

# AMERICAN HOMES AT BOCA RATON

## PLAT NO. 8

PART OF THE "HAMPTONS AT BOCA RATON" - A P.U.D.

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

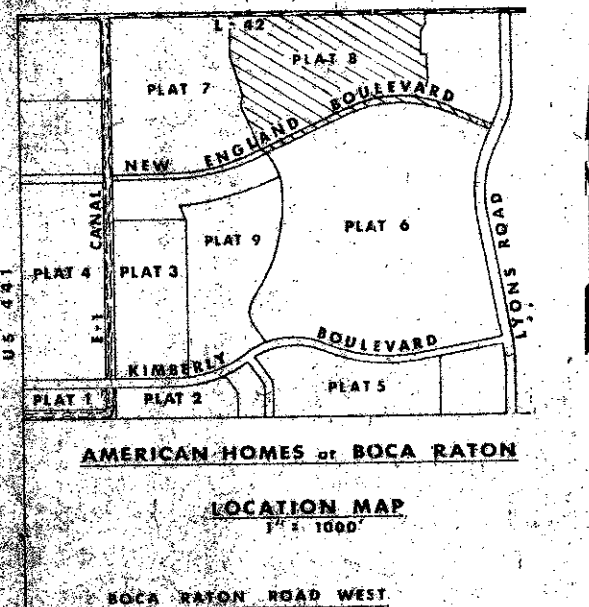
SHEET 1 OF 2 SHEETS

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA-HAMPTONS MANAGEMENT, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 8, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN 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 PARCEL OF LAND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
 THENCE NORTH 47° 57' 42" WEST, A DISTANCE OF 87.32 FEET;  
 THENCE NORTH 24° 00' 00" WEST, A DISTANCE OF 375.00 FEET;  
 THENCE NORTH 02° 33' 54" EAST, A DISTANCE OF 67.08 FEET;  
 THENCE NORTH 24° 00' 00" WEST, A DISTANCE OF 612.58 FEET;  
 THENCE DUE NORTH, A DISTANCE OF 519.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE NORTH DRAINAGE DISTRICT CANAL 1-42;  
 THENCE DUE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2220.99 FEET;  
 THENCE DUE SOUTH, A DISTANCE OF 100.00 FEET;  
 THENCE SOUTH 09° 27' 44" WEST, A DISTANCE OF 60.83 FEET;  
 THENCE DUE SOUTH, A DISTANCE OF 260.00 FEET;  
 THENCE DUE EAST, A DISTANCE OF 65.00 FEET;  
 THENCE DUE SOUTH, A DISTANCE OF 235.00 FEET;  
 THENCE SOUTH 01° 06' 58" WEST, A DISTANCE OF 79.01 FEET;  
 THENCE SOUTH 11° 24' 32" WEST, A DISTANCE OF 67.15 FEET;  
 THENCE SOUTH 15° 32' 47" WEST, A DISTANCE OF 156.68 FEET TO A POINT ON A CURVE CONCERNING TO THE SOUTH, HAVING A RADIUS OF 1472.39 FEET, A CENTRAL ANGLE OF 13° 50' 34" AND A CHORD BEARING OF SOUTH 73° 43' 22" EAST;  
 THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 358.37 FEET TO THE POINT OF TANGENCY;  
 THENCE SOUTH 66° 45' 00" EAST, A DISTANCE OF 366.81 FEET;  
 THENCE NORTH 06° 15' 00" EAST, A DISTANCE OF 35.79 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LYONS ROAD, AS RECORDED IN PLAT BOOK 95, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
 THENCE SOUTH 73° 45' 00" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTH LINE OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 6, PLAT BOOK 95, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
 THENCE NORTH 22° 45' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 35.75 FEET;  
 THENCE NORTH 66° 45' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 366.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1392.39 FEET, A CENTRAL ANGLE OF 47° 15' 00" AND A CHORD BEARING OF SOUTH 69° 32' 30" WEST, SAID CURVE BEING ON SAID NORTH LINE;  
 THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1148.25 FEET TO THE POINT OF TANGENCY;  
 THENCE SOUTH 66° 00' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1042.54 FEET TO THE POINT OF BEGINNING.



