

0388-009  
Pct. # 63-121(A)

101

# A PART OF A P.U.D. REPLAT OF A PORTION OF 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 PARCEL A AND TRACT 7 OF LAKES AT BOCA RATON — PHASE I AS RECORDED IN PLAT BOOK 48, PAGES 139-141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

DECEMBER 1990  
SHEET 1 OF 3



COURT OF PALM BEACH COUNTY  
NOVEMBER 1991  
68 on page 101-103  
John A. Grant, Jr., Inc.  
Dawn A. Martin

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that LAKES OF BOCA, INC., a New Jersey corporation, authorized to do business in the State of Florida, owner of the land shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as REPLAT OF A PORTION OF LAKES AT BOCA RATON — PHASE I, being more particularly described as Parcel "A" together with Tract 7 of LAKES AT BOCA RATON — PHASE I, as recorded in Plat Book 48, Pages 139-141 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Street:**  
The tract for private road purposes shown hereon as Tract U-1A, is hereby dedicated to the Lakes at Boca Raton Commercial Property Owners' Association, Inc., a Florida corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors or assigns without recourse to Palm Beach County. Tract U-1A is further dedicated for Utility and Drainage purposes.
- Easements:**
  - Utility Easements** - The utility easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities, (Including Cable Television Systems).
  - Drainage Easements** - The drainage easements as shown, except in Tracts 2-C and 6, 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.  
The drainage easements shown lying in Tracts 2-C and 6, are dedicated in perpetuity to the Lakes at Boca Raton Commercial Property Owners' 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 REPLAT OF A PORTION OF LAKES AT BOCA RATON — PHASE I, which drains public roads.
  - Lake Maintenance Easements** - The lake maintenance easements as shown, except in Tracts 2-C and 6, are dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., a Florida corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.  
The lake maintenance easements shown lying in Tracts 2-C and 6, are dedicated to the Lakes at Boca Raton Commercial Property Owners' Association, Inc., a Florida corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
  - Limited Access Easements** - The limited access easements, as shown, are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
  - Landscape Easements** - The landscape easements as shown, except in Tracts 2-C and 6, are hereby dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., a Florida corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.  
The landscape easements shown lying in Tracts 2-C and 6, are hereby dedicated to the Lakes at Boca Raton Commercial Property Owners' Association, Inc., a Florida corporation not-for-profit and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Open Space:**  
The areas for open space shown hereon as Tracts 3, 4, 5, 7, 8 and 9, are hereby dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.  
The area for open space shown hereon as Tract 6, is hereby dedicated to the Lakes at Boca Raton Commercial Property Owners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Water Management Tracts:**  
The water management tracts shown hereon as Tracts 2-A and 2-B, 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.  
The water management tract shown hereon as Tract 2-C, is dedicated to the Lakes at Boca Raton Commercial Property Owners' Association, Inc., for water management purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Commercial Tracts:**  
Parcels A and B, as shown, are hereby reserved to LAKES OF BOCA, INC., a New Jersey corporation, authorized to do business in the State of Florida, for purposes of commercial development, and are the perpetual maintenance obligation of said corporation, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said Corporation, LAKES OF BOCA, INC., has caused these presents to be signed by its Vice President, GLENN J. MARSNICK and attested by its Assistant Secretary, DEBRA L. BLANCO and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 11th day of JUNE, 1991.

LAKES OF BOCA, INC.,  
a New Jersey corporation,  
authorized to do business in the  
State of Florida

