

42/141

PART OF A P.U.D. BOCA POINTE No. 1

A PLAT OF A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PORTION OF WHICH IS A REPLAT OF BOCA DEL MAR No. 9. AS RECORDED IN PLAT BOOK 30, PAGES 218 AND 219 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

OCTOBER 1980
SHEET 1 OF 3

141

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on June 11 1981
at 11:34 a.m.
in 42 District
Book 141-143
Page 186
By Shirley
County Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MARKBOROUGH PROPERTIES LIMITED an Ontario Company authorized to do business in Florida, owner of the land shown hereon, being in Sections 28 and 33, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA POINTE NO. 1 being more particularly described as follows:

Commencing at the East Quarter corner of the aforesaid Section 28; thence with a bearing of S. 89° 20' 42" W., along the East-West Quarter line of Section 28, a distance of 53.00 feet to the Point of Beginning; thence with a bearing of S. 1° 03' 02" E., along a line 53.00 feet West of (measured at right angles) and parallel to the East line of Section 28, a distance of 2659.16 feet to a point; thence with a bearing of S. 88° 52' 40" W., a distance of 14.00 feet to a point; thence with a bearing of S. 00° 27' 48" E., along a line 67.00 feet West of (measured at right angles) and parallel to the East line of Section 33 a distance of 1439.26 feet to a point; thence with a bearing of N. 89° 59' 15" W., a distance of 402.54 feet to a point; thence with a bearing of S. 88° 52' 40" W., a distance of 4339.49 feet to a point; thence with a bearing of S. 81° 44' 26" W., a distance of 402.39 feet to a point; thence with a bearing of S. 88° 02' 36" W., a distance of 85.00 feet to a point on the West line of Section 33; thence with a bearing of N. 01° 57' 24" W., a distance of 1498.88 feet to the Northwest corner of Section 33; thence with a bearing of N. 00° 34' 33" W., a distance of 2702.97 feet to the West Quarter corner of Section 28; thence with a bearing of N. 89° 20' 42" E., along the East-West Quarter line of Section 28, a distance of 5252.42 feet more or less to the Point of Beginning.

Subject to easements and rights-of-way of record.

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

- Streets W/OUT REQUIRED ONLY
 - (S.W. 18th Street) as shown & also additional 14' Right-of-Way for Powerline Road in Section 28, Township 47 South, Range 42 East is hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
 - The tract for private road purposes, shown as Boca Pointe Drive, is hereby dedicated to the Boca Pointe Community Association, Inc., as a Restricted Common Property, appurtenant to the property the subject of this plat, and is the perpetual maintenance obligation of said association.
- Easements:

The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- Limited Access Strips:

The areas indicated as limited access strips as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- Canals:

The canals as shown are dedicated to the Lake Worth Drainage District in fee simple for the perpetual use of the public for drainage purposes.
- Recreation Areas:

That recreation areas, show hereon as Tracts U and V are hereby dedicated to the Boca Pointe Community Association, Inc., as Restricted Common Property appurtenant to the property shown as Tracts J, K, L, M, N, O, P, and Q on this plat, and to such further tracts within the Boca Pointe Planned Unit Development as designated by deed or any subsequent plat and are the perpetual maintenance obligation of said association.
- Water Management Tracts:

The lake areas, shown hereon as Tracts W-1, W-2, and W-3 are hereby dedicated to the Boca Pointe Community Association, Inc., as Common Property, and are the perpetual maintenance obligation of said association.
- Golf Course and Clubhouse:

Tracts X-1 through X-10 or Clubhouse Tract as designated on the record plat are NOT dedicated by this plat, but are reserved exclusively for golf course and recreational use.

IN WITNESS WHEREOF, the said Corporation, MARKBOROUGH PROPERTIES LIMITED, has caused these presents to be signed by its President, H. P. LANGER and attested by its Secretary, JAMES C. SHAPLAND and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14 day of DECEMBER A.D. 1980

