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

# REPLAT OF BOCA RIO NORTH

BEING A REPLAT OF TRACTS B, C, E AND H, BOCA RIO NORTH AS RECORDED IN PLAT BOOK 50, PAGES 172 THROUGH 174, INC LUSIVE, BEING IN SECTIONS 29 AND 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET | OF 8

FEBRUARY, 1985

# BROWARD Summerfield !: LOCATION MAP

GUARANTY BLUEPRINTERS, INC., AND PHILLIPS PRESS

STATEOFFLORIDA

This Plat was filed for record at 4:19 P. M. this 29th day of MARCH 19 . 🛪 . . . , and duly recorded in Plat Book N

on pages, 16, 14, 14, 14 JOHN B. DUNKLE, Clerk, Circuit Count

# DESCRIPTION

KEY MAP

SH. 2

SW 8TH STREET

A CERTAIN PARCEL OF LAND LYING IN SECTIONS 29 AND 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THE LANDS KNOWN AS TRACTS "B" "E" "C" AND "H", AS SHOWN ON THE PLAT OF BOCA RIO MONTH AS RECORDED IN PLAT BOOK PAGES 172 THROUGH 174, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 68 777ACRES, MORE OR LESS.

KNOW ALL MEN BY THE PRESENTS THAT WESTBURY HOMES CORPORATION, A MY COMPEDIDA CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREORAND BROWN HEREON AS TRACTS B.C.E. 8 H OF BOCA RIO NORTH 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 TOWNHOME 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.

EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, CPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

RECREATION TRACTS

THE RECREATION TRACT SHOWN HEREON AS TRACT R-2 IS HEREBY DEDICATED TO THE BOCA RIO TOWNHOME ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TOTAL ACRAGE

DENSITY DU/AC

THE AREAS BETWEEN THE LOTS AS SHOWN HEREON, IS HEREBY RESERVED AS OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA RIO TOWNHOME ASSOCIATION, INC., ITS SUCCESSORS, OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PORATION 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 ITS BOARD OF DIRECTORS, THIS 222 DAY OF February, 1985.

# **ACKNOWLEDGEMENT**

BEFORE ME PERSONALLY APPEARED J.MARTIN CARDER & PHILIP BINNS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED N AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDEN AND SECRETARY OF WESTBURY HOMES CORPORATION, A FLORIDA CORPORTION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXCUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT Y DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT S THE FREE ACT AND DEED OF SAID CORPORATION.

We work and through the & 18th

### MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT IS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4284 I PAGE 1454 OF THE PUBLIC RECORDS OF PALM BEACH COUNT FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THEE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY IS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AD WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY, F. 1985

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

# ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARVEY GELLER AND HARVEY GELER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESKIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDEN AND SECRETARY OF SOUTHWICK INTERNATIONAL NO. 1, IC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFRE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID 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 25th

ATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESENTS AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS SEAL BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD (DIRECTORS THIS 25TH DAY OF 1985)

ATTEST:

### ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED JAMES F. FORTWANGLER AND VIRGINIA BRANCER. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF February

# TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES 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

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: ---

2. PERMIT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: --

3. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF BOCA RIO NORTH, PLAT NO. BOOK 50 PAGES 172 THROUGH 174.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAI"AGE EASEMENTS.

IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT. THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

8. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF

COUNTY ENGINEER

HERBERT F. KAHLERT, P.E.

SURVEYOR'S CERTIFICATION

I HEREBY 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 HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH 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 THE COUNTY OF PALM BEACH.

DATE: 2/25/85

THE 25 FOOT AND 30' FOOT PALM BEACH FARMS COMPANY PLATTED RIGHTS OF WAY HAVE BEEN ABANDONED IS PER RESOLUTIONS R-85486, CORB. 4502, P. 401) AND R85481 (ORB. 4502, P. 405) OF THE PUBLIC RECORDS OF PALMI BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY PETER T. KRICK, IN THE OFFICE OF ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS AND PLANNERS, 2300 FLA-MANGO ROAD, WEST PALM BEACH, FLORIDA.

REPLAT OF BOCA RIO NORTH WESTBURY HOMES
PALM BEACH COUNTY FLORIDA

Data SEPT. 1984

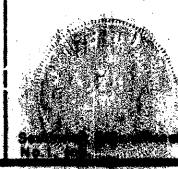
84-1037

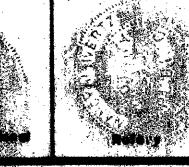
P.U.D. TABULATIONS



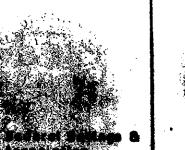


















Design R. HAYDEN Drawn R. WILLIAMS Checked

ROBERT E.OWEN & ASSOCIATES, INC.

ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA