

# BOCA PRESERVE

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF PORTIONS OF TRACTS 5 AND 6 OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, DADE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA  
JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

SHEET 2 OF 3

APRIL 1995

## MORTGAGEE'S CONSENT

## CITY APPROVAL

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE COUNTY OF PALM BEACH } 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 RECORD BOOK 4379 AT PAGE 1741 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE APPROVAL AND ACCEPTANCE OF THIS PLAT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO IMPROVE ANY STREETS, OTHER THAN PROVIDED UNDER EXISTING CHARTER, NOR TO INSTALL WATER OR SEWER MAINS.  
ACCEPTED AND APPROVED THIS 12 DAY OF September, A.D., 1995.

IN WITNESS WHEREOF, I ALFRED LANDI, TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 28<sup>th</sup> DAY OF July, A.D., 1995.

THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, JR.  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (407) 395-3333

Sandra M. McGinn  
SANDRA M. MCGINN,  
DIRECTOR - DEVELOPMENT SERVICES DEPARTMENT  
Ronald M. Ash  
RONALD M. ASH, P.E.  
CITY CIVIL ENGINEER

Carol G. Hanson  
GAROL G. HANSON, MAYOR  
Candace Bridgewater  
CANDACE BRIDGWATER, CITY CLERK

WITNESS: Georgia Rhodes  
SIGN  
PRINT  
WITNESS: Lisa Crawford  
SIGN  
PRINT

BY: Alfred Landi, Trustee  
ALFRED LANDI, TRUSTEE

## ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ North Carolina } BEFORE ME PERSONALLY APPEARED ALFRED LANDI, TRUSTEE, WHO IS PERSONALLY COUNTY OF ~~PALM BEACH~~ Henderson } KNOWN TO ME, OR HAS PRODUCED Florida License 1 S 30 000 11 201 0, RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF July, A.D., 1995.

MY COMMISSION EXPIRES: September 11, 1995  
MY COMMISSION NUMBER: 06714

Georgia Rhodes  
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ North Carolina

## ACCEPTANCE OF RESERVATION

STATE OF FLORIDA } SS THE BOCA PRESERVE HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR COUNTY OF PALM BEACH } RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2 DAY OF August, A.D., 1995.

BOCA PRESERVE HOMEOWNERS' ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: William C. Davell  
SIGN  
PRINT  
WITNESS: Christie A. Becker  
SIGN  
PRINT

BY: David A. Rustine  
DAVID A. RUSTINE,  
SECRETARY/TREASURER

## ACKNOWLEDGEMENT

STATE OF FLORIDA Broward } SS BEFORE ME PERSONALLY APPEARED DAVID A. RUSTINE COUNTY OF ~~PALM BEACH~~ } WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY/TREASURER OF BOCA PRESERVE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 2 DAY OF AUGUST, A.D., 1995.

MY COMMISSION EXPIRES: MAY 24, 1998  
MY COMMISSION NUMBER: CC 370801

Christie A. Becker  
NOTARY PUBLIC, STATE OF FLORIDA

## TITLE CERTIFICATE

STATE OF FLORIDA } SS I, BILL DAVELL, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO COUNTY OF BROWARD } HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HEAVENS U.S.A., INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: August 2, 1995

William (Bill) C. Davell  
BILL DAVELL, ESQUIRE  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

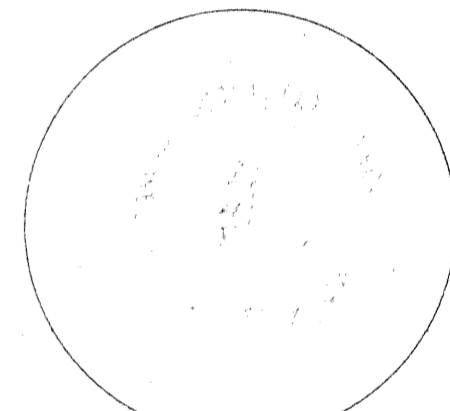
## SURVEYOR'S CERTIFICATE

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON AND PALM BEACH COUNTY, FLORIDA.

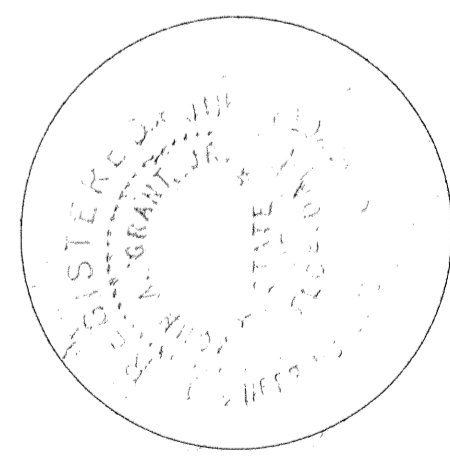
DATE: 8/16/95

John A. Grant, Jr.  
JOHN A. GRANT, JR.  
PROFESSIONAL LAND SURVEYOR NO. 1141  
STATE OF FLORIDA

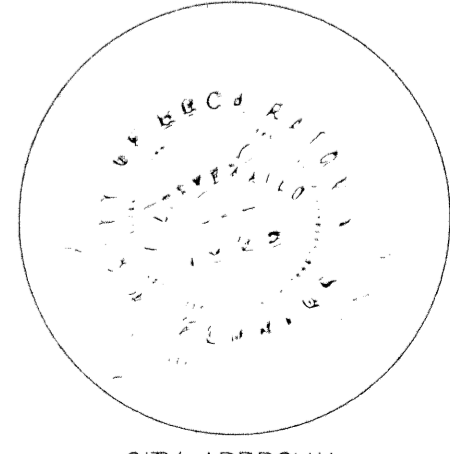
SUBDIVISION: Boca Preserve  
BOOK: 75  
PAGE: 180  
FLOOD ZONE: FLOOD MAP #  
QUAD: ZONING  
SE: ZIP CODE  
PUD NAME: C/Boca Raton 32746/142



BOCA PRESERVE HOA, INC.  
ACCEPTANCE OF RESERVATION



SURVEYOR



CITY APPROVAL