

WATERS REACH AT BOCA WEST PHASE II - P.U.D. - REPLAT No.1

024-029

BEING A REPLAT OF LOT 601 AND PARCEL 'G' OF WATERS REACH AT BOCA WEST- PHASE II - P.U.D., AS RECORDED IN PLAT BOOK 45, PAGES 179 - 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

MARCH 1998
SHEET 1 OF 2

DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT PAUL A. BEGUN AND BARBARA L. BEGUN, HUSBAND AND WIFE AND THE WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC. A NON-PROFIT FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOT 601 AND PARCEL "G" OF WATERS REACH AT BOCA WEST-PHASE II - P.U.D., AS RECORDED IN PLAT BOOK 45, PAGES 179-180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 601 AND PARCEL "G" OF WATERS REACH AT BOCA WEST AS RECORDED IN PLAT BOOK 45, PAGES 179-180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.60 ACRES MORE OR LESS

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

LOT "601A" AS SHOWN HEREON IS HEREBY RESERVED FOR PAUL A. BEGUN AND BARBARA L. BEGUN, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

TRACT G-1 AS SHOWN HEREON IS HERE BY RESERVED FOR THE WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC. A NON-PROFIT FLORIDA CORPORATION ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE PAUL A. BEGUN AND BARBARA L. BEGUN, HUSBAND AND WIFE, DO HEREBY SET OUR HANDS AND SEALS THIS DAY OF September, 1998.

WITNESS: [Signature] BY: Paul A. Begun
PAUL A. BEGUN

WITNESS: [Signature] BY: Barbara L. Begun
BARBARA L. BEGUN

WITNESS: [Signature] BY: [Signature]
BARBARA L. BEGUN

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF September, 1998

WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION

WITNESS: [Signature] BY: Sid Sharpstein
Sid Sharpstein, PRESIDENT

WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF Michigan
COUNTY OF Macomb

BEFORE ME PERSONALLY APPEARED PAUL A. BEGUN AND BARBARA L. BEGUN, HUSBAND AND WIFE, WHO HAVE PRODUCED Valid Licenses AND Birth Certificates, RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF September, 1998.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF September, 1998.

THE WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION.

WITNESS: [Signature] BY: Sid Sharpstein
Martha Schumann Sid Sharpstein, President

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Sid Sharpstein, WHO HAS PRODUCED Valid License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA 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 10th DAY OF September, 1998.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC

TITLE CERTIFICATION:

I, BARBARA P. RICHARDSON A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO LOT 601A IS VESTED IN PAUL A. BEGUN AND BARBARA L. BEGUN, HUSBAND AND WIFE AND TITLE TO TRACT G-1 IS VESTED IN THE WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: November 17, 1998
[Signature]
BARBARA P. RICHARDSON

MORTGAGEE'S CONSENT:

STATE OF Iowa
COUNTY OF Black Hawk

THE UNDERSIGNED HEREBY CERTIFIES THAT IT'S THE HOLDER OF A MORTGAGE, UPON LOT 601A DESCRIBED HERON 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 10121 AT PAGE 501, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF September, 1998.

GMAC MORTGAGE CORPORATION A PENNSYLVANIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: [Signature] BY: [Signature]
VICE, PRESIDENT

ACKNOWLEDGMENT:

STATE OF Iowa
COUNTY OF Black Hawk

BEFORE ME PERSONALLY APPEARED Kenneth R. Perkins, WHO HAS PRODUCED Personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT GMAC MORTGAGE CORPORATION, A PENNSYLVANIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA 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 21 DAY OF September, 1998.

MY COMMISSION EXPIRES: 6-2-1999
[Signature]
NOTARY PUBLIC

COUNTY APPROVAL:

