

42/182

P. U. D.

BRAMALEA UNICORP, BOCA RATON

A PLAT OF A PORTION OF SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST

AND ALSO BEING A REPLAT OF A PORTION OF TRACTS 19, 20, 29 & 30 BOSTON & FLORIDA ATLANTIC COAST LAND CO'S SUBDIVISION OF SEC. 35 AS RECORDED IN PLAT BOOK 2, PAGE 63

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

MAY 1980
SHEET 1 OF 3

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PLAT BOOK 2, PAGE 63
INDEX OF SHEETS
Sheet No. 1 Title Sheet and Certificates
Sheet No. 2 & 3 Detail Plat Sheets

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BRAMALEA DEVELOPMENTS (U.S.) LIMITED, a Canadian Corporation owner of the land shown hereon, being in Section 35, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BRAMALEA UNICORP, BOCA RATON being more particularly described as follows:

A portion of Tracts 19, 20, 29 and 30, Boston and Florida Atlantic Coast Land Co.'s Subdivision of Section 35, Township 47 South, Range 42 East according to the plat thereof on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 2, Page 63.

Excepting and less the following:
The right-of-way for Lake Worth Drainage District Canal E-3; and rights-of-way for Military Trail and S. W. 18th Street.

Being more particularly described as:
Commencing at the center of the aforementioned Section 35; thence with a bearing of S. 89° 45' 18" E., along the East-West 1/4 Section line a distance of 187.67 feet to the Point of Beginning; thence with a bearing of N. 2° 13' 07" W., along the East right-of-way line of Military Trail a distance of 1926.59 feet to a point of curvature; thence with a curve to the right having a radius of 25.00 feet, an arc length of 40.04 feet to a point; thence with a bearing of N. 86° 32' 51" E., along the South right-of-way line of S. W. 18th Street a distance of 1130.49 feet to a point on the East line of the West 1/2 of the Northeast 1/4 of the aforementioned Section 35; thence with a bearing of S. 2° 07' 18" E., along said East line of the West 1/2 of the Northeast 1/4, a distance of 1366.37 feet to a point on the East-West 1/4 Section line; thence with a bearing of N. 89° 45' 18" W. along said East-West 1/4 Section line a distance of 1154.48 feet more or less to the Point of Beginning.

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

has caused said land to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

- Streets**
The tracts for private road purposes shown as Tracts A-1, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-13, A-14, and A-16 are hereby dedicated to the BRAMALEA UNICORP, BOCA RATON Property Owners' Association and are the perpetual maintenance obligation of said association.
- Canal Right-of-Way: (Hillsboro Canal)**
The canal right-of-way, shown hereon as Tract B, is hereby dedicated to the South Florida Water Management District, for water management purposes.
- 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.
- WATER MANAGEMENT TRACT:**
The lake area, shown hereon as Tract C, is hereby dedicated to the BRAMALEA UNICORP, BOCA RATON Property Owners' Association and is the perpetual maintenance obligation of said association.
- Recreation Area:**
The recreation area, shown hereon as Tract D is hereby dedicated to the BRAMALEA UNICORP, BOCA RATON Property Owners' Association, and is the perpetual maintenance obligation of said association.
- Open Space Tracts**
All open space tracts shown as Tracts E, F, G, H, J, K, L, M, N, O, and P, and all areas not located within the Lot Lines and not otherwise dedicated on this Plat to governmental authorities, are hereby dedicated to the BRAMALEA UNICORP, BOCA RATON Property Owners' Association, and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the said Corporation, BRAMALEA DEVELOPMENTS (U.S.) LIMITED, a Canadian Corporation, has caused these presents to be signed by its Chairman, J. R. SHIFF, and attested by its Group Vice President, G. L. DESON, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of May, A. D. 1981

