

October, A.D. Nineteen Hundred Eighty Six

# - Boca Trace -

-Lying On Section Thirty Two, Township Forty Seven South, Range Forty Two East-

Being A Replat Of Portions Of Tracts Fifteen, Sixteen, Seventeen, Eighteen And Twenty Eight, Block Eighty Three, Palm Beach Farms Company's Plat Number Three, Plat Book Two, Pages Four Five Through Fifty Four, Inclusive, Public Records, Palm Beach County, Florida.

SUBDIVISION # 3  
BOOK 57  
FLOOD ZONE A-1  
QUAD # 54  
SE  
PUD NAME Cypress Point PUD  
PAGE 3  
PL-008 MAP # 2408  
ZONING  
ZONING CODE 33433  
SHEET ONE OF FOUR  
TAZ 790

3

State of Florida  
County of Palm Beach  
John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

### Dedication:

State of Florida )  
County of Palm Beach )

Know all men by these presents, that The Engle Group, Inc., a Florida Corporation, owner of the land shown hereon as "Boca Trace", said land lying in Section 32, Township 47 South, Range 42 East, and being a replat of portions of tracts 15, 16, 17, 18 and 28, Block 83, Palm Beach Farms Company's Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Palm Beach County, Florida, said land being more particularly described as follows:

**Beginning** at the Southeast corner of S.W. 10th Street, as shown as Lakes Of Boca Burwood, Plat No. 1, according to the Plat thereof, as recorded in Plat Book 44, Pages 179 and 180, Public Records, Palm Beach County, Florida; thence, North 89°12'27" East, along the southerly right-of-way line of said S.W. 10th Street, a distance of 611.78 feet to the intersection thereof with the West line of the Northeast one-quarter of said Section 32 and the East line of said Palm Beach Farms Company's Plat No. 3, said point being the Northeast corner of County Park at Boca Raton, according to the Plat thereof, as recorded in Plat Book 44, Pages 99 through 101, inclusive, Public Records, Palm Beach County, Florida; thence, South 02°33'31" East, along the West line of the Northeast one-quarter of said Section 32, and along the East line of said Palm Beach Farms Company's Plat No. 3, and along the West line of said County Park at Boca Raton, a distance of 1177.01 feet to the intersection thereof with the Northerly right-of-way line of the Hillsboro Canal; thence, South 99°41'38" West, along the Northerly right-of-way line of said Hillsboro Canal, a distance of 816.52 feet to the Southeast corner of Lakes Of Boca Burwood, Plat No. 2, according to the Plat thereof, as recorded in Plat Book 46, Pages 161 and 162, Public Records, Palm Beach County, Florida; thence, North 89°47'53" West, along the Eastern boundary of said Lakes Of Boca Burwood, Plat No. 2, a distance of 509.55 feet; thence, South 89°12'27" West, continuing along the boundary of said Lakes Of Boca Burwood, Plat No. 2, a distance of 81.36 feet to the intersection thereof with the Easterly boundary of said Lakes Of Boca Burwood, Plat No. 1; thence, North 89°47'53" West, along the Easterly boundary of said Lakes Of Boca Burwood, Plat No. 1, a distance of 570.80 feet to the point of beginning (P.B.).

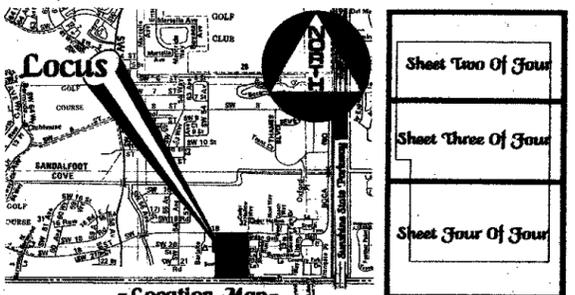
Containing 22.56 Acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations:

1. Tract "A", as shown hereon, is hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", as shown hereon, is hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, for ingress, egress, parking, drainage and utility purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "C", the water management tract and drainage easement, as shown hereon, is hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tract "D", as shown hereon, is hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. Tract "E", (The Recreation Tract), as shown hereon, is hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The 50' wide maintenance easement, as shown hereon, is hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The utility easements, as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility facilities.
8. The drainage easements, as shown hereon, are hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
9. The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.
10. The 25 foot buffer easements, as shown hereon, are hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
11. The 2 foot and 3 foot maintenance easements, as shown hereon, are hereby dedicated to the Boca Trace Homeowner's Association, Inc., a Florida Corporation not-for-profit, for the purposes of access for maintenance or emergency, drainage, plumbing clean out, A/C condensate outlet, electric meter, roof overhang, and any service needs, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

In Witness Whereof, The Engle Group, Inc., a Florida Corporation, has caused these presents to be signed by its President and Secretary, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 23rd day of June, A.D., 1987.

