

THE GLADES OF BOCA LAGO

BEING A REPLAT OF A PART OF THE "REPLAT OF BOCA LAGO (P.U.D.)" AS RECORDED IN PLAT BOOK 31, PAGES 62-71 (INCLUSIVE), PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 20, TWP. 47 SO., RGE 42 EAST.

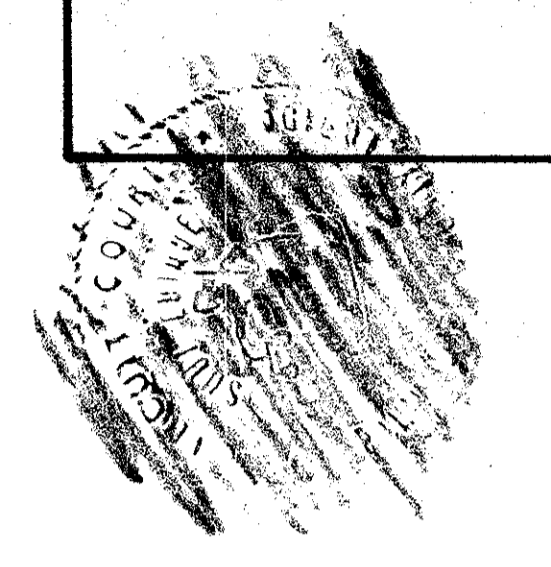
(SHEET OF 2)

44

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:17 A.M. THIS 17TH DAY OF July AD., 1978 AND DULY RECORDED IN PLAT BOOK 35 ON PAGES 44 AND 45.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Sylvia Shifflett D.C.*



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF HOUSING TRACT NO. 3, REPLAT OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE GLADES OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING NUMBERED COURSES ALONG THE BOUNDARY OF SAID HOUSING TRACT NO. 3:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID HOUSING TRACT NO. 3; THENCE

1. NORTH 90°00'00" EAST, A DISTANCE OF 187.00 FEET; THENCE
2. SOUTH 75°48'00" EAST, A DISTANCE OF 539.73 FEET; THENCE
3. SOUTH 06°30'00" EAST, A DISTANCE OF 335.00 FEET; THENCE
4. NORTH 86°30'00" EAST, A DISTANCE OF 84.00 FEET; THENCE
5. NORTH 44°03'39" EAST, A DISTANCE OF 230.58 FEET; THENCE
6. NORTH 87°42'00" EAST, A DISTANCE OF 122.49 FEET; THENCE
7. NORTH 62°12'00" EAST, A DISTANCE OF 68.65 FEET; THENCE
8. SOUTH 08°50'00" EAST, A DISTANCE OF 543.87 FEET; THENCE
9. SOUTH 21°04'00" EAST, A DISTANCE OF 313.00 FEET; THENCE
10. SOUTH 02°30'00" EAST, A DISTANCE OF 215.00 FEET; THENCE
11. SOUTH 89°00'00" EAST, A DISTANCE OF 413.00 FEET; THENCE
12. NORTH 66°02'36" EAST, A DISTANCE OF 53.52 FEET; THENCE
13. SOUTH 58°00'00" EAST, A DISTANCE OF 137.00 FEET; THENCE
14. SOUTH FEET; THENCE
15. NORTH FEET; THENCE
16. NORTH FEET; THENCE
17. NORTH FEET; THENCE
18. NORTH FEET TO THE POINT OF BEGINNING.

CONTAINING SURVEYED AND SHOWN HEREON AND INDICATE AS FOLLOWS:

1. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

2. THE UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

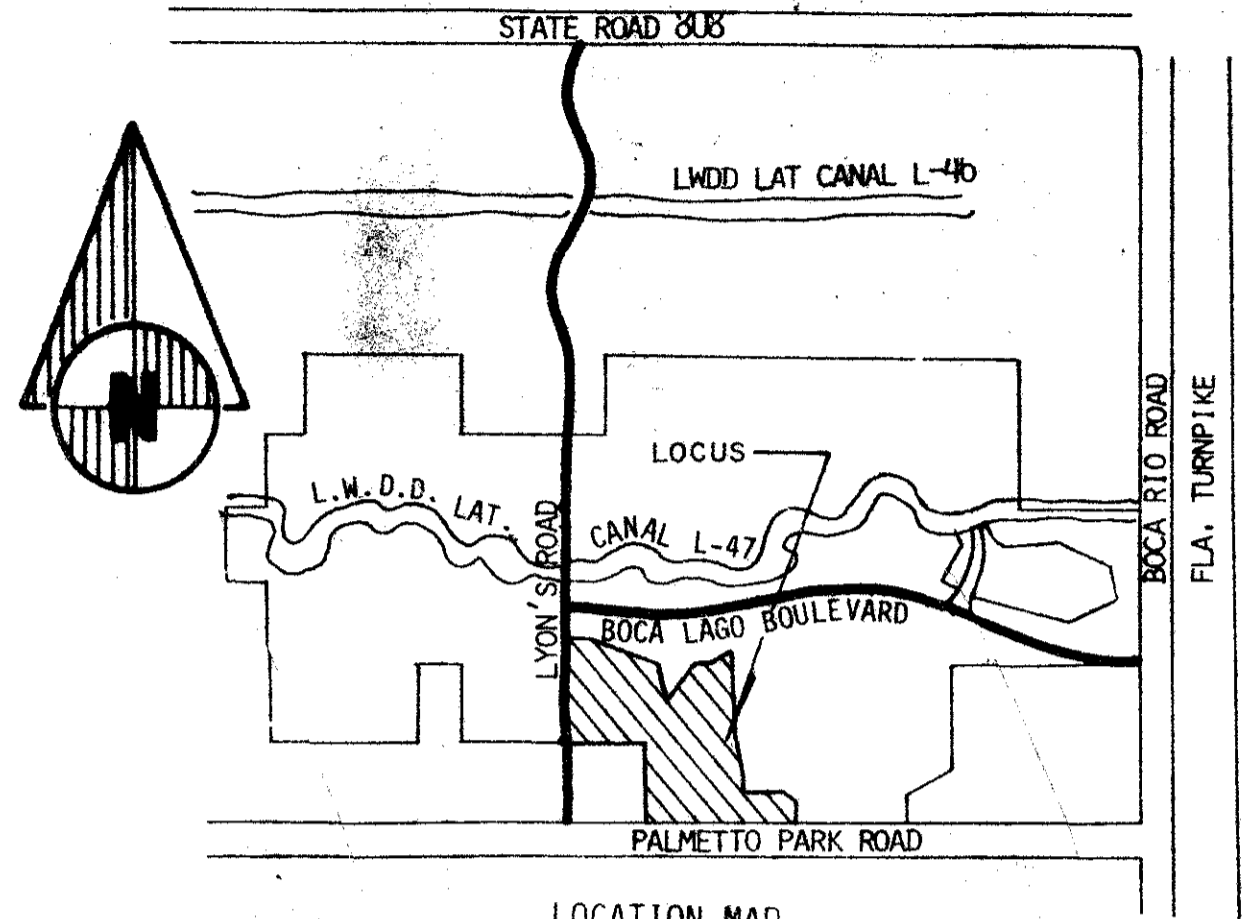
IN WITNESS WHEREOF, FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY *Benjamin Frankel*, AS GENERAL PARTNER OF FRANKEL ASSOCIATES, THIS 17 DAY OF JUNE, AD, 1978.