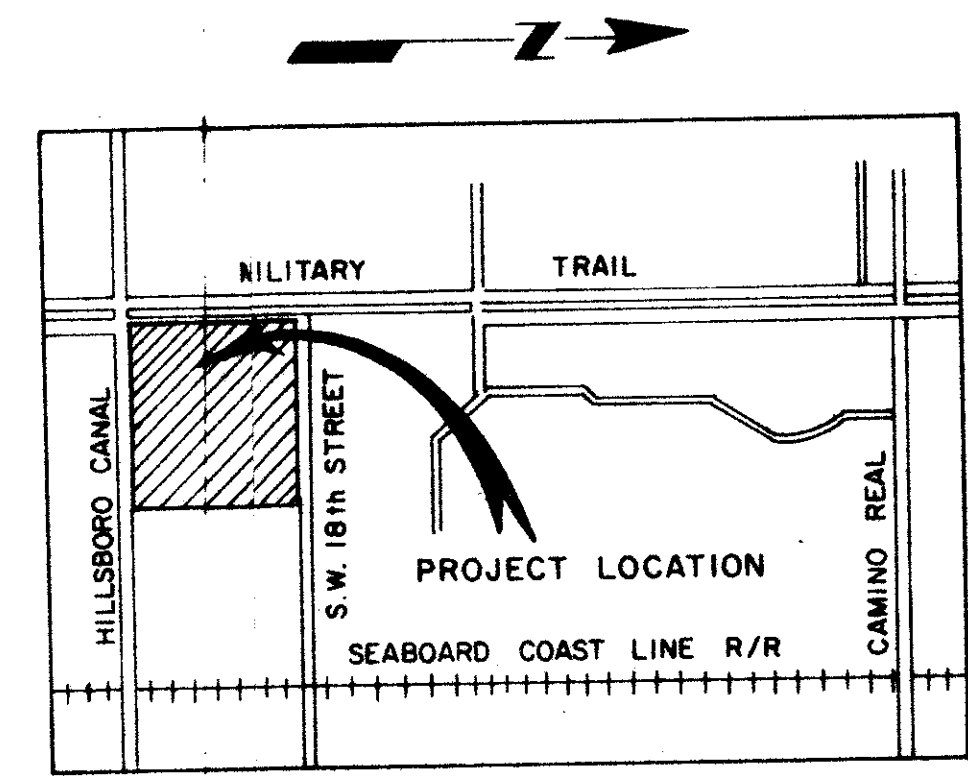
BRAMALEA DEVELOPMENTS (U.S.) LIMITED
Attest: G. L. Deson Group Vice President
J. R. Shiff Chairman

ACKNOWLEDGMENT

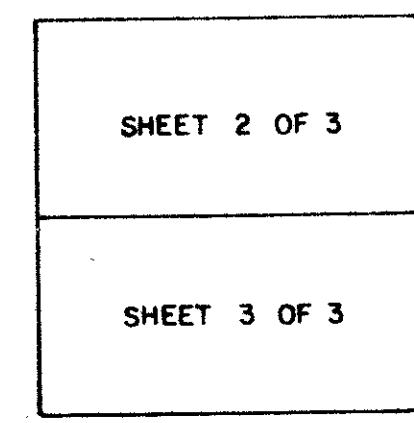
STATE OF FLORIDA } Before me personally appeared J. R. SHIFF and G. L. DESON, to me
COUNTY OF PALM BEACH } well known and known to me to be the individuals described in and who executed the
foregoing instrument as J. R. SHIFF, Chairman and G. L. DESON, Group Vice President of the
above name BRAMALEA DEVELOPMENTS (U.S.) LIMITED, and they acknowledged to and before me that they
executed such instrument as such Chairman and Group Vice President respectively of said Corporation, and that
the seal affixed to the foregoing instrument is all by and with the authority of their Board of Directors and that said
instrument is the free act and deed of said Corporation.

WITNESS MY hand and official seal, this 11th day of May, A. D. 1981

My Commission Expires December 1, 1982
John A. Grant III
Notary Public
State of Florida



LOCATION MAP
NO SCALE



KEY MAP

TITLE CERTIFICATE

STATE OF FLORIDA } I, DONALD H. REED, JR., of the firm of Deschler, Reed, and Critchfield, a duly
COUNTY OF PALM BEACH } licensed attorney in the State of Florida do hereby certify that I have examined
the title to the herein described property; that I find the title of the property is vested to BRAMALEA DEVELOP-
MENTS (U.S.) LIMITED; that the current taxes have been paid; and that the property is free of encumbrances.

May 22, 1981

Donald H. Reed, Jr.
DONALD H. REED, JR.
Deschler, Reed, and Critchfield
Attorney-at-law, Licensed in Florida

NOTE: Bramalea Developments (U.S.) Limited is now known as Bramalea, Inc.

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 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.

May 27, 1981

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

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21st day of July, A. D. 1981

By: Frank H. Foster
FRANK FOSTER, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 21st day of July, A. D. 1981

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

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

By: Debra Tuley
DEPUTY CLERK

NOTE: THE LOCATION OF THE LOT LINES SHOWN ON THIS PLAT ARE APPROXIMATE. THE ACTUAL LOT LINE LOCATIONS WILL BE MORE ACCURATELY DESCRIBED BY A SUBSEQUENTLY RECORDED SURVEY.

now known as Boca Shalenside PUD
RS/PUD
Pet. 79-237
Assoc. # 1001
Flood Area #12
Flood Zone No. 1
3/12/80

0216-001 RSPUD
AREA TABLE
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TOTAL AREA THIS PLAT	36.028
AREA OF LOTS	16.306
AREA TRACT B CANAL	2.122
AREA TRACT C LAKE	2.167
AREA TRACT D RECREATION	1.131
AREA TRACTS E, F, G, H, J, K, L, M, N, O, & P OPEN SPACE	7.739
AREA OF ROAD R/W	6.563
No. UNITS PROPOSED THIS PLAT	150
GROSS DENSITY PROPOSED	4.16
LAND USE	TOWNHOUSE

BRAMALEA UNICORP, BOCA RATON
This instrument was prepared by
John A. Grant Jr., John A. Grant Jr., Inc.
3333 North Federal Highway, Boca Raton, Fla.
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