The Engle Group, Inc.  
A Florida Corporation  
By: *[Signature]*  
President



### Acknowledgement:

State of Florida )  
County of Palm Beach )

Before Me, personally appeared Patricia Jones and Alec Englestein, to me well known, and known to me to be the individuals described to and who executed the foregoing instrument as Secretary and President, respectively, of The Engle Group, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed said 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 23rd day of June, A.D., 1987.

My Commission expires: *[Signature]*  
Notary Public

### Mortgagee's Consent:

State of New York )  
County of New York )

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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 516 at Page 1233 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Chase Manhattan Bank, N.A.

In Witness Whereof, the said Association has caused these presents to be signed by its Vice 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 23rd day of June, A.D., 1987.

Attest: *[Signature]* By: *[Signature]*

### Acknowledgement:

State of New York )  
County of New York )

Before Me personally appeared *[Signature]* and *[Signature]* to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary, respectively, of said Association, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed hereto is the Seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness My hand and official seal this 23rd day of June, A.D., 1987.

My commission expires: *[Signature]*  
Notary Public

### Title Certification:

State of Florida )  
County of Palm Beach )

I, Joel P. Koeppe, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in The Engle Group, Inc., a Florida Corporation; that the current taxes have been paid; that the property is unencumbered by the mortgage shown; that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

### Surveyor's Notes:

1. Bearings shown hereon are based on Lakes Of Boca Burwood, Plat No. 1, according to the Plat thereof, as recorded in Plat Book 44, Pages 179 and 180, Public Records, Palm Beach County, Florida.
2. (P) Denotes a Permanent Reference Monument (P.R.M.)
3. (C) Denotes a Permanent Control Point (P.C.P.)
4. All lines and/or boundary lines which intersect a area are stated to said areas unless otherwise noted.

### General/Easement Notes & Restrictive Covenants:

1. Building setbacks and separations shall conform to applicable requirements of the Palm Beach County Zoning Code.
2. There shall be no buildings, or any kind of construction, placed on utility easements.
3. There shall be no structures, buildings, or any kind of construction, of tracts, or streets, placed on drainage easements or utility easements.
4. Approval of landscaping an utility easements shall conform and conform to the approval of an utilities accepting same.
5. In instances where drainage and utility easements intersect, the area 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. All and all work for drainage purposes shall follow procedures set utilities.
6. Palm Beach County shall have the right, but not the obligation, to maintain any portion of the existing dedicated drainage system that serves to drain surface waters from any public lands.

### Surveyor's Certification:

State of Florida )  
County of Palm Beach )

I, hereby certify, that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that the 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 Statute (S.F.S. 127.01); Permanent Control Points will be set under the provisions granted with Palm Beach County by the various improvements; and further that the survey data complies with all the requirements of Chapter 127, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Bench Mark Used in Locating B-Mappings, Inc.  
Set on this 20th day of April, A.D., 1987.

By: *[Signature]*  
B.M. 100-COMMON, B.L.S.  
Florida Registration No. 2424

Area Tabulations	
Tract "A"	1.07 Acres
Tract "B"	1.36 Acres
Tract "C"	1.19 Acres
Tract "D"	2.08 Acres (Common)
Tract "E"	2.17 Acres
Tract "F"	14.21 Acres
Total	22.56 Acres
Density	4.61 Units/Acre

### County Approvals:

State of Florida )  
County of Palm Beach )

Board of County Commissioners  
This Plat is hereby approved for record this 23rd day of June, A.D., 1987.

By: *[Signature]*  
Carol A. Roberts, Chair  
Palm Beach County, Florida

By: *[Signature]*  
John S. Dinkin, Clerk  
Palm Beach County, Florida

By: *[Signature]*  
Deputy Clerk

### County Engineer:

State of Florida )  
County of Palm Beach )

This Plat is hereby approved for record this 23rd day of June, A.D., 1987.  
By: *[Signature]*  
Palm Beach County, Florida

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

John S. Dinkin, Clerk of the Circuit Court  
John S. Dinkin, Clerk of the Circuit Court

This instrument was prepared by Wm. S. Van Gorp, P.L.L.C. and for the office of Bench Mark Land Mapping and Mapping, Inc. (One Pointe Centre, 30 South Military Road, Suite 200, West Palm Beach, Florida, 33411-1951) 1987-06-23

**BENCH MARK**  
Land Mapping and Mapping, Inc.

Record Plat  
**- Boca Trace -**