Attest: Debra L. Blanco  
DEBRA L. BLANCO, Assistant Secretary

By: Glenn J. Marsnick  
GLENN J. MARSNICK, Vice President

### INDEX OF SHEETS

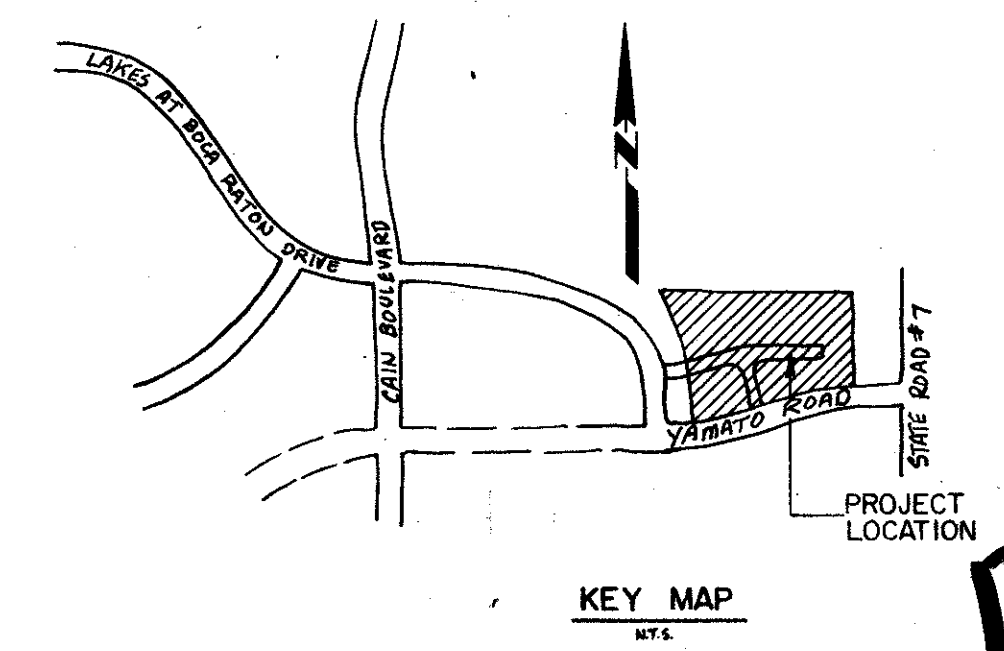
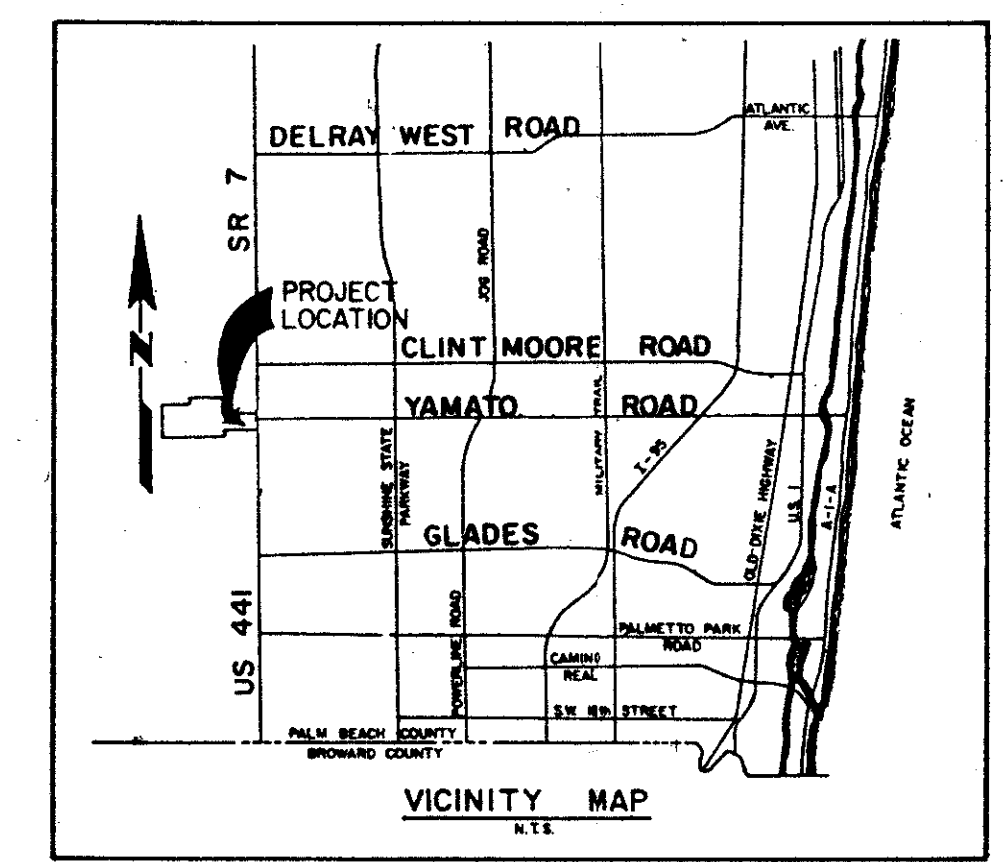
SHEETS No. 1 & 2 — TITLE SHEET AND CERTIFICATES  
SHEET No. 3 — DETAIL SHEET

NOTE  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, III, JOHN A. GRANT, JR., INC.  
3333 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33431.

### STATISTICAL DATA

TOTAL AREA THIS PLAT	H.883 AC.
AREA OF COMMERCIAL TRACTS (PARCELS A AND B)	3.416 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS 2-A, 2-B AND 2-C)	4.916 AC.
AREA OF PRIVATE ROAD R/W (TRACT U-1A)	1.904 AC.
AREA OF OPEN SPACE (TRACTS 3, 4, 5, 6, 7, 8 AND 9)	1.647 AC.



### ACKNOWLEDGMENT

STATE OF NEW JERSEY } Before me personally appeared GLENN J. MARSNICK and DEBRA L. BLANCO, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as GLENN J. MARSNICK, Vice President and DEBRA L. BLANCO, Assistant Secretary of the above named LAKES OF BOCA, INC., a New Jersey corporation, authorized to do business in the State of Florida and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary, respectively, 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 14th day of June, 1991.  
My Commission Expires: June 22, 1993  
Steven J. Pedersen  
Notary Public, State of New Jersey

### TITLE CERTIFICATE

STATE OF FLORIDA } I, PETER L. BRETON, of the firm of Moyle, Flanigan, Katz, FitzGerald and Sheehan, COUNTY OF PALM BEACH } P.A., a duly licensed attorney, in the State of Florida, do hereby certify; that I have examined the title to the property described hereon; that the title to the property is vested in LAKES OF BOCA, INC., a New Jersey corporation, authorized to do business in the State of Florida; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; that I find that all mortgages shown hereon are true and correct; and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Date August 7, 1991  
Peter L. Breton  
PETER L. BRETON  
Moyle, Flanigan, Katz, FitzGerald and Sheehan, P.A.  
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 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida, and complies with the Minimum Technical Standards of Chapter 21-HB-6, Rules of the Department of Professional Regulation, Board of Land Surveyors.

Date August 15, 1991  
John A. Grant III  
JOHN A. GRANT, III  
Registered Surveyor No. 3324  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

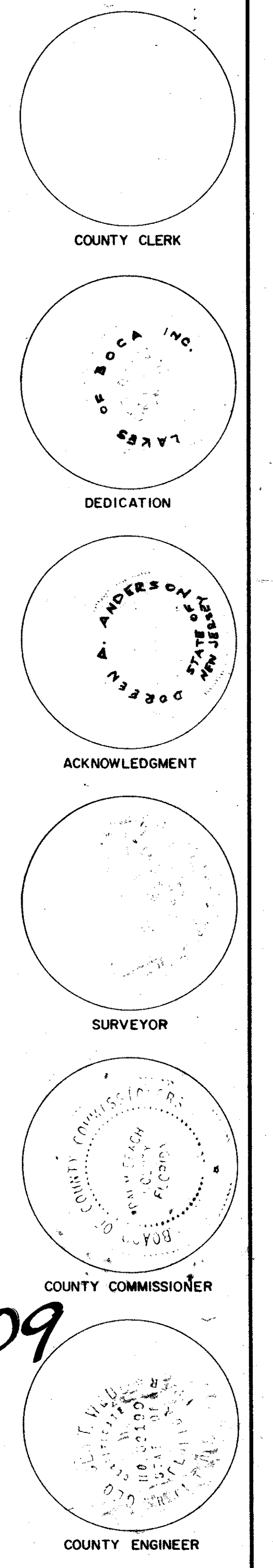
This plat is hereby approved for record this 5 day of Nov, A.D., 1991.  
Attest: John B. Dunkle, Clerk  
By: Jane Marcus  
JANE T. MARCUS, Chair

### COUNTY ENGINEER

This plat is hereby approved for record this 5 day of Nov, A.D., 1991.  
By: George T. Webb  
GEORGE T. WEBB, P.E., Acting County Engineer

Pct. 83-121(A)  
Alloc. #0001  
0388-009  
68/101

REPLAT OF LAKES AT BOCA RATON PH I



TAX # 88-1  
LAKES OF BOCA RATON PHASE I  
REPLAT  
B  
RT  
68  
68-101  
10/17/91