

WATERS EDGE AT BOCA WEST PLAT THREE

A PART OF BOCA WEST - P.U.D.

BEING A REPLAT OF LOTS 1001-1004, 1501-1504, 1701-1904, AND TRACTS A, F, H, I, J AND K OF "WATERS EDGE AT BOCA WEST PLAT TWO" (P.B. 56, PGS. 139 - 140) SITUATE IN SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

SHEET 1 OF 2

110

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD 11:00 A.M. THIS 29 DAY OF Nov. AD, 1988 AND DULY RECORDED IN PLAT BOOK 61 ON PAGES 110 AND 111
JOHN B. DUNKLE, CLERK
BY: *Carroll Elmqvist*, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NATIONAL BUILDING ENTERPRISES CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS WATERS EDGE AT BOCA WEST PLAT THREE, SITUATE IN SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF "WATERS EDGE AT BOCA WEST PLAT TWO", AS RECORDED IN PLAT BOOK 56 ON PAGES 139 THROUGH 140, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 1001-1004, 1501-1504, 1701-1904, AND TRACTS A, F, H, I, J AND K OF "WATERS EDGE AT BOCA WEST PLAT TWO", AS RECORDED IN PLAT BOOK 56 ON PAGES 139 THROUGH 140, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCELS CONTAIN 4.232 ACRES OF LAND, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A, B, C, D, E, F, G, H, AND I, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WATERS EDGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE BOCA WEST MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

IN WITNESS WHEREOF, NATIONAL BUILDING ENTERPRISES CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF October, 1988.

ATTEST: *Richard R. Pfendler* RICHARD R. PFENDLER, VICE PRESIDENT
BY: *Saul A. Slossberg* SAUL A. SLOSSBERG, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SAUL A. SLOSSBERG AND RICHARD R. PFENDLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF NATIONAL BUILDING ENTERPRISES CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 28 DAY OF September, 1988.

MY COMMISSION EXPIRES: July 27, 1989 *Jules J. Curcio* NOTARY PUBLIC

NATIONAL BUILDING ENTERPRISES CORPORATION
NOTARY PUBLIC

HOMEOWNERS ASSOCIATION CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WATERS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON.

IN WITNESS WHEREOF, WATERS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Helene Slossberg* AND ATTESTED TO BY ITS *Richard R. Pfendler* THIS 19 DAY OF October, 1988.

ATTEST: *Helene Slossberg* Helene Slossberg, Treasurer
BY: *Richard R. Pfendler* Richard R. Pfendler, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *Helene Slossberg* AND *Richard R. Pfendler* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Treasurer* AND *Vice President* OF WATERS EDGE HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF October, 1988.

MY COMMISSION EXPIRES: *Camela A. Howell* NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

ARVIDA/JMB PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREOF DESCRIBED IN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4748 AT PAGE 754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, THE SAID PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF October, 1988.

ARVIDA/JMB PARTNERS, A FLORIDA GENERAL PARTNERSHIP
BY: ARVIDA/JMB MANAGERS, INC., AN ILLINOIS CORPORATION, GENERAL PARTNER.
ATTEST: *Beatrice T. Williams* BEATRICE T. WILLIAMS, ASSISTANT SECRETARY
BY: *Norman A. Cortese* NORMAN A. CORTESE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NORMAN A. CORTESE AND BEATRICE T. WILLIAMS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED ARVIDA/JMB MANAGERS, AN ILLINOIS CORPORATION AND GENERAL PARTNER OF ARVIDA/JMB PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 17 DAY OF October, 1988.

MY COMMISSION EXPIRES: December 2, 1989 *Juriel C. Lane* NOTARY PUBLIC

SEAL ARVIDA/JMB MANAGERS, INC.

SEAL NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

NCNB NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREOF DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4761 AT PAGE 130B, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, NCNB NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF September, 1988.

ATTEST: *Phyllis B. Keith* PHYLLIS B. KEITH, ASSISTANT VICE PRESIDENT
BY: *Larry R. Ross* LARRY R. ROSS, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LARRY R. ROSS AND PHYLLIS B. KEITH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF NCNB NATIONAL BANK OF FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 28 DAY OF SEPT., 1988.