### PUD TABULATION

TOTAL ACRES (this plat)	61.491
TOTAL ACRES RAW (collector)	4.836
TOTAL NET ACREAGE	56.655
TOTAL NO. OF UNITS (max)	184
MAXIMUM DENSITY (this plat)	3.248
REC AREA ACREAGE (lake)	6.0
SINGLE FAMILY ONLY	

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED PETER A. RAPAPORT AND HARRY K. SMITH, SOME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED BOCA-HAMPTONS MANAGEMENT, 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 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 December, A.D. 1978.  
 MY COMMISSION EXPIRES: 1/19/80

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

- STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
  - A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  - B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- WATER MANAGEMENT TRACTS: THE WATER MANAGEMENT TRACTS SHOWN AS TRACTS "A" AND "B" ARE DEDICATED TO THE AMERICAN HOMES HOMEOWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, SAID BOCA-HAMPTONS MANAGEMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS BOARD OF DIRECTORS, THIS 6th DAY OF December, A.D. 1978.

ATTEST: *[Signature]* BOCA-HAMPTONS MANAGEMENT, INC.  
 HARRY K. SMITH, SECRETARY

### WEIMER AND COMPANY

PLANNERS AND DEVELOPMENT CONSULTANTS

### 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 THE MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 2090 AT PAGE 1017 AND PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND CLERK AND BY ITS ASST VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF December, A.D. 1978.

FIRST AMERICAN BANK OF LAKE WORTH, N.C.  
 ATTEST: *[Signature]* VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED DONALD E. CUNY, WHO IS WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE AND INDIVIDUALS FOR THE PURPOSES THEREIN EXPRESSED.  
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF December, A.D. 1978.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF December, A.D. 1978.  
 MY COMMISSION EXPIRES: 9-5-80

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 THE MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 2090 AT PAGE 1017 AND PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF December, A.D. 1978.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED DONALD E. CUNY, WHO IS WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS TRUSTEE AND INDIVIDUALS FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF December, A.D. 1978.

### NOTES

- THESE SHALL BE NO TREES, SHRUBS OR STRUCTURES WITHIN OR NEARER AN EASEMENT OR DRAINAGE EASEMENT.
- ALL TRACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- EXCEPT AS OTHERWISE NOTICED HEREON FOR PUBLIC UTILITIES.
- PERMANENT REFERENCE MONUMENTS SHOWN THUS ON PLATMENT HERON, BEING SHOWN 1968, O
- BOUNDARIES SHOWN HEREON ARE BASED ON AN ASSUMED COURSE OF THE CENTER ALONG SHOWN ON LINES OF PLAT NO. 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

### COUNTY APPROVAL

THIS PLAN HAS BEEN APPROVED FOR RECORD BY THIS BOARD OF COUNTY COMMISSIONERS, THIS 13th DAY OF December, A.D. 1978.

ATTEST: *[Signature]* COUNTY ENGINEER

### BOARD OF COUNTY COMMISSIONERS

USE THIS SPACE IF ANY APPROVED FOR RECORD, THIS DAY OF December, A.D. 1978.

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 WE, COUNTY TITLE ABSTRACTOR, DUNCAN LICENSED IN THE STATE OF FLORIDA, HAVE EXAMINED THE TITLE TO THE PROPERTY AS SET FORTH HEREIN AND THE TITLE TO THE PROPERTY HAS BEEN PAID AND WE HEREBY CERTIFY THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND WE HEREBY CERTIFY THAT ALL MORTGAGES ARE BOUND AND CORRECT.

ATTEST: *[Signature]* DONALD E. CUNY, TRUSTEE

### NOTARIAL CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED DONALD E. CUNY, WHO IS WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS TRUSTEE AND INDIVIDUALS FOR THE PURPOSES THEREIN EXPRESSED.  
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF December, A.D. 1978.

ATTEST: *[Signature]* PUBLIC

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