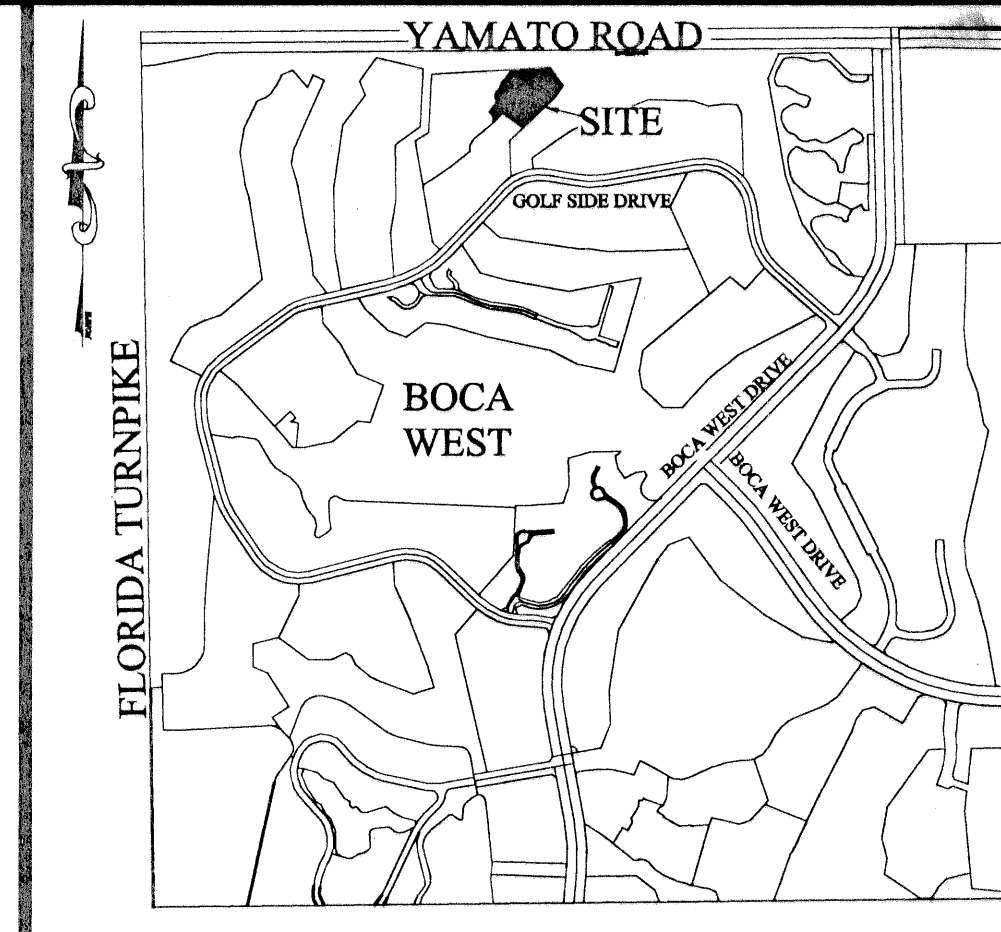
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 2 DAY OF Dec, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC 177.081 (1), F.S.

[Signature]
GEORGE T. WEBB P.E.-COUNTY ENGINEER

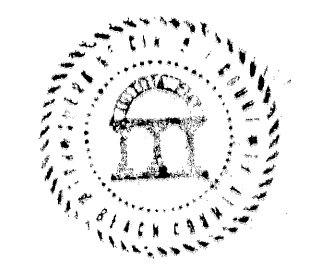
SURVEYOR'S NOTES:

- PLAT POSITION AND ORIENTATION
 - COORDINATES SHOWN ARE GRID
 - DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = U.S. SURVEY FOOT
 - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR = 1.0000284
 - GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
 - ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED
 - N 87°04' 07"E (PLAT BEARING) 0°22'58" COUNTER CLOCKWISE N 86°41' 09"E (GRID BEARING) ROTATION (PLAT TO GRID)
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS "PLS 4828" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N 87° 04' 07" E AS SHOWN ON THE NORTH LINE OF THE PLAT OF WATERS REACH AT BOCA WEST-PHASE II-P.U. D., AS RECORDED IN PLAT BOOK 45, PAGE. 179-180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.



LOCATION MAP (NOT TO SCALE)

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:16 P.M.
this 3 day of December 1998
and duly recorded in Plat Book No. 89
on page 12
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature] D.C.



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.

9/28/98
GARY A. RAGER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 4828
STATE OF FLORIDA

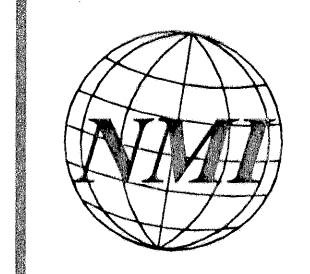
NOTE:

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 RECORDED OF THIS COUNTY.

LAND USE:

LOT 601A	0.12 Ac.
TRACT G-1	0.48 Ac.
TOTAL	0.60 Ac.

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER IN THE OFFICES OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA, 33410



NICK MILLER, INC.
Surveying & Mapping Consultants
SUITE 105
2560 RCA BLVD.
PALM BEACH GARDENS, FLORIDA 33410
TEL: 561 627-5200 FAX 561 627-0983
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO.	SCALE:
1 OF 2	DATE: MARCH 1998
JOB NO. 98003	FILE: 98003-1.dwg

SUBDIVISION Waters Reach at Boca West
BOOK 45
FLOOD ZONE B
QUAD # 53
SE - 85-7
TAZ 607
FUD NAME: Waters Reach at Boca West

