

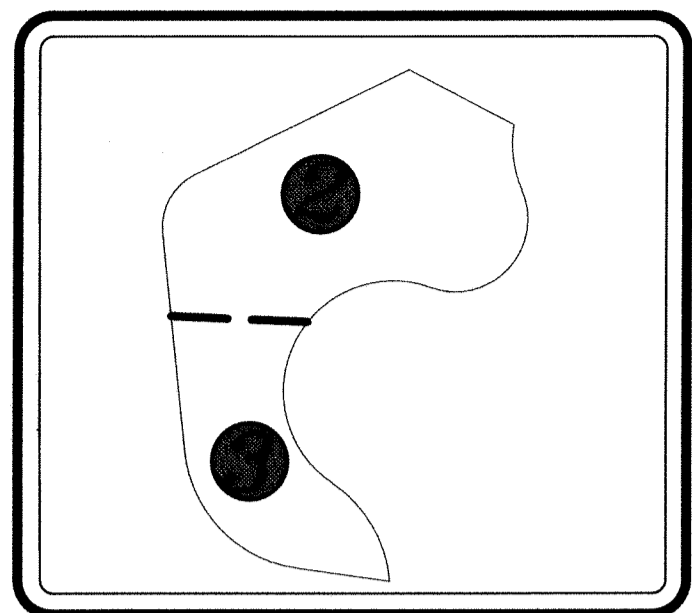
BOCA GROVE PLANTATION RECREATION TRACT "E", REPLAT NO. 1

66

State of Florida }
County of Palm Beach } SS

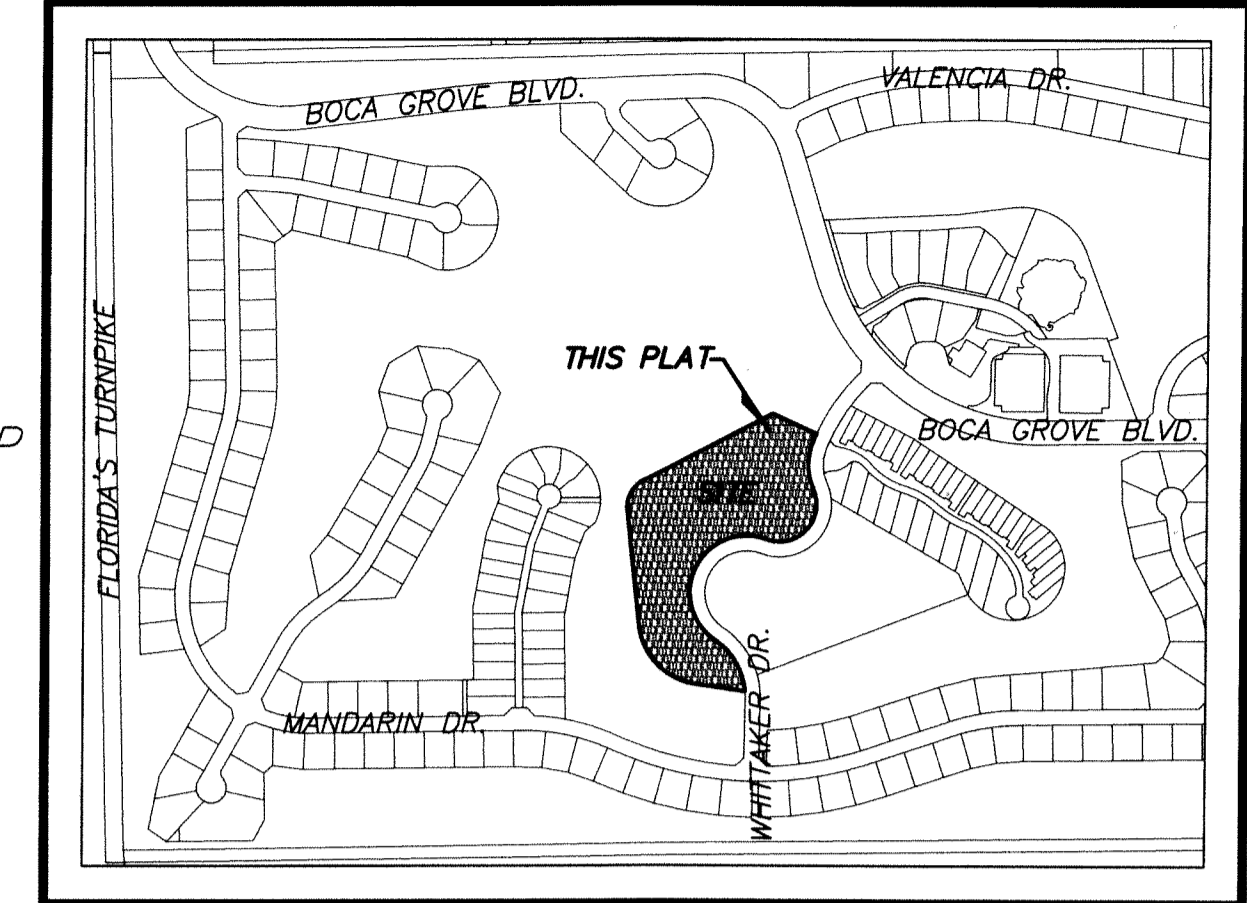
THIS PLAT HAS BEEN FILED FOR RECORD AT 2:22 PM
THIS 2 DAY OF January A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 127 ON PAGES 66 THROUGH 68
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Gunderson
DEPUTY CLERK

