

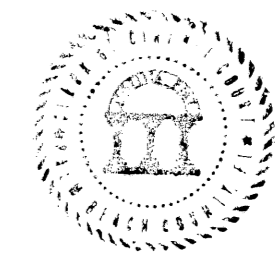
"ARC AT BOCA RATON"

A PUD

PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF TRACT 119 OF BLOCK 73, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

5423-000



STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 3:47 P.M. THIS 24th DAY OF November, 1998 AND DULY RECORDED IN: PLAT BOOK 83 ON PAGE 181-182

DOROTHY WILKEN
CLERK, CIRCUIT COURT.
BY: *Deigh G. Stanley*
DEPUTY CLERK.

181

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that AMERICAN RETIREMENT CORPORATION, a Tennessee corporation, licensed to do business in Florida, owner of the land shown hereon, being in Section 6, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "ARC AT BOCA RATON", being a replat of a portion of Tract 119 of Block 73, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Tract 119, Block 73, less the South 120.00 feet thereof, of Palm Beach Farms Company Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida.

Also being described as:

A parcel of land in Tract 119, Block 73, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

Beginning at the Northwest corner of Lot 57, Block 5, Weitzer Subdivision P.U.D. Plat No. Two, according to the plat thereof as recorded in Plat Book 60, Pages 180 through 183 of the Public Records of Palm Beach County, Florida; thence S.00°04'53"W., along the West line of Lots 57 through 64, Block 5 of said Weitzer Subdivision, a distance of 540.40 feet to the Southwest corner of Lot 64, Block 5 of said Weitzer Subdivision; thence N.89°58'24"W., along the North right of way line of Yamato Road as depicted on said Weitzer Subdivision, a distance of 330.16 feet to the Southeast corner of Lot 39, Block 5 of said Weitzer Subdivision; thence N.00°04'53"E., along the East line of Lots 39 through 47, Block 5 of said Weitzer Subdivision, a distance of 540.27 feet to the Southwest corner of Lot 49, Block 5 of said Weitzer Subdivision; thence S.89°59'45"E., along the South line of Lots 49 through 55, Block 5 of said Weitzer Subdivision, a distance of 330.16 feet to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida, containing 178,445 square feet, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The utility easement as shown hereon is 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 limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

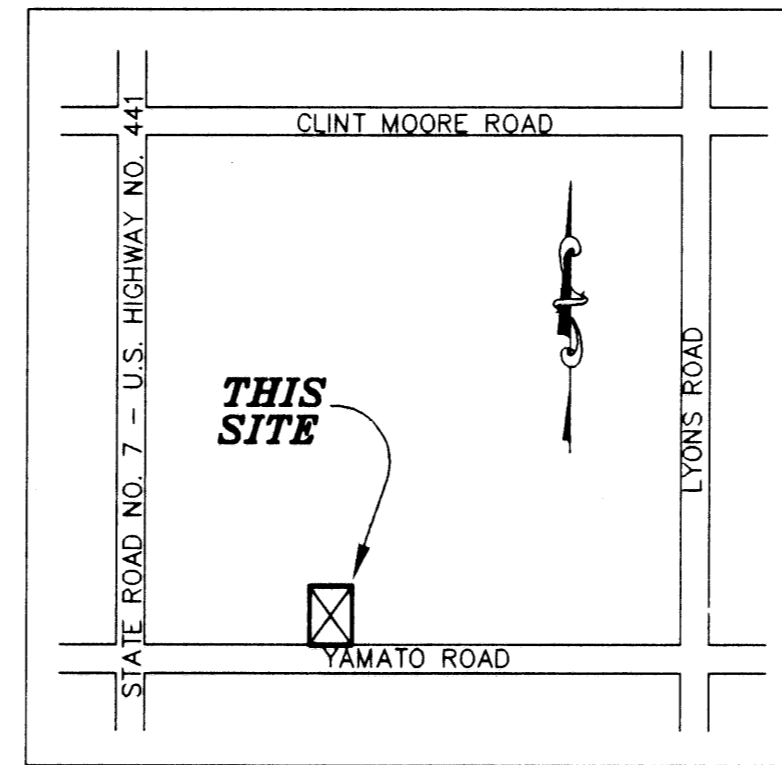
The buffer easements, as shown hereon are hereby reserved for AMERICAN RETIREMENT CORPORATION, its successors and assigns, for buffer and other purposes and are the perpetual maintenance obligation of AMERICAN RETIREMENT CORPORATION, its successors and assigns, without recourse to Palm Beach County. A maximum of five (5) foot encroachment by any easement may be permitted.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of September, 1998.

