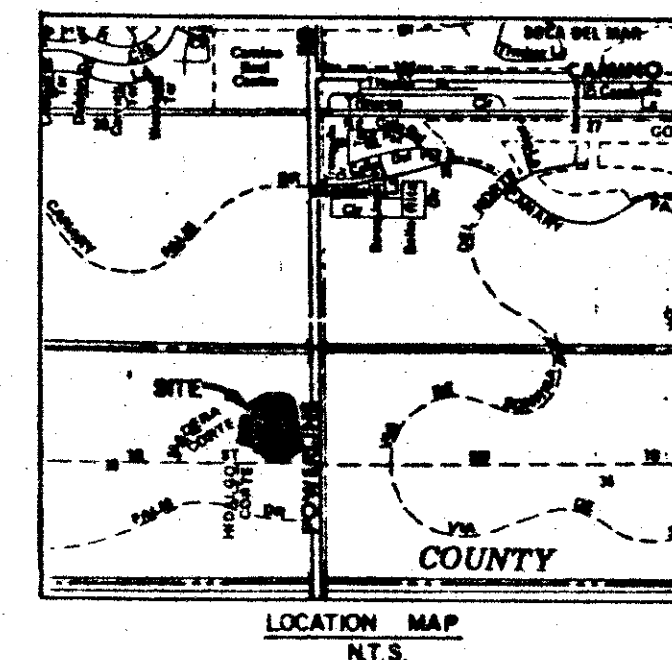


45/119

PROMENADE AT BOCA POINTE NO. 1

PART OF A BOCA POINTE , A P.U.D.

A REPLAT OF A PORTION OF TRACT Q OF BOCA POINTE NO. 1, A P.U.D., SITUATE IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



119

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:40 AM THIS 21 DAY OF MARCH AD, 1983 AND ONLY RECORDED IN PLAT BOOK 15 ON PAGES 119 AND 120.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORRIS RICHTER, TRUSTEE, (OWNER OF ALL THE LANDS SHOWN HEREON EXCEPT AND EXCLUDING TRACTS S-1 AND S-3), AND MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, (OWNER OF TRACTS S-1 AND S-3), OWNERS OF THE LANDS SHOWN HEREON AS PROMENADE AT BOCA POINTE NO. 1, SITUATE IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT Q OF BOCA POINTE NO. 1, A P.U.D., AS RECORDED IN PLAT BOOK 42 ON PAGES 141 THROUGH 143 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

JANUARY, 1983

SHEET 1 OF 2

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT'S LATERAL CANAL NO. L-59 WITH THE WESTERLY BOUNDARY LINE OF SAID TRACT Q, AS SHOWN ON SAID PLAT OF BOCA POINTE NO. 1, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N68°52'40"E A DISTANCE OF 223.90 FEET; THENCE N68°52'40"E A DISTANCE OF 95.88 FEET; THENCE S72°15'00"E A DISTANCE OF 166.78 FEET; THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG THE PERIMETER OF SAID TRACT Q, S15°08'58"E A DISTANCE OF 355.12 FEET; THENCE S10°05'00"E A DISTANCE OF 103.21 FEET; THENCE DEPARTING FROM SAID PERIMETER, S84°59'21"W A DISTANCE OF 61.14 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 225.24 FEET, FROM WHICH A RADIAL LINE BEARS S84°59'21"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 63°31'13", A DISTANCE OF 249.71 FEET TO THE END OF SAID CURVE; THENCE S58°30'33"W A DISTANCE OF 128.17 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 214.37 FEET, FROM WHICH A RADIAL LINE BEARS N31°29'27"W; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 72°43'49", A DISTANCE OF 239.01 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 269.64 FEET, FROM WHICH A RADIAL LINE BEARS S48°14'22"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 141.18 FEET TO THE END OF SAID CURVE; THENCE N71°45'38"W A DISTANCE OF 290.37 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 185.32 FEET, FROM WHICH A RADIAL LINE BEARS S18°14'22"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 46°20'00", A DISTANCE OF 149.87 FEET TO THE END OF SAID CURVE; THENCE S61°54'22"W A DISTANCE OF 411.02 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 170.01 FEET, FROM WHICH A RADIAL LINE BEARS S28°05'38"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 101°13'32", A DISTANCE OF 300.26 FEET TO THE END OF SAID CURVE; THENCE S39°19'10"E A DISTANCE OF 63.54 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 181.63 FEET, FROM WHICH A RADIAL LINE BEARS S50°40'50"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 38°11'50", A DISTANCE OF 121.08 FEET TO THE END OF SAID CURVE; THENCE S01°07'20"E A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 18TH STREET, SAID POINT BEING 10.00 FEET WEST OF THE EASTERLY BOUNDARY LINE OF SAID TRACT Q, AS SHOWN ON THE AFORESAID PLAT OF BOCA POINTE NO. 1; THENCE S88°52'40"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.00 FEET TO A POINT 10.00 FEET EAST OF THE WESTERLY BOUNDARY LINE OF SAID TRACT Q, AS SHOWN ON SAID PLAT OF BOCA POINTE NO. 1; THENCE DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE, N01°07'20"W A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 178.37 FEET, FROM WHICH A RADIAL LINE BEARS S88°52'40"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 38°11'50", A DISTANCE OF 118.92 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 225.55 FEET, FROM WHICH A RADIAL LINE BEARS N50°40'50"E; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 101°13'32", A DISTANCE OF 296.48 FEET TO THE END OF SAID CURVE; THENCE N61°54'22"E A DISTANCE OF 420.53 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 235.32 FEET, FROM WHICH A RADIAL LINE BEARS S28°05'38"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 46°20'00", A DISTANCE OF 150.30 FEET TO THE END OF SAID CURVE; THENCE S71°45'38"E A DISTANCE OF 290.37 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 319.64 FEET, FROM WHICH A RADIAL LINE BEARS S18°14'22"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 167.36 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 164.87 FEET, FROM WHICH A RADIAL LINE BEARS N48°14'22"E; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 78°43'49", A DISTANCE OF 229.43 FEET TO THE END OF SAID CURVE; THENCE N28°14'23"W A DISTANCE OF 107.41 FEET; THENCE N03°00'00"W A DISTANCE OF 199.43 FEET; THENCE N19°38'42"W A DISTANCE OF 115.40 FEET; THENCE S67°00'00"W A DISTANCE OF 147.44 FEET TO THE AFORESAID PERIMETER OF TRACT Q; THENCE, ALONG SAID PERIMETER, N07°11'49"W A DISTANCE OF 257.91 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, I, MORRIS RICHTER, TRUSTEE, DO HERETO SET MY HAND AND SEAL THIS 28 DAY OF February, 1983.