SHEET 1 OF 3



N
KEY MAP
(NOT TO SCALE)

BEING A REPLAT OF ALL OF TRACT "E" AND A PORTION OF TRACT "L" BOCA GROVE PLANTATION P.U.D., AS RECORDED IN PLAT BOOK 43, AT PAGE 179 THROUGH 183 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LANDS LYING AND SITUATE IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



N
LOCATION MAP
(NOT TO SCALE)

DEDICATION AND RESERVATION

State of Florida }
County of Palm Beach } SS

Know all men by these presents that Boca Grove Golf and Tennis Club, Inc., A Florida corporation, not for profit, owner of the land shown hereon as BOCA GROVE PLANTATION RECREATION TRACT "E", REPLAT NO. 1, being a Replat of all of Tract "E" and a portion of Tract "L", Boca Grove Plantation P.U.D., as recorded in Plat Book 43, at Page 179 through 183 inclusive, of the Public Records of Palm Beach County, Florida, said lands lying and situate in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

All of Tract "E" and a portion of Tract "L", Boca Grove Plantation P.U.D., as recorded in Plat Book 43, at Page 179 through 183 inclusive, of the Public Records of Palm Beach County, Florida, said lands lying and situate in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Tract "E", said point being on the Westerly right of way line of Whittaker Drive and to a point of curvature of a curve concave to the Northwest, having a radius of 125.00 feet and whose radius point bears South 66°08'51" West; Thence Southerly and Southwesterly along the arc of said curve and East line of said Tract "E" and said Westerly right of way line, through a central angle of 133°51'09", an arc distance of 292.02 feet to a point of reverse curvature of a curve concave to the Southeast, having a radius of 190.00'; Thence Southwesterly and Southerly along the arc of said curve and East line of said Tract "E" and said Westerly right of way line, through a central angle of 166°30'00", an arc distance of 552.14 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 225.00'; Thence Southerly along the arc of said curve and East line of said Tract "E" and said Westerly right of way line, through a central angle of 51°49'26", an arc distance of 203.51 feet to a point on a non-tangent line; Thence North 82°00'00" West, departing said East line of Tract "E" and Westerly right of way line, a distance of 165.99 feet along the South line of said Tract "E" to a point of curvature of a curve concave to the Northeast, having a radius of 225.00 feet; Thence Northwesterly and Northerly along the arc of said curve and said South line of Tract "E", through a central angle of 76°00'00", an arc distance of 298.45 feet to a point of tangency; Thence North 06°00'00" West along the West line of said Tract "E", a distance of 380.73 feet to a point of curvature of a curve concave to the Southeast, having a radius of 100.00 feet; Thence Northeastly along the arc of said curve and Northerly line of said Tract "E", through a central angle of 70°00'00", an arc distance of 122.17 feet to a point of tangency; Thence North 64°00'00" East continuing along the North line and Northerly extension of said Tract "E", a distance of 413.18 feet; Thence South 62°23'56" East, a distance of 205.41 feet to an intersection with said Westerly right of way of Whittaker Road, being a point of curvature of a non-tangent curve concave to the Northeast, having a radius of 200.00 feet and whose radius point bears South 80°44'30" East, Thence Southerly along the arc of said curve and said Westerly right of way through a central angle of 33°06'39", an arc distance of 115.58 feet to a point of reverse curvature, being the Northeast corner of said Tract "E" and the POINT OF BEGINNING.