ARC RETIREMENT CORPORATION,
a Tennessee corporation,
licensed to do business in Florida

ATTEST: *George Hicks*
George Hicks - Secretary

By: *Jim Money*
James T. Money - Vice President



LOCATION SKETCH
(NOT TO SCALE)

ACKNOWLEDGEMENT

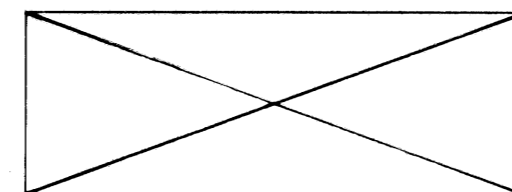
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME personally appeared James T. Money who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument as Vice President of American Retirement Corporation, a corporation, 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 10 day of September, 1998.

My commission expires: December 11, 2000

Ruby C. Wood
Notary Public



Notary Public seal

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Henry B. Handler, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to American Retirement Corporation; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do no prohibit the creation of the subdivision depicted by this plat.

Dated: Sept. 15, 1998

By: *H. B. Handler*
Henry B. Handler - Attorney

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 27 day of November, 1998 and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

By: *George T. Webb*
George T. Webb, P.E. - County Engineer

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") 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 Palm Beach County, Florida.

Dated: 9/11/98

Dennis J. Leavy
Dennis J. Leavy, P.S.M.
License No. 5055
State of Florida

SURVEYOR'S NOTES

1. All bearings shown hereon are based on the plat bearing of North 89°58'24" West along the centerline of Yamato Road, Weitzer Subdivision P.U.D. Plat No. Two, according to the plat thereof as recorded in Plat Book 60, Pages 180 through 183 of the Public Records of Palm Beach County, Florida.

2. All distances shown are ground distances. Coordinates shown hereon are grid coordinates, North American Datum 1983, 1990 adjustment, Florida East Zone, Transverse Mercator Projection, Geodetic Control as established and adopted by the Palm Beach County Survey Section. (See coordinate translation detail note, sheet 2 of 2.)

3. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such improvements.

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. There shall be no landscape or above ground encroachments where landscape tracts or easements coincide with maintenance easements or lake maintenance access easements.

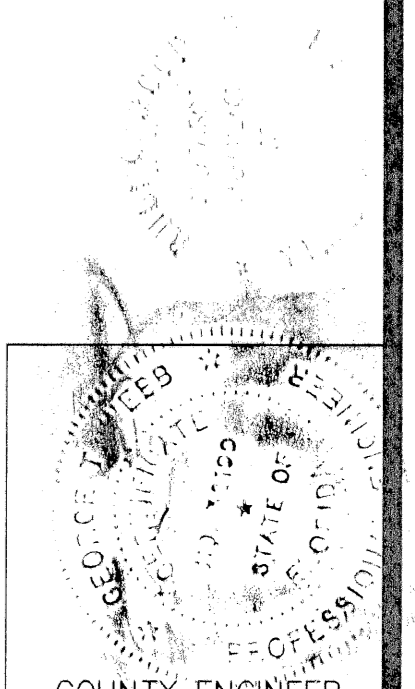
4. The building setback line shall be as required by current Palm Beach County Zoning Regulations.

5. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

6. - indicates Permanent Reference Monument marked PRM 5055.

7. U.E. - indicates utility easement.

8. L.A.E. - indicates limited access easement.



COUNTY ENGINEER

ARC CORPORATE SEAL

SURVEYOR SEAL

Dennis J. Leavy & Associates, Inc.
LAND SURVEYORS & MAPPERS

460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

THIS INSTRUMENT WAS PREPARED BY:
Scott W. Alexander, in the offices of
Dennis J. Leavy and Associates, Inc.
460 Business Park Way, Suite D
Royal Palm Beach, Florida 33411
(561) 753 - 0650

SCALE: N/A CHECKED BY: DATE: April 27, 1998
DRAWN BY: S.W.A. JOB NO.: 9809 (CAD FILE 9809.PLT)

ARC at Boca Raton
SUBDIVISION: ARC at Boca Raton
BOOK: 83
PAGE: 181
FLOOD MAP: 2157A
ZONING: PUD
QUAD: 53
SE: 97-69
TAZ: 1034
PUD NAME:

6-47-4x