WITNESS *Robert J. Whidden* BOCA LAGO ASSOCIATES, LTD. BY IT'S GENERAL PARTNER, FRANKEL ASSOCIATES
WITNESS *Benjamin Frankel* BENJAMIN FRANKEL, GENERAL PARTNER OF FRANKEL ASSOCIATES

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BENJAMIN FRANKEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BENJAMIN FRANKEL, GENERAL PARTNER OF THE ABOVE NAMED FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 TH DAY OF June, AD, 1978.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: Jan 1, 1981



LOCATION MAP
NOT TO SCALE

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	37.46 ACRES
LESS ROAD RIGHTS	6.00 ACRES
EQUALS EFFECTIVE TOTAL AREA	31.46 ACRES
APPLICABLE DENSITY	N.A.
TOTAL UNITS PERMITTED	N.A.
TOTAL UNITS TRACT "A"	286 UNITS (PROPOSED)
OPEN SPACE THIS PLAT	29.55 ACRES (PROPOSED)
DENSITY	7.63 UNITS PER ACRE

AREA TABULATIONS

AREA IN TRACT "A" (ROAD R/W)	4.69 ACRES
AREA IN TRACT "B"	13.57 ACRES
AREA IN TRACT "C"	19.20 ACRES
TOTAL AREA THIS PLAT	37.46 ACRES



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, STATE TITLE & ABSTRACT COMPANY, INC., 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 THE TITLE TO THE PROPERTY IS VESTED TO BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OF RECORD.

DATE: June 23, 1978
BY: *Dorothy M. Ash*
DOROTHY M. ASH, VICE-PRESIDENT

SURVEYOR'S NOTES:

1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. ALL PERMANENT REFERENCE MONUMENTS, PRM'S, ARE DESIGNATED THUS:
3. ALL PERMANENT CONTROL POINTS, PCP'S, ARE DESIGNATED THUS:
4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
5. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF "BOCA LAGO" (A PLANNED UNIT DEVELOPMENT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 244 THROUGH 253, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
6. TRACTS "B" AND "C" ARE RESERVED FOR THE PURPOSES OF DWELLING UNIT CONSTRUCTION AND ALL OTHER LAWFUL PURPOSES.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, *William R. Van Campen*, SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME IN MY OWN RESPONSIBLE DIRECTION AND CONTROL AND THAT SAID SURVEY ACCURATELY REPRESENTS THE KNOWLEDGE AND BELIEF AND THAT SAID SURVEY ACCURATELY REPRESENTS THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS AS SET FORTH AND GUARANTEED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS ARE SET FORTH AND GUARANTEED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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.

DATE: 17TH DAY OF JUNE, AD, 1978. BY: *William R. Van Campen*
WM. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 TH DAY OF July, AD, 1978.

BY: *Peggy B. Ewert*
PEGGY EWERT, CHAIRMAN

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 TH DAY OF July, AD, 1978.

BY: *Robert F. Kaneery*
ROBERT F. KANEERY, P.E.
COUNTY ENGINEER, ASSISTANT
Frederick E. Singer

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Margie B. Jennings*
D.C.

Boundary
35
44
BENCH MARK
land surveying and mapping, inc.

20/47/42

THE GLADES OF BOCA LAGO

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 209, WEST PALM BEACH, FL 33409. PHONE 689-2111.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC. PALM BEACH COUNTY, FLORIDA				
THE GLADES OF BOCA LAGO				
DESIGNED	DRAWN	CHECKED	JOB NO.	DRAWING NO.
CMS	WSK	RJM	3600	
DATE	SCALE	APPROVED	FILE NO.	SHEET OF
		CMS		1 2