

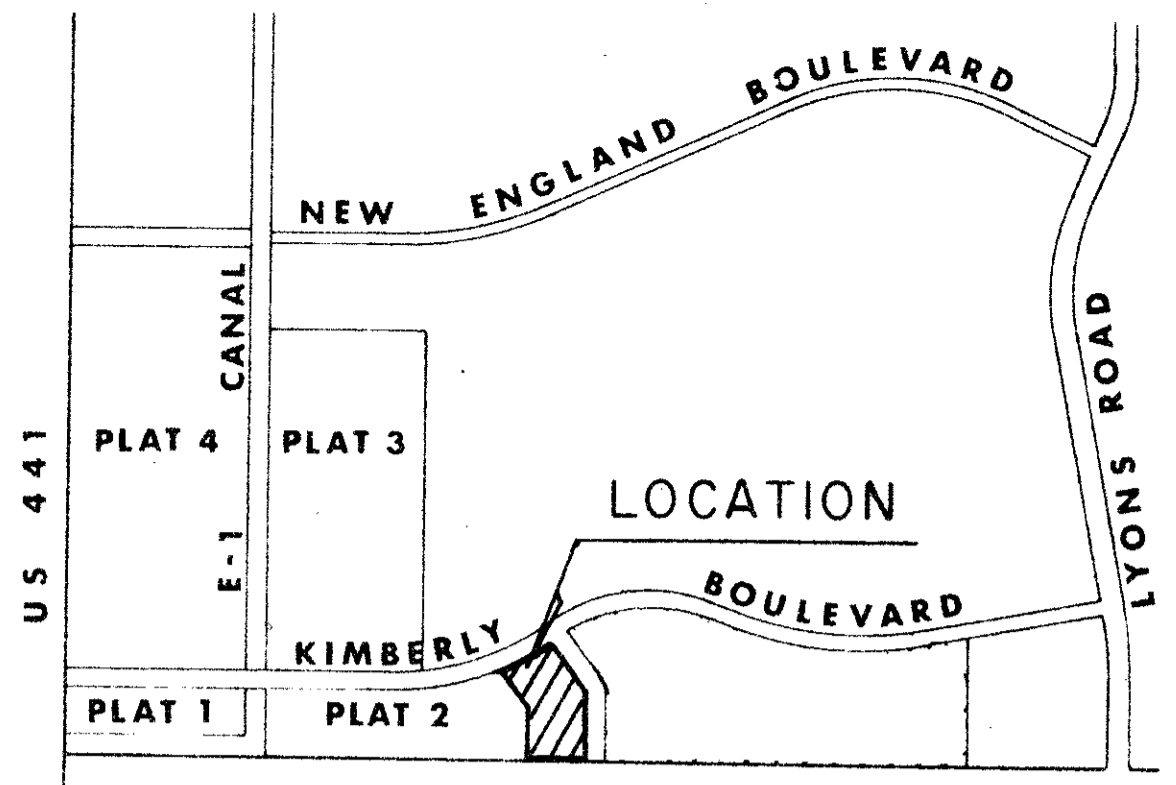
# HAMPTONS SQUARE

A PART OF A P. U. D.

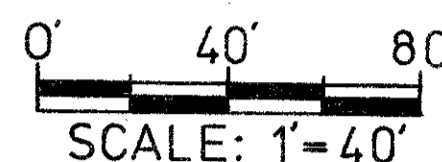
"THE HAMPTONS AT BOCA RATON"

A SUBDIVISION OF A PORTION OF BLK. 74 "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP. 47 S, RGE. 42 E., PALM BEACH COUNTY, FLORIDA

## 115



LOCATION MAP  
1" = 1000'



**WEIMER AND COMPANY**  
INCORPORATED  
land surveyors · planners · engineers  
PHONE 305-965-9900  
2586 FOREST HILL BOULEVARD • WEST PALM BEACH, FLORIDA 33406

- NOTES:**
1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
  2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
  3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
  4. PERMANENT REFERENCE MONUMENTS SHOWN THUS:  PERMANENT CONTROL POINTS SHOWN THUS:
  5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE WEST ALONG THE SOUTHLINE OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FLORIDA 33406

