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John A. Grant, Jr.

P.U.D.  
**THE GLENS**  
A PLAT OF A PORTION OF SECTION 27, TWP. 47 S., RGE. 42 E.  
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 45, BOCA DEL MAR NO. 3, AS RECORDED  
IN PLAT BOOK 30, PAGES 82 - 84 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

OCTOBER, 1979

SHEET 1 OF 2

**MORTGAGE CERTIFICATE**

STATE OF NEW YORK }  
COUNTY OF NEW YORK }  
The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does 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 Record Book Page 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 Assistant Treasurer and attested by its Secretary, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 14th day of December, A.D. 1979.

CHASE MANHATTAN BANK, NA  
John P. McLaughlin Assistant Treasurer  
Robert F. Smith Assistant Treasurer

**STATISTICAL DATA**

AREA OF TRACT "A"	9.500 AC.
AREA OF TRACT "L" (LAKE)	0.778 AC.
AREA OF PRIVATE ACCESS TRACT "E"	0.771 AC.
TOTAL AREA THIS PLAT	11.049 AC.
TOTAL NO. UNITS PROPOSED, THIS PLAT	168
DENSITY PROPOSED, THIS PLAT	15.20 UN./AC.
TOTAL AREA, TRACT 45	22.272 AC.
TOTAL NO. UNITS PROPOSED, TRACT 45	347
TOTAL NO. UNITS ALLOWED, TRACT 45	347
DENSITY ALLOWED, TRACT 45	15.58 UN./AC.
LAND USE	APARTMENTS

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT GLENS, INC., a Florida Corporation, owner of the land shown hereon, being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as THE GLENS, being more particularly described as follows:

A parcel of land being a portion of Tract 45, BOCA DEL MAR NO. 3 as recorded in Plat Book 30, Pages 82 - 84 of the Public Records of Palm Beach County, said parcel being more particularly described as follows:

Beginning at the Easternmost corner of the aforementioned Tract 45; thence with a bearing of S. 26° 37' 10" W., along the Eastern boundary of Tract 45, a distance of 161.95 feet to a point of curvature; thence with a curve to the right having a radius of 125.00 feet, an arc length of 196.35 feet to a point; thence with a bearing of N. 61° 22' 50" W., a distance of 24.81 feet to a point; thence with a bearing of S. 88° 30' 00" W., a distance of 451.46 feet to a point; thence with a bearing of N. 82° 30' 00" W., a distance of 263.37 feet to a point; thence with a bearing of N. 89° 38' 28" W., a distance of 225.00 feet to a point; thence with a bearing of N. 30° 26' 32" E., a distance of 208.00 feet to a point; thence with a bearing of N. 44° 33' 28" W., a distance of 134.35 feet to a point; thence with a bearing of N. 10° 29' 46" W., a distance of 157.43 feet to a point lying on the North boundary of Tract 45; thence with a bearing of N. 88° 30' 20" E., a distance of 74.05 feet to a point of curvature; thence with a curve to the right having a radius of 2364.03 feet, an arc length of 1242.50 feet to a point; thence with a bearing of S. 61° 22' 50" E., a distance of 40.00 feet, more or less to the Point of Beginning.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

The tract for private road and utility purposes, Tract "E" as shown is hereby dedicated to The Glens Association, Inc., and will be the perpetual maintenance obligation of said association. 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 for the purposes of control and jurisdiction over access rights. The Water Management Tract, shown hereon as Tract "L", is hereby dedicated to The Glens Association, Inc. for drainage purposes.

IN WITNESS WHEREOF, the said corporation, GLENS, INC., has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 20th day of December, A.D. 1979.

Helene M. Whalen Secretary  
Robert C. Radice President  
GLENS, INC.

**ACKNOWLEDGMENT**

STATE OF NEW YORK }  
COUNTY OF NEW YORK }  
Before me personally appeared Robert C. Radice and Helene M. Whalen, 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 the above named CHASE MANHATTAN BANK, N.A., a corporation, and severally acknowledged to and before me that they executed such instrument as such Vice 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 14th day of December, A.D. 1979.

3-30-81  
My Commission Expires  
Samuel B... Notary Public, State of New York

**BOARD OF COUNTY COMMISSIONERS**

This plat is hereby approved for record this 15th day of JANUARY, A.D. 1980

By: Dennis Koehler Chairman  
Dennis Koehler

**COUNTY ENGINEER**

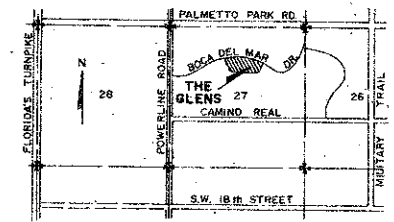
This plat is hereby approved for record this 15th day of JANUARY, A.D. 1980

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

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

By: Margaret B. Jennings DEPUTY CLERK

**LOCATION SKETCH**



**ACKNOWLEDGMENT**

STATE OF FLORIDA }  
COUNTY OF BROWARD }  
Before me personally appeared Robert C. Radice and Helene M. Whalen, 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 the above named GLENS, INC., a Florida corporation, and they 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 20th day of December, A.D. 1979.

Susan Jodell Rowan Notary Public, State of Florida

**TITLE CERTIFICATE**

STATE OF FLORIDA }  
COUNTY OF BROWARD }  
We, GIBRALTER TITLE AND ESCROW COMPANY, agent for SAFECO TITLE INSURANCE CO., 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 as of December 20, 1979 we find apparent record title to the property is vested in GLENS, INC., a Florida corporation; that the current Real Estate Taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all mortgages of record are shown and are true and correct.

Date December 20, 1979  
Philip H. Hopkins President  
PHILIP H. HOPKINS, President

**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 20th day of December, A.D. 1979.  
My Commission Expires Dec. 1, 1982

John A. Grant, Jr. Registered Land Surveyor No. 1141  
State of Florida  
John A. Grant, III Notary Public, State of Florida

This instrument Prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3332 North Federal Highway, Boca Raton, Florida 33431

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