WITNESS: *[Signature]* MORRIS RICHTER, TRUSTEE

WITNESS: *[Signature]*

IN WITNESS WHEREOF, MARKBOROUGH PROPERTIES LIMITED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS PROJECT ENGINEER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF February, 1983.

WITNESS: *[Signature]* C. DONALD BROOKS, VICE-PRESIDENT

WITNESS: *[Signature]* WILLIAM C. POWELL, PROJECT ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF February 1983, BY MORRIS RICHTER, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: JUNE 16, 1986

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED C. DONALD BROOKS AND WILLIAM C. POWELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND PROJECT ENGINEER OF MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS ON BEHALF OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT THIS INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF February 1983.

MY COMMISSION EXPIRES: JUNE 16, 1986
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3606 AT PAGE 227 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MARKBOROUGH PROPERTIES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS PROJECT ENGINEER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF February, 1983.

WITNESS: *[Signature]* C. DONALD BROOKS, VICE-PRESIDENT

WITNESS: *[Signature]* WILLIAM C. POWELL, PROJECT ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED C. DONALD BROOKS AND WILLIAM C. POWELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND PROJECT ENGINEER OF MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID CORPORATION, THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 28 DAY OF February 1983.

MY COMMISSION EXPIRES: JUNE 16, 1986
[Signature]
NOTARY PUBLIC

CONTAINING 8.8805 ACRES, MORE OR LESS.

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

- TRACTS A AND R1 ARE HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.
- TRACT L IS HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., AS A WATER MANAGEMENT TRACT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.
- TRACTS S2, S3, AND S4 ARE HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR INGRESS/EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT S1 IS HEREBY DEDICATED AS RESTRICTED COMMON PROPERTY TO BOCA POINTE COMMUNITY ASSOCIATION, INC., FOR INGRESS/EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. TRACT S-1 SHALL BE APPURTENANT TO ALL OF SAID TRACT Q, AND SHALL BE FOR THE PERPETUAL USE AND BENEFIT OF ALL OWNERS OF RESIDENTIAL PROPERTY AND RESIDENTIAL UNITS IN SAID TRACT Q, ALL WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS EASEMENT, WITHIN TRACT A, IS HEREBY DEDICATED TO THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR INGRESS/EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.
- TRACT C1 IS HEREBY RESERVED FOR RESIDENTIAL PURPOSES AND SHALL BE DEDICATED TO A COMMON-USE ASSOCIATION TO BE NAMED IN THE FUTURE. THE ACCESS/PARKING EASEMENT ACROSS TRACT C-1 IS HEREBY DEDICATED IN PERPETUITY FOR INGRESS/EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PROMENADE AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DENNIS L. STEWART, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MORRIS RICHTER, TRUSTEE, AND MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY; THAT THE TAXES FOR 1982 AND ALL PRIOR YEARS, HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND FURTHER, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: February 28, 1983
BY: *[Signature]* DENNIS L. STEWART

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 2204-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 15 DAY OF March, 1983.
[Signature]
WESLEY G. HARRIS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO THE BEARING DATUM OF BOCA POINTE NO. 1.
- U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
C.C.E. DENOTES GOLF COURSE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: ■
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ●
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- TRACT A IS PROPOSED OPEN SPACE; TRACT C-1 IS A PROPOSED RESIDENTIAL HOUSING TRACT; TRACT R-1 IS A PROPOSED RECREATION TRACT, AS RESTRICTED COMMON PROPERTY.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF March, 1983.

BY: *[Signature]* KEN SPILLIAS
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF March, 1983.

BY: *[Signature]* HERBERT F. MAULETT, P.E., COUNTY ENGINEER

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

BY: *[Signature]* DEPUTY CLERK

0211-019

33-47-42

45/119

RS-PUD
FS2-36
P2-A0-1
33/47/42

THIS INSTRUMENT PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA, 33406.

Meridian Surveying and mapping inc.
WEST PALM BEACH, FLORIDA

DRAWN	DATE
MEH	DEC. 1982
CHECKED	SCALE
DRAWING NO.	
81-P-077	

PROMENADE AT BOCA POINTE NO. 1
PART OF BOCA POINTE, A P.U.D.

SEAL
MARKBOROUGH PROPERTIES LIMITED

SEAL
NOTARY

SEAL
NOTARY

SEAL
NOTARY

SEAL
PROFESSIONAL LAND SURVEYOR

SEAL
COUNTY ENGINEER