



LOCATION SKETCH

P.U.D.  
**TOLEDO PARK HOMES - SECTION 2**  
 A PLAT OF A PORTION OF SECT. 22, TWP. 47S, RGE. 42 E.  
 AND ALSO BEING A REPLAT OF A PORTION OF TRACT 30, BOCA DEL MAR NO. 4, AS RECORDED  
 IN PLAT BOOK 30, PAGES 85 & 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

JULY 1975

SHEET 1 OF 2

163  
 26 9:16 A  
 78 October  
 35 163-164  
 Kyle Shreffo

**MORTGAGE CERTIFICATE**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS The undersigned hereby certifies that it is the holder of a mortgage, lien or  
 other encumbrance upon the hereon described property and does hereby join  
 in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees  
 that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2099, Page 1812 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 attested  
 by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors  
 this 1 day of November A.D. 1976.

LEADERSHIP COMMUNITIES, INC.

WC Powell  
 Witness  
Samuel C. Hathorn  
 SAMUEL C. HATHORN, President  
Walter W. Frantz  
 WALTER W. FRANTZ, Secretary

**ACKNOWLEDGMENT**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS Before me personally appeared SAMUEL C. HATHORN, and WALTER W. FRANTZ  
 to me well known and known to me to be the individuals described in and who  
 executed the foregoing instrument as SAMUEL C. HATHORN, President and WALTER W. FRANTZ, Secretary of  
 the above named LEADERSHIP COMMUNITIES, INC., a Corporation, and severally acknowledged to and before me that they  
 executed such instrument as such President and Secretary, respectively, of said Corporation, and 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 1 day of November A. D. 1976.

April 12, 1979  
 My Commission Expires  
Notary Public, State of Florida

**TITLE CERTIFICATE**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS I, EPHRAIM COLLINS, 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 TOLEDO PARK HOMES, a Florida Partnership, that the current  
 taxes have been paid and that the property is encumbered by the mortgages shown hereon, and that I find that all  
 mortgages are shown and are true and correct.

11/29/76  
Ephraim Collins  
 EPHRAIM COLLINS, Attorney

**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 and that said survey is accurate to the best of my knowledge and belief  
 and that (P. R. M.'s) Permanent Reference Monuments have been placed as required by law and (P. C. P.'s)  
 Permanent Control Points will be set under the guarantees posted with Palm Beach County 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.

Subscribed and sworn to before me this  
30<sup>th</sup> day of November A.D. 1976

June 2, 1978  
 My Commission Expires

John Abrant  
 Registered Land Surveyor No. 1141  
 State of Florida

Alan B. Zeltner  
 Notary Public, State of Florida

**BOARD OF COUNTY COMMISSIONERS**

This plat is hereby approved for record this 24 day of October A.D. 1978.

Peggy Evatt  
 Chairman, PEGGY EVATT

**MORTGAGE CERTIFICATE**

STATE OF CALIFORNIA }  
 COUNTY OF LOS ANGELES } SS The undersigned hereby certifies that it is the holder of a mortgage, lien or  
 other encumbrance upon the hereon described property and does hereby join  
 in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees  
 that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2099, Page 1725 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 Agent and its corporate  
 seal to be affixed hereon by and with the authority of its Board of Directors, this 12<sup>th</sup> day of November  
 A.D. 1976.

CONTINENTAL ILLINOIS REALTY

Maddone Chen  
 Witness  
Robert S. James  
 AGENT FOR CONTINENTAL ILLINOIS REALTY  
Gerald Holman  
 Witness

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
 COUNTY OF LOS ANGELES } SS Before me personally appeared an officer for CONTINENTAL ILLINOIS  
 REALTY, to me well known, and known to me to be the individual described  
 in and who executed the foregoing instrument as AGENT for CONTINENTAL ILLINOIS REALTY of the above  
 named CONTINENTAL ILLINOIS REALTY, a Real Estate Investment Trust doing business in the State of  
 California; and he acknowledged to and before me that he executed such instrument, and 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 15<sup>th</sup> day of November A.D. 1976.

Patricia A. Callaway  
 My Commission Expires  
 Notary Public, State of California

**MORTGAGE CERTIFICATE**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS The undersigned hereby certifies that it is the holder of a mortgage, lien  
 or other encumbrance upon the hereon described property and does hereby  
 join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and  
 agrees that its mortgage, lien or other encumbrance which is recorded in Official Record Book 2149, Pages  
 25-229 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 and attested by its respective  
 Vice - Presidents, and its corporate seal to be affixed hereon by and with the authority of its Board of Dir-  
 ectors, this 12 day of OCTOBER A.D. 1976.