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT MINI-MART DEVELOPMENT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PART OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING LOCATED IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HAMPTONS SQUARE, BEING BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 87, 88, 105 AND 106, IN SAID BLOCK 74, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:  
**BEGIN** AT THE SOUTHWEST CORNER OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 5, AS RECORDED IN PLAT BOOK 35, PAGES 11 AND 12, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
 THENCE, DUE WEST, ALONG THE SOUTH LINE OF THE NORTH 433.00 FEET OF AFORESAID TRACT 105, BLOCK 74, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 2, AS RECORDED IN PLAT BOOK 33, PAGES 83 AND 84, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
 THENCE, DUE NORTH, ALONG THE EAST LINE OF SAID PLAT NO. 2, A DISTANCE OF 253.80 FEET;  
 THENCE, NORTH 36°-36'-18" WEST, ALONG THE SAID EAST LINE OF PLAT NO. 2 AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 260.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF KIMBERLY BOULEVARD, AS SHOWN ON THE AFORESAID AMERICAN HOMES AT BOCA RATON, PLAT NO. 5; SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 120°-35'-21" AND A CHORD BEARING OF NORTH 61°-55'-08" EAST; SAID CURVE BEING ON SAID RIGHT OF WAY LINE;  
 THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.61 FEET TO THE END OF SAID CURVE;  
 THENCE, SOUTH 80°-08'-26" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HAMPTON DRIVE, AS SHOWN ON THE AFORESAID AMERICAN HOMES AT BOCA RATON, PLAT NO. 5;  
 THENCE, SOUTH 36°-36'-18" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 161.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 36°-36'-18" AND A CHORD BEARING OF SOUTH 18°-18'-09" EAST, SAID CURVE BEING ON SAID RIGHT OF WAY LINE;  
 THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.50 FEET TO THE POINT OF TANGENCY;  
 THENCE, DUE SOUTH, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 310.79 FEET TO THE POINT OF BEGINNING.

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

**EASEMENTS:**  
 UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

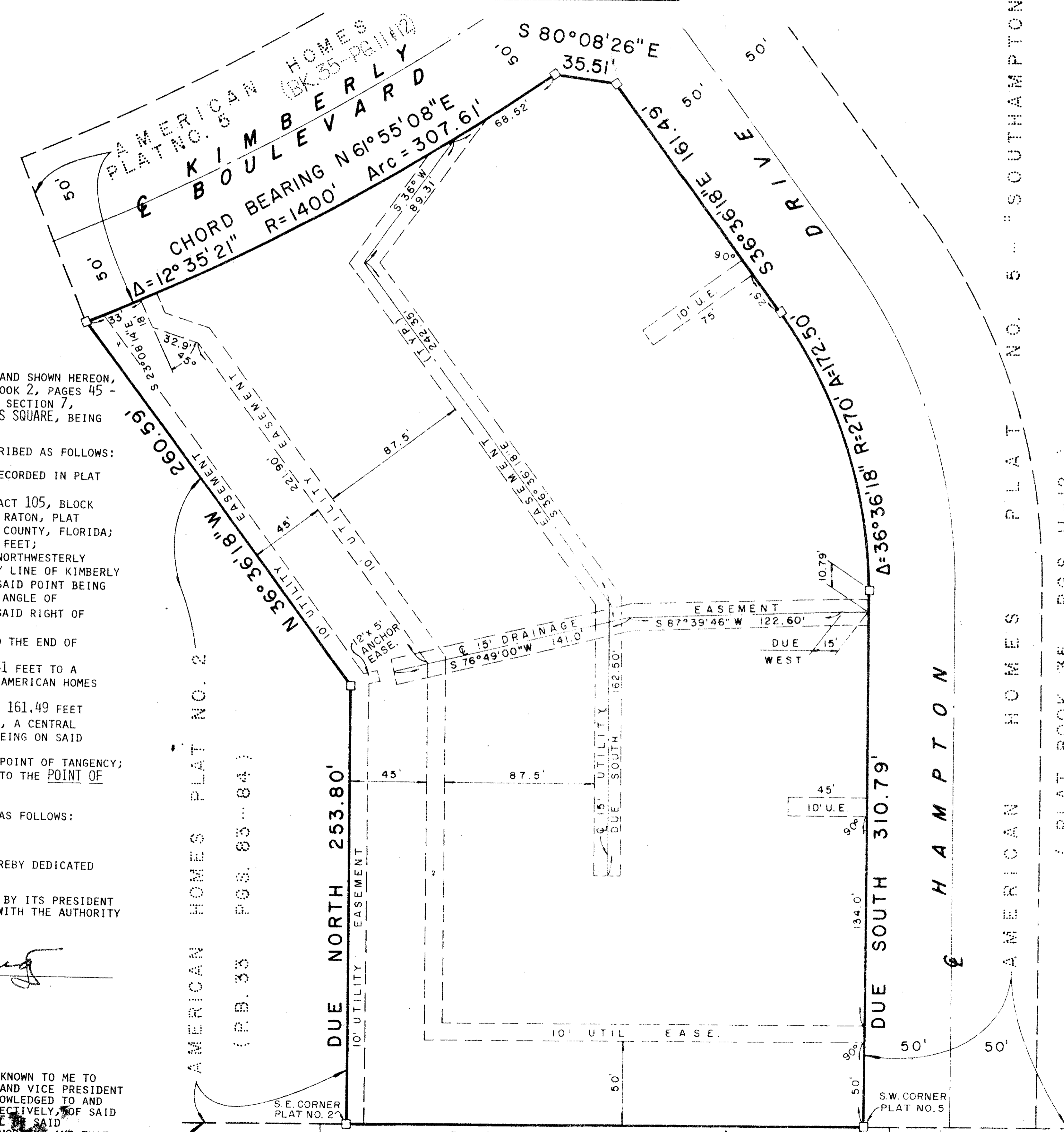
WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF APRIL, 1979.

