

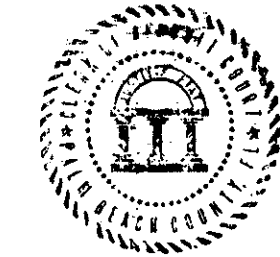
THE SHORES AT BOCA RATON PHASE I PUD

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA



COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 3:02 P.M.
this 21 day of JUNE 1994
on page 167-176
and duly recorded in Plat Book No. 22
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.

DEDICATION

SEPTEMBER 1993

SHEET 1 OF 8

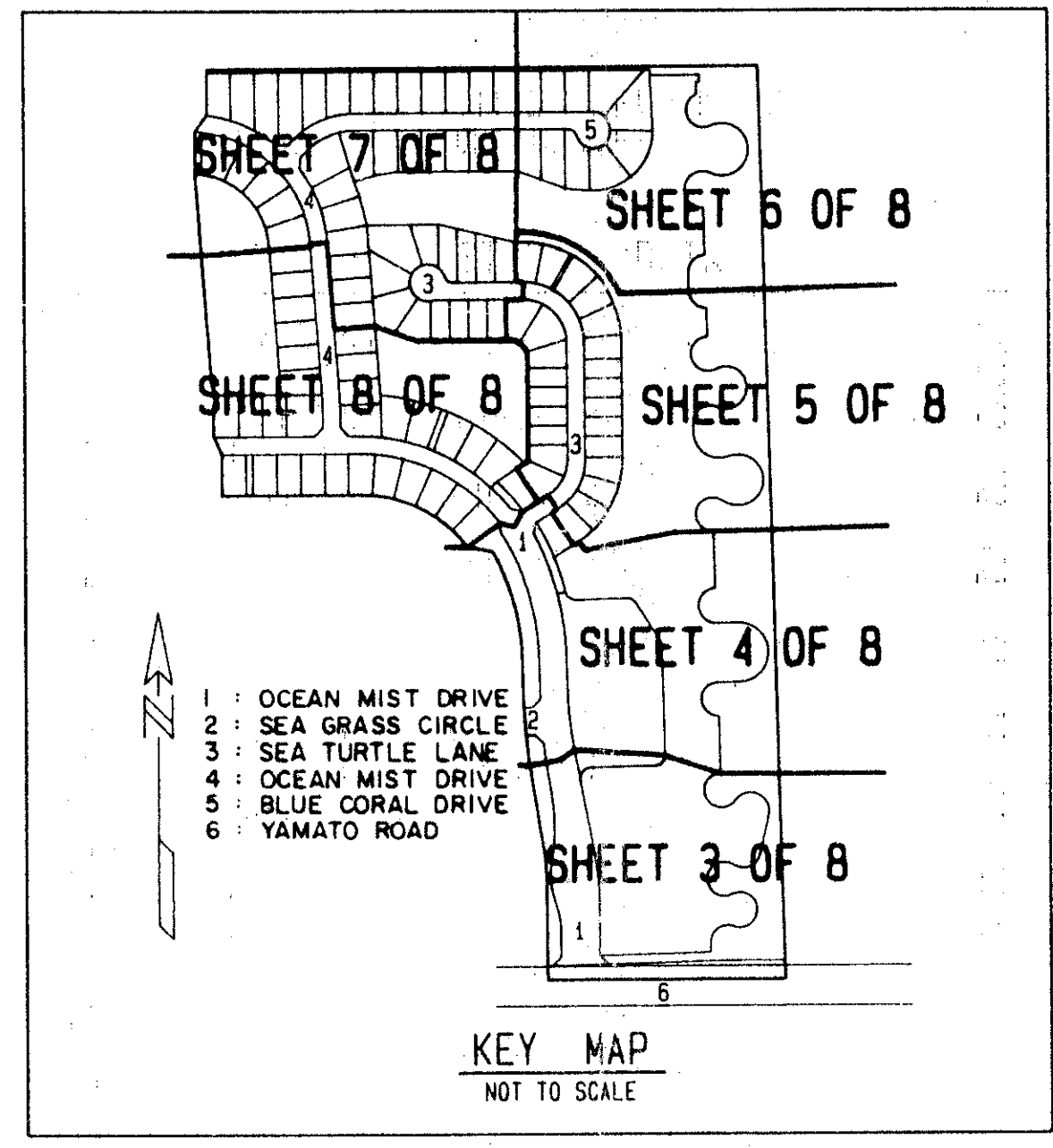
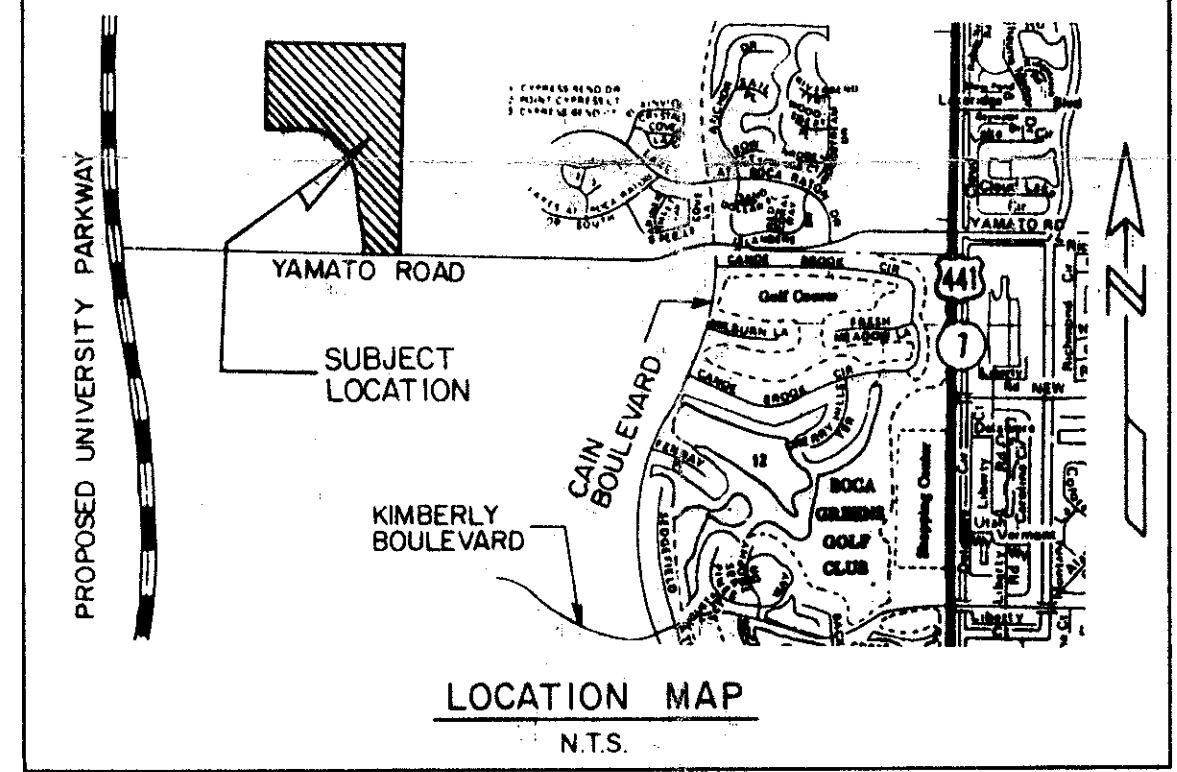
INDEX OF SHEETS

