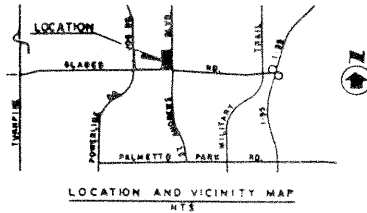


# A REPLAT OF SANTA BARBARA A PLANNED UNIT DEVELOPMENT



BEING A REPLAT OF A PORTION OF SANTA BARBARA AS RECORDED IN PLAT BOOK 67 PAGES 45-46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
BOCA RATON, PALM BEACH COUNTY, FLORIDA  
FEBRUARY, 1993  
SHEET 1 of 2

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 1:55 P.M.  
on the 16th day of March, 1993  
and duly recorded in Plat Book No. 70  
on page 102-103  
County Clerk  
Palm Beach, Florida



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANIMANSON DEVELOPMENTS, INC. A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION SANTA BARBARA AS RECORDED IN PLAT BOOK 67, PAGES 45 AND 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF SANTA BARBARA, AS RECORDED IN PLAT BOOK 67 AT PAGES 45 AND 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°04'11" WEST ALONG THE WEST LINE OF SAID SANTA BARBARA, FOR 1260.22 FEET TO THE NORTHWEST CORNER OF SAID SANTA BARBARA, AND TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°04'07" EAST ALONG THE NORTH LINE OF SAID SANTA BARBARA, ALSO BEING THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 615.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ST. ANDREWS BLVD. (A NON-ACCESS LINE); THENCE SOUTHERLY ALONG SAID NON-ACCESS LINE WITH THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 02°00'27" WEST FOR 650.00 FEET; THENCE SOUTH 04°19'33" WEST FOR 203.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3106.00 FEET, A RADIAL LINE TO THAT POINT BEARS SOUTH 89°30'09" WEST, THENCE SOUTHERLY 241.84 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'40" TO A NON-TANGENT LINE, THENCE SOUTH 00°00'25" WEST ALONG SAID NON-TANGENT LINE FOR 157.54 FEET, THENCE SOUTH 45°28'55" WEST, LEAVING THE PREVIOUSLY MENTIONED NON-ACCESS LINE, FOR 35.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLADES ROAD (S.R. 1006), (A NON-ACCESS LINE); THENCE NORTH 89°02'36" WEST ALONG SAID NON-ACCESS LINE, FOR 209.17 FEET, THENCE NORTH 88°38'23" WEST, CONTINUING ALONG SAID NON-ACCESS LINE FOR 318.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINS 775,917 SQUARE FEET (17.813 ACRES), MORE OR LESS AND IS SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

- LAKE TRACTS**  
TRACTS L-1 AND L-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SANTA BARBARA PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR SURFACE WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- OPEN SPACE**  
TRACTS O-1, O-2, O-3 AND O-4, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SANTA BARBARA PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND COMMON AREAS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- EASEMENTS**
  - UTILITY EASEMENTS** - THE UTILITY EASEMENTS (SHOWN HEREON AS U.E.) ARE HEREBY DEDICATED TO THE RESPECTIVE UTILITY PROVIDERS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES.
  - LAKE MAINTENANCE EASEMENTS** - THE 20 FOOT LAKE MAINTENANCE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE SANTA BARBARA PROPERTY OWNERS' ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND FOR MAINTENANCE OF TRACTS L-1 AND L-2, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
  - OVERHANG EASEMENTS** - THE OVERHANG EASEMENTS (SHOWN HEREON AS O.E.) ARE HEREBY DEDICATED TO THE OWNER OF THE LOT WHOSE UNIT ADJUTS SAID EASEMENT, OR SUCH LOT OWNER'S SUCCESSORS, FOR ROOF OVERHANG AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
  - NON-ACCESS LINE** - THE NON-ACCESS LINES SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
  - DRAINAGE EASEMENTS** - THE DRAINAGE EASEMENTS (SHOWN HEREON AS D.E.) ARE HEREBY DEDICATED TO THE SANTA BARBARA PROPERTY OWNERS' ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
  - FLOW THROUGH EASEMENT** - THE FLOW THROUGH EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR DRAINAGE AND FOR THE OPERATION, MAINTENANCE AND INSPECTION OF ANY DRAINAGE FACILITIES PERTAINING THERETO, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AS NECESSARY FOR THE USE OF SAID FLOW THROUGH EASEMENT.

