984.

SOUTHWICK INTERNATIONAL NO. 1, INC.,
A FLORIDA CORPORATION

ATTEST: [Signature]
SECRETARY
BY: [Signature]
HARVEY GELLER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARVEY GELLER AND RICHARD A. JERMAN, 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 SOUTHWICK INTERNATIONAL NO. 1, INC., A FLORIDA 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 20th DAY OF NOVEMBER, 1984.

MY COMMISSION EXPIRES: 8/22/89
Nancy J. Wertz, NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 3 MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON 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 MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4284 AT PAGES 1413, 1462, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID FEDERAL SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND THE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF NOV., 1984.

DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION
OF JACKSONVILLE, A FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST: Virginia Brewer, ASSISTANT SECRETARY
James F. Portwangler, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES F. PORTWANGLER AND VIRGINIA BREWER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE PRESIDENT AND ASSISTANT SECRETARY OF DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, A FEDERAL SAVINGS AND LOAN ASSOCIATION AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID FEDERAL SAVINGS AND LOAN ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID FEDERAL SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF NOV., 1984.

MY COMMISSION EXPIRES: 3/26/88
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID J. WIENER, ESQUIRE, OF THE LAW FIRM OF LEVY, SHAPIRO, KNEES & KINGCADE, 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 WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION; THAT THE GREAT THINGS HAVE BEEN PAID; AND 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 THAT THERE ARE NO OTHER ENCUMBRANCES.

David J. Wiener, 2/2/85
DAVID J. WIENER, ESQUIRE
FOR THE FIRM

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF MARCH 1985.

BY: [Signature]
KIMBERLY M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF MARCH 1985.

BY: [Signature]
HERBERT F. KAHLETT, P.E.
COUNTY ENGINEER

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

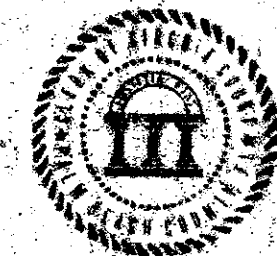
BY: [Signature]
DEPUTY CLERK

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 (OR, WHEN APPLICABLE, THAT P.C.P.'S WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS) AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Wm. R. Van Campen, R.L.S.
REGISTERED SURVEYOR NO. 24
STATE OF FLORIDA

TRACT	ACREAGE
TRACT A	2.76 ACRES
TRACT B	26.21 ACRES
TRACT C	25.27 ACRES
TRACT D	64.4 ACRES
TRACT E	18.50 ACRES
TRACT F	6.30 ACRES
TRACT G	2.9 ACRES
TRACT H	1.40 ACRES
ADDITIONAL RIGHT-OF-WAY FOR BOCA RIO ROAD/S.W. 8TH STREET	8.27 ACRES
7260' I	126 ACRES
TOTAL	186.42 ACRES



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:30 PM ON 11/28/84 AD, 1984 AND DULY RECORDED IN PLAT BOOK 2 OF PAGES 4172 AND 4173.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT

SEAL
CIRCUIT COURT CLERK

SEAL
WESTBURY HOMES CORPORATION

SEAL
WESTBURY HOMES NOTARY

SEAL
SOUTHWICK CORPORATION

SEAL
SOUTHWICK NOTARY

SEAL
DUVAL FEDERAL

SEAL
DUVAL NOTARY

SEAL
COUNTY ENGINEER

0212-001

BENCH MARK
land surveying and mapping, inc.

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

RECORD PLAT			
DATE	BOOK	PAGE	FILE NO.
11/28/84	180	4172	P1200
11/28/84	180	4173	15

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THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, SUITE "C", WEST PALM BEACH, FLORIDA 33409. PHONE: 689-2111

1985 MAR 20 PM 5:30

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