SHEET NO'S. 1 & 2 TITLE SHEET AND CERTIFICATES
SHEET NO'S. 3 - 8 DETAIL SHEET

STATISTICAL DATA

TOTAL AREA THIS PLAT	70.716 AC.
TOTAL AREA OF LOTS	22.596 AC.
AREA OF PUBLIC ROAD RIGHT-OF-WAY (TRACT A)	0.642 AC.
AREA OF ADDITIONAL ROAD RIGHT-OF-WAY (TRACT B)	0.160 AC.
AREA OF PRIVATE ROAD RIGHT-OF-WAY (TRACT C)	7.958 AC.
AREA OF OPEN SPACE (TRACTS D, E, F, G, H, I, J, U AND V)	10.982 AC.
AREA OF WATER MANAGEMENT TRACTS (LAKE TRACT NO'S. 4, 5 AND 6)	25.348 AC.
RECREATION AREA (TRACT K)	3.030 AC.
TOTAL NUMBER UNITS PROPOSED	111 UNITS
DENSITY PROPOSED	1.57 UNITS/AC.
LAND USE : SINGLE FAMILY AND ZERO LOT	

PETITION NUMBER : PDD 92-56



KNOW ALL MEN BY THESE PRESENTS THAT KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE SHORES AT BOCA RATON PHASE I PUD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2;

THENCE WITH A BEARING OF S. 89° 51' 16" W., ALONG THE SOUTH SECTION LINE OF SAID SECTION 2, A DISTANCE OF 170.05 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH A BEARING OF S. 89° 51' 16" W., ALONG THE SOUTH SECTION LINE OF SAID SECTION 2, A DISTANCE OF 699.57 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 08' 44" W., A DISTANCE OF 249.73 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 931.79 FEET, A CENTRAL ANGLE OF 9° 04' 17", AN ARC LENGTH OF 147.52 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF N. 09° 13' 01" W., A DISTANCE OF 231.51 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.37 FEET, A CENTRAL ANGLE OF 7° 41' 35", AN ARC LENGTH OF 186.95 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF N. 01° 31' 26" W., A DISTANCE OF 123.14 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 28° 32' 41", AN ARC LENGTH OF 316.36 FEET TO A POINT;