IN WITNESS WHEREOF, ANIMANSON DEVELOPMENTS, INC. A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF March, 1993.

ANIMANSON DEVELOPMENTS, INC.  
A CALIFORNIA CORPORATION  
BY: *[Signature]*  
VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Kevin M. O'Grady TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE ABOVE NAMED ANIMANSON DEVELOPMENTS, INC. A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID 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 26th DAY OF March, 1993  
MY COMMISSION EXPIRES: 5-29-95  
*[Signature]*  
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 RECORDS BOOK 6317 AT PAGE 1600 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH COLLATERAL INSTRUMENTS RECORDED RESPECTIVELY IN OFFICIAL RECORDS BOOK 6317, PAGE 1614, AND IN OFFICIAL RECORDS BOOK 6317, PAGE 1608, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO ALL OF THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF March, 1993.

FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION.

ATTEST: *[Signature]*  
*[Signature]*  
VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Albert Fila TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS RECEIVER OF SOUTHEAST BANK, N.A. AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID FIRST UNION NATIONAL BANK OF FLORIDA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED TO THE SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF March, 1993.  
MY COMMISSION EXPIRES:  
*[Signature]*  
NOTARY PUBLIC

### NOTES

- THERE SHALL BE NO BUILDINGS, ANY KIND OF CONSTRUCTED IMPROVEMENTS, TREES OR SHRUBS, PLACED ON UTILITY, LAKE MAINTENANCE, OR DRAINAGE EASEMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF BOCA RATON AND THE UTILITIES HAVING THE RIGHT TO USE OR OCCUPY SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. THE CONSTRUCTION, OPERATION AND/OR MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY DRAINAGE FACILITIES.
- MINIMUM BUILDING SETBACKS:**

FRONT	FROM RIGHT-OF-WAY	10'
	AT FRONT LOAD GARAGE	20'
	AT FRONT LOAD GARAGE ON 105' DEEP LOT	17'
REAR	FOR PATIO HOME	10'
	FOR COURTYARD HOME	7'
SIDE	BUILDING	0' OR 10'
	POOL OR SPA	5'
	REAR	2'
	SCREEN ENCLOSURE OR PATIO	7'
	REAR	0' OR 2'
	SIDE	0' OR 2'
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 15 47S, 42E, BEING SOUTH 00°24'07" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- = PERMANENT CONTROL POINT (P.C.P.)
- = PERMANENT REFERENCE MONUMENT (P.R.M.)
- = POINT OF TANGENCY, CURVATURE, INTERSECTION OR REVERSE CURVATURE
- = NON-ACCESS LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (O.A.) = OVERALL DISTANCE
- (RAD) = RADIAL LINE
- (NR) = NON-RADIAL LINE
- O.E. = OVERHANG EASEMENT
- TYP. = TYPICAL
- 1/4 = 1/4 SECTION CORNER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- EASMT. = EASEMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- P.B. = PLAT BOOK
- PGB. = PAGES
- BEC. = SECTION
- Δ = DELTA ANGULAR VALUE
- R = RADIUS LENGTH
- A = ARC LENGTH

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### PLAT TABLE DATA

TOTAL AREA 17.82 AC.  
TOTAL DWELLING UNITS 29 D.U.  
DWELLING UNITS PER ACRE 1.63 D.U./AC.

### APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON ON THIS 13 DAY OF April, 1993.  
BY: *[Signature]*  
DIRECTOR OF COMMUNITY DEVELOPMENT  
BY: *[Signature]*  
CITY CLERK  
BY: *[Signature]*  
MAYOR

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, LAW OFFICES OF ANDREW B. BLASI, P.A., ATTORNEYS AT LAW IN THE STATE OF FLORIDA AND AN AGENT FOR LAWYERS INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND TITLE TO THE PROPERTY TO BE VESTED IN ANIMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT WE FIND THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT THERE ARE NO OTHER MORTGAGES OR ENCUMBRANCES OF RECORD.  
LAW OFFICES OF ANDREW B. BLASI, P.A., ATTORNEYS AT LAW IN THE STATE OF FLORIDA AND AN AGENT FOR LAWYERS TITLE INSURANCE CORPORATION  
DATE: March 29, 1993 BY: *[Signature]*  
ANDREW B. BLASI, ESQ.

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS (IF ANY) WILL BE SET UNDER THE GUARANTEES POSED 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.  
*[Signature]*  
MICHAEL F. SEXTON  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3698