MARKBOROUGH PROPERTIES LIMITED

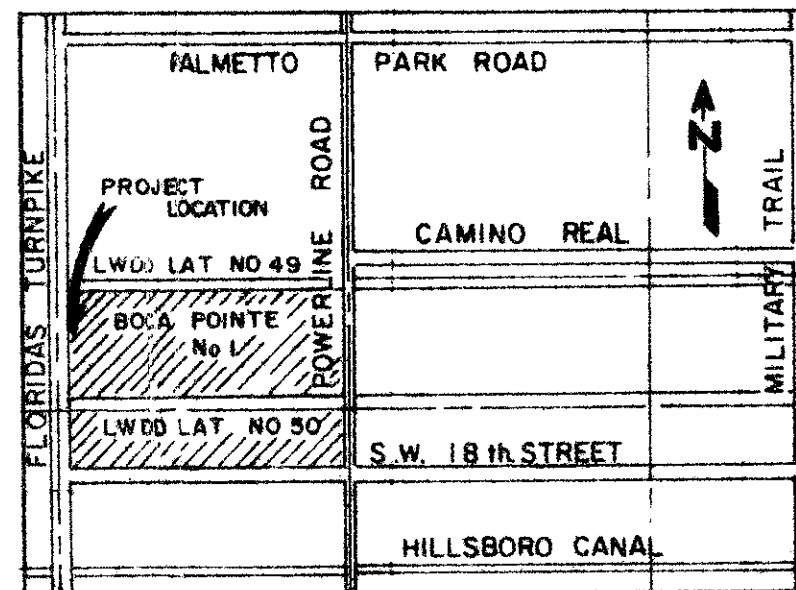
Attest: James C. Shapland
JAMES C. SHAPLAND, Secretary
By: H. P. Langer
H. P. LANGER, President

ACKNOWLEDGMENT

PROVINCE OF ONTARIO } Before me personally appeared H. P. LANGER and JAMES C. SHAPLAND, to me well known, known to me to be the individuals described in and who executed the foregoing instrument as H. P. LANGER, President and JAMES C. SHAPLAND, Secretary of the above named MARKBOROUGH PROPERTIES LIMITED, an Ontario Company authorized to do business in Florida 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 14 day of December A. D. 1980.

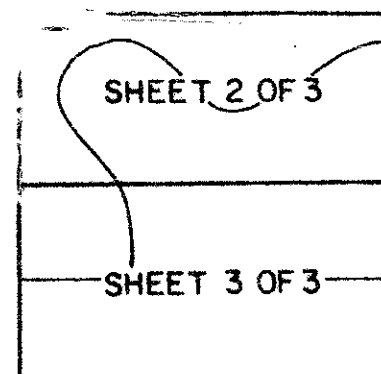
Brent W. Swartz
Notary Public, Province of Ontario
My Commission is Unlimited As To Time



LOCATION MAP
NO SCALE

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2,3 - DETAIL SHEETS



KEY MAP

NOTE:
All Tracts (JK, L, M, N, O, P, and Q) must be replatted prior to development.

For Tabulation of Areas and Land Use, see Sheet 3 of 3.

MORTGAGE CERTIFICATE

STATE OF NEW YORK } The undersigned hereby certifies that it is the holder of a mortgage, lien, or other COUNTY OF NEW YORK } 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 3151, Page 1841 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said agency has caused these presents to be signed by its agent with the authority of its Board of Directors, this 28 day of January A.D. 1981.

BANK OF MONTREAL, NEW YORK AGENCY

BY: Soren K. Christensen
SOREN K. CHRISTENSEN

ACKNOWLEDGMENT

STATE OF NEW YORK } Before me personally appeared SOREN K. CHRISTENSEN, COUNTY OF NEW YORK } to me well known and known to me to be the individual described in and who executed the foregoing instrument as ASSISTANT AGENT - CREDIT named BANK OF MONTREAL, NEW YORK AGENCY and he acknowledged to and before me that he executed such instrument as such officer of said Agency, and that said instrument is the free act and deed of said Agency.

WITNESS MY hand and official seal, this 28 day of January A.D. 1981

My Commission Expires March 30th 1983

Francis B. Bull
Notary Public, State of New York

TITLE CERTIFICATE

STATE OF FLORIDA } HARRISON K. CHAUNCEY, JR., of the firm of Alley, Maass, Rogers, Lindsay, and COUNTY OF PALM BEACH } Chauncey, 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 MARKBOROUGH PROPERTIES LIMITED; that the current taxes have been paid; that I find that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct.

Date April 7, 1981

H. K. Chauncey Jr.
HARRISON K. CHAUNCEY, JR.
Alley, Maass, Rogers, Lindsay and Chauncey
Attorney-at-law licensed in Florida

SURVEYORS 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; that (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.

Date April 17, 1981

John A. Grant Jr.
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 9th day of June A. D. 1981.