FIRST BANK AND TRUST COMPANY OF BOCA RATON, NATIONAL ASSOCIATION

John P. Troyan  
 Witness  
John P. Troyan  
 JOHN P. TROYAN, Vice President  
Frederick R. Bauman  
 Witness  
Frederick R. Bauman  
 FREDRICK R. BAUMAN, Vice President

**ACKNOWLEDGMENT**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS Before me personally appeared JOHN P. TROYAN and FREDRICK R.  
 BAUMAN, to me well known, and known to me to be the individuals described  
 in and who executed the foregoing instrument as JOHN P. TROYAN, Vice President, and FREDRICK  
 R. BAUMAN, Vice President of the above named FIRST BANK AND TRUST COMPANY OF BOCA  
 RATON NATIONAL ASSOCIATION, a Florida Corporation, and severally acknowledged to and before me that  
 they executed such instrument as such Vice Presidents, respectively, of said corporation and 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 12<sup>th</sup> day of October A.D. 1976.

1-24-80  
 My Commission Expires  
Frances E. Grant  
 Notary Public, State of Florida

**COUNTY ENGINEER**

This plat is hereby approved for record this 24 day of October A.D. 1978.

ATTEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS

By H. F. Kahlert  
 County Engineer, H. F. KAHLERT

By Deputy Clerk  
 DEPUTY CLERK

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TOLEDO PARK HOMES, a Florida Partnership, owner of the  
 land shown hereon being in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, (2)  
 shown hereon as TOLEDO PARK HOMES - SECTION 2, being more particularly described as a portion of  
 Tract 30, Boca Del Mar No. 4 as recorded in Plat Book 30, Pages 85 and 86 of the Public Records of Palm  
 Beach County, and also being described as follows:

Beginning at the Easterly corner of Tract 30, Boca Del Mar No. 4, as recorded in Plat Book 30, Pages 85  
 and 86 of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 48° 54' 14" W., a  
 distance of 144.59 feet to a point; thence with a curve to the right having a radius of 500.00 feet, an arc  
 length of 555.45 feet to a point of reverse curvature; thence with a curve to the left having a radius of 200.00  
 feet, an arc length of 196.30 feet to a point of reverse curvature; thence with a curve to the right having a  
 radius of 700.00 feet, an arc length of 576.76 feet to a point of reverse curvature; thence with a curve to the  
 left having a radius of 700.00 feet, an arc length of 150.59 feet to a point; thence with a bearing of N. 1° 12'  
 06" E., a distance of 115.00 feet to a point; thence with a bearing of N. 1° 12'  
 47' 54" E., a radius of 815.00 feet, an arc length of 16.05 feet to a point; thence with a bearing of S. 88°  
 49' 19" E., a distance of 152.65 feet to a point lying on the South right-of-way line of Palmetto Circle North;  
 thence with a bearing of N. 78° 40' 00" E., along said South right-of-way line of Palmetto Circle North a  
 distance of 977.38 feet to a point; thence with a curve to the right having a radius of 563.11 feet, an arc  
 length of 592.02 feet more or less to the Point of Beginning.

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

The streets as shown are hereby dedicated to the Board of County Commissioners, Palm Beach County, Florida,  
 for the perpetual use of the public for street purposes. The utility easements and drainage easements as shown  
 are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The areas  
 indicated as Limited Access easements as shown are dedicated to the Board of County Commissioners, Palm  
 Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said partnership, TOLEDO PARK HOMES, has caused these presents to be signed  
 by its Managing Partner and its seal to be affixed hereto by and with the authority of its Board of Directors  
 this 19<sup>th</sup> day of October A.D. 1976

Seymour Rubin  
 Witness  
Salvatore Virga  
 SALVATORE VIRGA, General Partner  
Robert Kraft  
 Witness

**ACKNOWLEDGMENT**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS Before me personally appeared SALVATORE VIRGA, to me well known and  
 known to me to be the individual described in and who executed the foregoing  
 instrument as SALVATORE VIRGA, Managing Partner of the above named TOLEDO PARK HOMES, a  
 partnership, and he acknowledged to and before me that he executed such instrument as such Managing  
 Partner of said partnership and that the seal affixed to the foregoing instrument is all by and with the  
 authority of their Board of Directors and that said instrument is the free act and deed of said partnership.

WITNESS MY hand and official seal, this 19<sup>th</sup> day of October A. D. , 1976

Dec. 1, 1978  
 My Commission Expires

John A. Grant Jr.  
 Notary Public, State of Florida

**NOTES**

Bearings shown hereon are based on bearings  
 recorded by BOCA DEL MAR NO. 4, in Plat  
 Book 30, Pages 85 and 86, Public Records of  
 Palm Beach County, Florida.

There will be no building, tree, or shrub  
 placed on easements.

*Turnout Regal*  
22/47/42

0205-412

**39**

P. R. M. Indicates Permanent Reference Monument  
 P. C. P. Indicates Permanent Control Point  
 U. E. Indicates Utility Easement  
 D. E. Indicates Drainage Easement

This instrument was prepared by:  
 John A. Grant, Jr., John A. Grant, Jr., Inc.  
 3333 North Federal Highway, Boca Raton, Fla.

**35/163**

**TOLEDO PARK - SEC. 2**