MY COMMISSION EXPIRES: Jan. 24, 1992 *James E. Grant* NOTARY PUBLIC

TITLE CERTIFICATION

I, JEFFREY A. DEUTCH, A LAWYER DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN NATIONAL BUILDING ENTERPRISES CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE: 9/28/88
BY: *Mary A. Deutch* JEFFREY A. DEUTCH

SURVEYOR'S CERTIFICATE

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 SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 13 DAY OF OCTOBER, 1988.
Robin B. Petzold
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

NCNB National Bank of Florida

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF NOVEMBER, 1988.

BY: *Carol Elmqvist* CAROL M. ROBERTS, CHAIR
Carol Elmqvist CAROL ELMQUIST

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

BY: *Jim M. Elddings* JIM M. ELDDINGS, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF NOVEMBER, 1988.

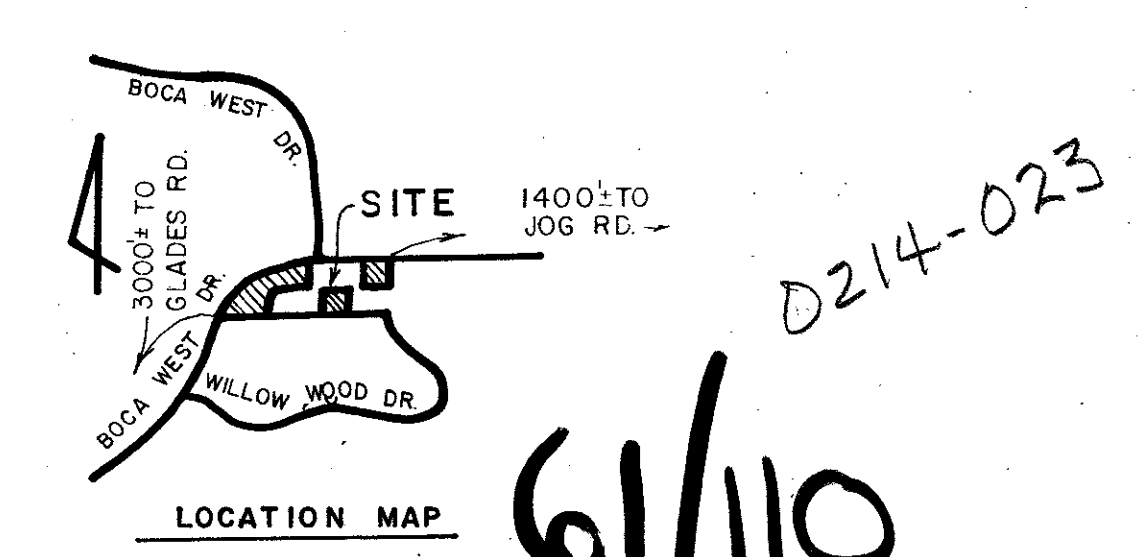
BY: *Herbert F. Kahlert* HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89°23'42"W ALONG THE SOUTH LINE OF THE PLAT OF "WATERS EDGE AT BOCA WEST PLAT TWO", AS RECORDED IN PLAT BOOK 56, PAGES 139 THROUGH 140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS: .
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: .
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P.U.D. TABLE			
TOTAL ACREAGE	4.232 AC.	BUILDING COVERAGE	1.019 AC.
DENSITY	4.253 DU/AC.	WATER AREA	0.000 AC.
TOTAL DWELLING UNITS	18 DU	OPEN SPACE	3.213 AC.
ROADS	0.000 AC.		

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

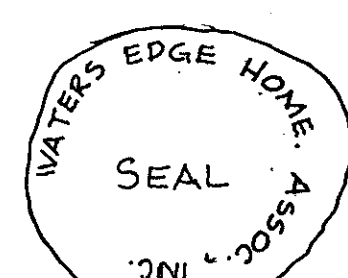


STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407-7444

DRAWN	MEH	DATE	MAY 1988
CHECKED	RBP	SCALE	NONE
DRAWING NO.	09856PL		

WATERS EDGE AT BOCA WEST PLAT THREE
PART OF BOCA WEST - P.U.D.

Waters Edge at Boca West 3
110
2308
AR 85-7
33434
TAZ 607
Boca West



0214-023

61/110