ATTEST: *Jack Fineberg* BY: *Donald Gornberg*  
 JACK FINEBERG, PRESIDENT DONALD GORNBERG, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED JACK FINEBERG AND DONALD GORNBERG, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED MINI-MART DEVELOPMENT CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, 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 5th DAY OF April, A.D. 1979.  
 MY COMMISSION EXPIRES: 11-6-82 *Alpe M. Skaggs*  
 NOTARY PUBLIC



P. U. D. TABULATION  
 TOTAL ACRES 4.2 ac.  
 COMMERCIAL 100%

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 3/27/79  
 the 17th day of March  
 1979 and is certified in Plat Book 2, Pages 45-54  
 JOHN B. DUNKLE, CLERK  
*John B. Dunkle*

FLOOD ZONE "B"

**COUNTY APPROVAL**

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15 DAY OF May, A.D. 1979.  
 BY: *H.F. Kahlert* (SEAL)  
 H.F. KAHLERT, COUNTY ENGINEER

**BOARD OF COUNTY COMMISSIONERS**

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15 DAY OF May, A.D. 1979.  
 BY: *Peter Parkley* (SEAL)  
 CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS  
 BY: *John B. Dunkle*  
 DEPUTY CLERK

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2155 AT PAGE 1148, PUBLIC RECORDS, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
 ATTEST: *Harry K. Smith* BY: *Peter A. Rapaport*  
 HARRY K. SMITH, SECRETARY PETER A. RAPAPORT, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED PETER A. RAPAPORT AND HARRY K. SMITH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 6th DAY OF APRIL, 1979.  
 MY COMMISSION EXPIRES: MARCH 22, 1980 *Len S. Setchell*  
 NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 I, JEFFREY D. KNEEN, 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 MINI-MART DEVELOPMENT CORP.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
 DATE: April 3, 1979  
 JEFFREY D. KNEEN

7/47/42

**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.C.P.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

1000-060  
*Rolf Ernst Weimer*  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 2025

Hamptons Square PUD  
 PALM BEACH FARMS COMPANY PLAT NO. 3 TWP. 47 S. RGE. 42 E. PCS. 45-54