By: Frank Foster
FRANK FOSTER, Chairman

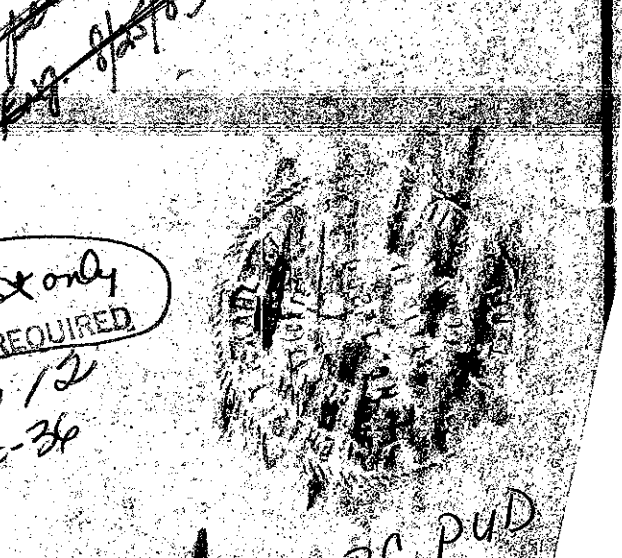
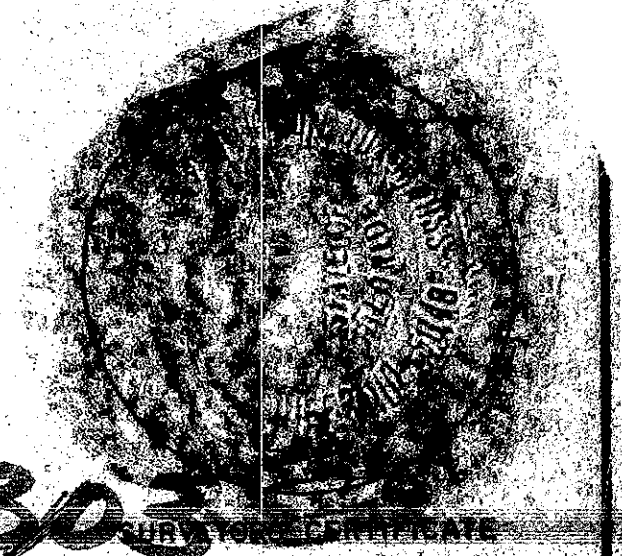
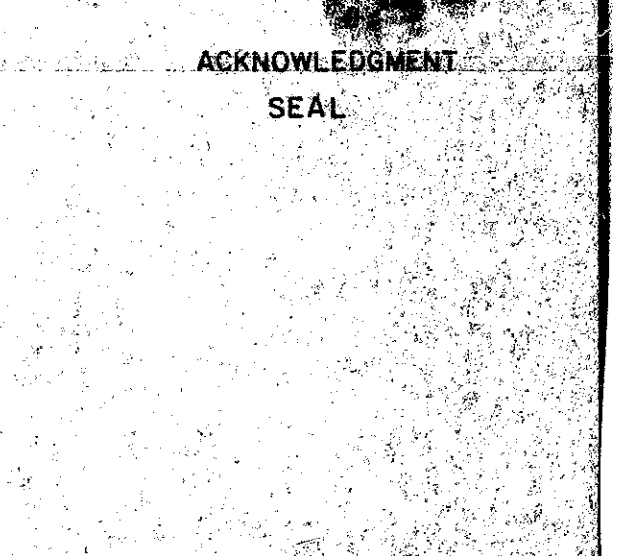
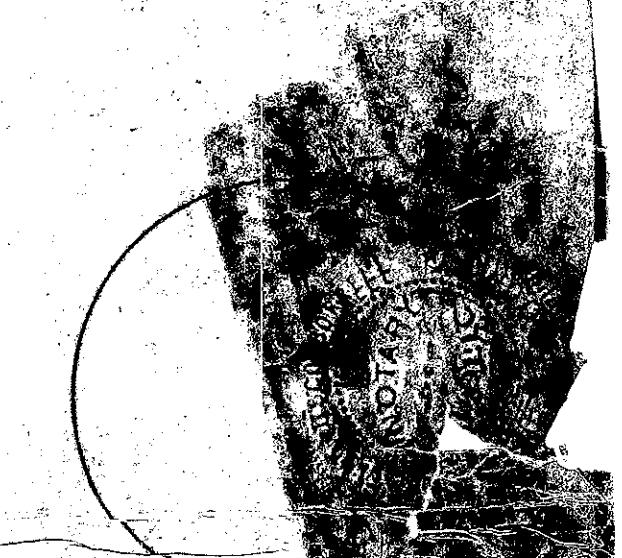
COUNTY ENGINEER

This plat is hereby approved for record this 9th day of June A. D. 1981.

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

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

By: Debra Tuley
DEPUTY CLERK



Boca Pointe #1
42/141

SW 18 St only
W/OUT REQUIRED
June 12
P 52-36

RS-PUD