Containing: 6.577 acres, more or less.

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

- 1. TRACT "R", as shown hereon, is hereby reserved for the owner, Boca Grove Golf and Tennis Club, Inc., A Florida corporation, not for profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County.
- 2. The drainage easements, as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Boca Grove Plantation Property Owner's Association, Inc., a Florida corporation, not for profit, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to construct and maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

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 Governors,

This 15 Day of May 2018.

Witness: Michael J. Gibson
Boca Grove Golf and Tennis Club, Inc.,
a Florida corporation, not for profit
By: Frank Maddalena
Frank Maddalena, President
Witness: Kathy Whitehurst
Kathy Whitehurst
(Print Name)

ACKNOWLEDGEMENT

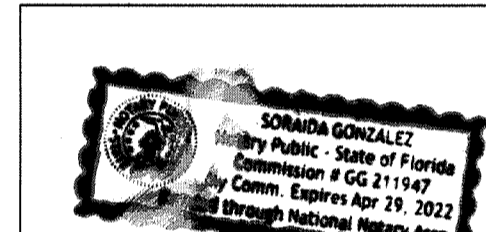
State of Florida }
County of Palm Beach } SS

Before me personally appeared Frank Maddalena who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of Boca Grove Golf and Tennis Club, 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 15 day of May 2018.

My commission expires 4/29/2022 (Date)
Notary Stamp

By: Soraida Gonzalez
Notary Public
Print Name: Soraida Gonzalez
Commission Number: GG 211947



ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS

Boca Grove Plantation Property Owner's Association, Inc., a Florida corporation, not for profit, 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 15 day of May 2018.

Witness: Michael J. Gibson
By: Frank Maddalena
Frank Maddalena, President

Witness: Kathy Whitehurst
Kathy Whitehurst
(Print Name)

ACKNOWLEDGEMENT

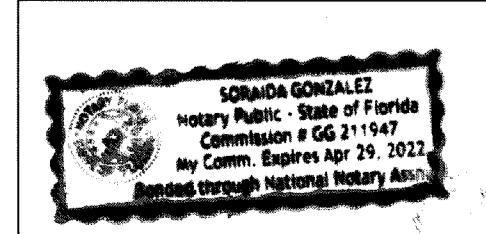
State of Florida }
County of Palm Beach } SS

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WITNESS my hand and official seal this 15 day of May 2018.

My commission expires 4/29/2022 (Date)
Notary Stamp

By: Soraida Gonzalez
Notary Public
Print Name: Soraida Gonzalez
Commission Number: GG 211947



TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

I, Gary S. Dunay, 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 in Boca Grove Golf and Tennis Club, Inc., a Florida Corporation, not for profit; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: November 1, 2018

By: Gary S. Dunay
(Print Name)
Attorney-at-Law
Licensed in Florida
Florida Bar No. 300346

COUNTY APPROVAL

State of Florida }
County of Palm Beach } SS

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 2nd day of January, 2019, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

By: David L. Ricks P.E.
David L. Ricks P.E.
County Engineer
Palm Beach County, Florida

SURVEYOR AND MAPPER'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 monuments according to Section 177.091(9), Florida Statutes, 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.

This 23rd day of July 2018

By: Eric R. Matthews, P.S.M.
Eric R. Matthews, P.S.M.
Professional Surveyor and Mapper,
License No. 6717, State of Florida

BOCA GROVE GOLF AND TENNIS CLUB, INC. SEAL
BOCA GROVE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.
PALM BEACH COUNTY ENGINEER
PROFESSIONAL SURVEYOR AND MAPPER

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY ERIC R. MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717
FOR THE FIRM: WANTMAN GROUP, INC.