THENCE WITH A BEARING OF N. 79° 19' 58" W., ALONG A LINE THAT IS NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 75.71 FEET TO A POINT ON A CURVE;

THENCE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF N. 36° 12' 08" W., A RADIUS OF 378.73 FEET, A CENTRAL ANGLE OF 54° 02' 37", AN ARC LENGTH OF 357.24 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF S. 89° 45' 15" W., A DISTANCE OF 408.29 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 14' 45" W., A DISTANCE OF 120.00 FEET TO A POINT;

THENCE WITH A BEARING OF N. 25° 45' 20" W., A DISTANCE OF 55.40 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 14' 45" W., A DISTANCE OF 88.37 FEET TO A POINT;

THENCE WITH A BEARING OF N. 24° 10' 30" E., A DISTANCE OF 38.18 FEET TO A POINT;

THENCE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING AN INITIAL TANGENT BEARING OF N. 65° 49' 30" W., A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 61° 25' 33", AN ARC LENGTH OF 37.52 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF N. 04° 23' 57" W., A DISTANCE OF 399.08 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 14' 45" W., A DISTANCE OF 129.74 FEET TO A POINT;

THENCE WITH A BEARING OF N. 36° 59' 03" E., A DISTANCE OF 59.22 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 14' 45" W., A DISTANCE OF 133.13 FEET TO A POINT LYING ON THE EAST-WEST QUARTER LINE OF SAID SECTION 2;

THENCE WITH A BEARING OF N. 89° 45' 15" E., ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 2, A DISTANCE OF 1616.41 FEET TO A POINT;

THENCE WITH A BEARING OF S. 01° 31' 26" E., ALONG A LINE LYING 170.00 FEET WEST OF AND PARALLEL TO THE EAST SECTION LINE OF SAID SECTION 2, A DISTANCE OF 2638.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS:
 - TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
 - TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS:

LAKE TRACTS NO. 4, 5 AND 6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA:

TRACT K, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACTS:

TRACTS D, E, F, G, H, I, J, U AND V, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND LANDSCAPE PERIMETER EASEMENT (BUFFER) AS NOTED, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS AND LITTORAL ZONE EASEMENTS:
 - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS AND LITTORAL ZONE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES AND LITTORAL AREAS LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DEDICATION (CONTINUE)

- UTILITY EASEMENTS:
 - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
 - THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- ROOF OVERHANG EASEMENTS:

THE ROOF OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY, INDIVIDUALLY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANG AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE PERIMETER EASEMENT (BUFFER):

THE LANDSCAPE PERIMETER EASEMENT (BUFFER) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND 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 PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PEDESTRIAN EASEMENTS

THE PEDESTRIAN EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PEDESTRIAN PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN, KENNETH M. ENDELSON, AND ATTESTED BY ITS PRESIDENT, RICHARD FINKELSTEIN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 17th DAY OF February, A.D., 1994.

KENCO COMMUNITIES AT LAKES OF BOCA, INC.,
A FLORIDA CORPORATION

ATTEST: *[Signature]* RICHARD FINKELSTEIN, PRESIDENT

BY: *[Signature]* KENNETH M. ENDELSON, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss
BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 17th DAY OF February, A.D., 1994.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: *[Signature]*
MY COMMISSION NUMBER: CC164672

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Cathy J. Stewart

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, A.D., 1994.

ATTEST: DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: *[Signature]* MARY MCCARTY, CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, A.D., 1994.

BY: *[Signature]*
GEORGE J. WEBB, P.E. COUNTY ENGINEER

S. County PR 95-18817 Lot 320 PR 95-19393 Lot 321
PR 95-18818 Lot 300 95-20993 Lot 256
THIS INSTRUMENT WAS PREPARED BY: S.C.
JOHN A. GRANT, III
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (407) 395-3333

S.C. PR# 17122 Shows @ Boca Raton Lot 208
S.C. PR# 95-17124 " Lot 184
S.C. PR# 95-21110 Lot 178 S.C. PR# 95-19399 Lot 196
PR# 95-19400 Lot 210

0624-001

THE SHORES AT BOCA RATON PHASE I 7/2/1994

Shores @ Boca Raton Phase I
BOOK 72 PAGE 169
PLAT BOOK 22 PAGE 100B
RECORDED BY ZONING R.T.S.
RE 8/27/94
PLAT BOOK SAME TAB 88

