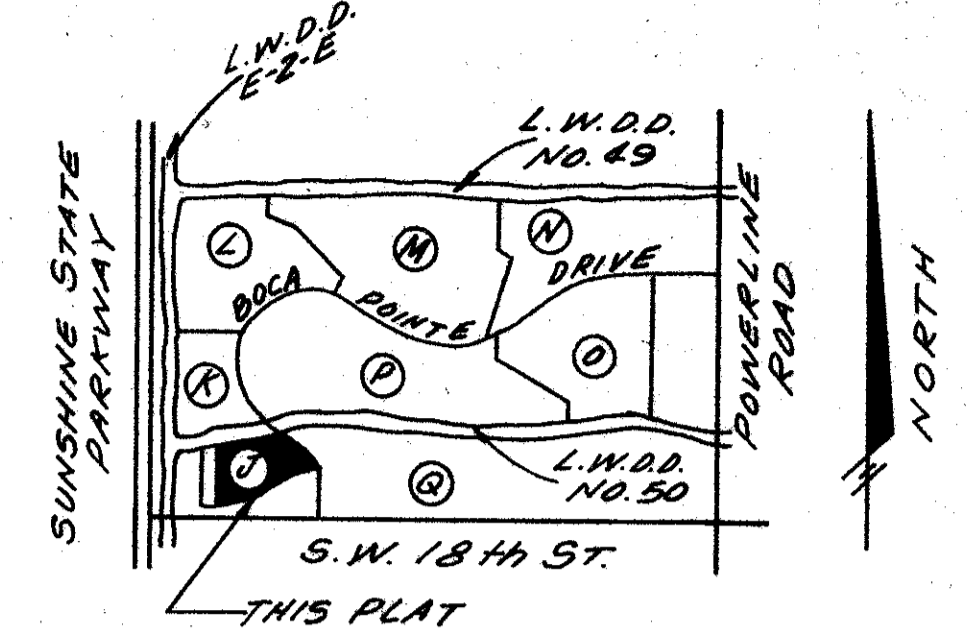


46/111

LA MIRADA AT BOCA POINTE - PLAT ONE

"PART OF A P.U.D."

BEING A REPLAT OF A PORTION OF TRACT "J" OF THE PLAT "BOCA POINTE NO. 1", PLAT BOOK 42, PAGES 141 THRU 143 INCLUSIVE, PALM BEACH COUNTY RECORDS LYING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA
JULY, 1983



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 29th day of SEPTEMBER, 1983, and duly recorded in File No. 46 in pages 111 & 112.
FOR B. BUNKLE, CLERK COUNTY ENGINEER
Subarna A. Ghosh

DEDICATION

DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS THAT SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE UNDER TRUST AGREEMENT (11-29-82), A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "LAMIRADA AT BOCA POINTE - PLAT ONE", BEING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF TRACT "J" OF THE PLAT "BOCA POINTE NO. 1", AS RECORDED IN PLAT BOOK 42, AT PAGES 141 THRU 143 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "J" OF THE PLAT "BOCA POINTE NO. 1"; THENCE SOUTH 81°32'09" WEST, A DISTANCE OF 170.05 FEET; THENCE SOUTH 48°00'06" WEST, A DISTANCE OF 559.56 FEET; THENCE SOUTH 71°19'37" WEST, A DISTANCE OF 251.21 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID TRACT "J" AND THE NORTHWESTERLY BOUNDARY LINE OF TRACT "X-9", BOTH OF THE PLAT "BOCA POINTE NO. 1"); THENCE NORTH 18°40'00" WEST, A DISTANCE OF 155.86 FEET; THENCE NORTH 71°20'00" EAST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 134.41 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 410.87 FEET, A CENTRAL ANGLE OF 01°30'39" AND AN ARC LENGTH OF 10.83 FEET; THENCE NORTH 18°40'00" WEST, A DISTANCE OF 92.70 FEET; THENCE SOUTH 71°20'00" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 133.39 FEET; THENCE NORTH 01°57'24" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 134.83 FEET; THENCE NORTH 01°57'24" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 112.25 FEET; THENCE SOUTH 88°02'36" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 45.25 FEET; THENCE NORTH 01°57'24" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 88.25 FEET; THENCE SOUTH 88°02'36" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 89.08 FEET; THENCE NORTH 01°57'24" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 122.10 FEET; THENCE NORTH 83°05'00" EAST, A DISTANCE OF 157.17 FEET; THENCE NORTH 06°55'00" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 90.75 FEET; THENCE SOUTH 83°05'00" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 120.07 FEET; THENCE NORTH 06°55'00" WEST, AS MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 127.74 FEET, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "J" OF THE PLAT "BOCA POINTE NO. 1"; THENCE NORTH 83°04'54" EAST, A DISTANCE OF 414.02 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY (WHOSE RADIUS POINT BEARS NORTH 06°55'29" WEST FROM THE LAST DESCRIBED POINT); THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 33°58'48" AND AN ARC LENGTH OF 257.98 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY (WHOSE RADIUS POINT BEARS SOUTH 40°53'28" EAST FROM THE LAST DESCRIBED POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 02°40'02" AND AN ARC LENGTH OF 7.88 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 45°34'53" WEST FROM THE LAST DESCRIBED POINT (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT "J" AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE L.W.D.D. LATERAL CANAL NO. 50, AS SHOWN ON SAID PLAT "BOCA POINTE NO. 1"); THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 855.16 FEET, A CENTRAL ANGLE OF 39°27'32" AND AN ARC LENGTH OF 857.81 FEET TO THE POINT OF BEGINNING (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT "J" AND THE WESTERLY RIGHT-OF-WAY LINE OF BOCA POINTE DRIVE, AS SHOWN ON SAID PLAT "BOCA POINTE NO. 1")

SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 13.580 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
NOTE: THE BEARINGS AS INDICATED ABOVE ARE BASED UPON THE PLAT "BOCA POINTE NO. 1" AND COURSES AS INDICATED ARE BASED UPON FOUND MONUMENTATION OF THE SUBJECT PROPERTY.

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

- STREETS: TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAMIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- WATER MANAGEMENT TRACTS / DRAINAGE RIGHTS-OF-WAY: TRACTS B, C AND D (WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAMIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- RECREATION AREA: TRACT E, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAMIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS:
 - TRACT F, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAMIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
 - LIMITED ACCESS EASEMENT: THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - UTILITY EASEMENTS: THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
 - DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAMIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
 - TRACT A (PRIVATE ROAD TRACT), AS SHOWN HEREON, IS ALSO DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

(NOTE: ALL OF THE ABOVE, WITH THE EXCEPTION OF ITEM 4.B) ARE DEDICATED TO THE LAMIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.)
IN WITNESS WHEREOF, SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE UNDER TRUST AGREEMENT (11-29-82), HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS PROJECT ENGINEER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF SEPTEMBER, 1983.

James D. Penhollow BY: William C. Powell
Project Engineer Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PETER A. VAN WINKLE AND THOMAS D. KILGUS 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 AND TRUST OFFICER OF THE SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE, A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS 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 SEPTEMBER, 1983.
MY COMMISSION EXPIRES: OCTOBER 1, 1984 Carole P. Meyer
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON 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, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3835 AT PAGE 953 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 VICE PRESIDENT AND ATTESTED BY ITS PROJECT ENGINEER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF SEPTEMBER, 1983.

MARKBOROUGH PROPERTIES LIMITED
A CORPORATION OF THE STATE OF FLORIDA.

ATTEST: William C. Powell BY: Donald Brooks
PROJECT ENGINEER VICE PRESIDENT

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, A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS 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 7th DAY OF SEPTEMBER, 1983.

MY COMMISSION EXPIRES: 11/1/83 William Powell
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, CHICAGO TITLE INSURANCE COMPANY, 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 WE FIND THE TITLE TO THE PROPERTY VESTED IN SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE UNDER TRUST AGREEMENT (11-29-82); THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
CHICAGO TITLE INSURANCE COMPANY
DATED: 9-6-83 BY: Herbert Swann
Plant Manager

SUBSCRIBED AND SWORN TO AND BEFORE ME THIS 6th DAY OF SEPTEMBER, 1983, CITY OF Delray Beach COUNTY OF PALM BEACH, STATE OF FLORIDA.
MY COMMISSION EXPIRES: 3/17/87 C. P. Meyer
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I HEREBY 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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER 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.

DATED: 8 SEPT 83 BY: Clyde O. McNeal
PROFESSIONAL LAND SURVEYOR NO. 2883
STATE OF FLORIDA

PALM BEACH COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF SEP, 1983.
BY: Peggy Evatt
CHAIRMAN PEGGY EVATT
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF SEP, 1983.
BY: H.F. Kahlert
H.F. KAHLERT, P.E., COUNTY ENGINEER

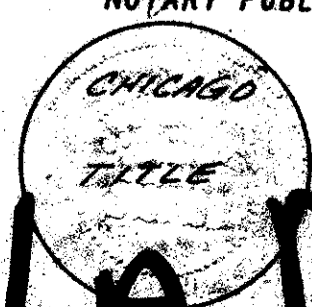
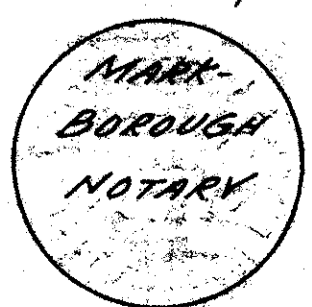
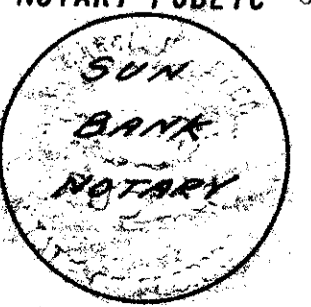
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Joe A. Yee
DEPUTY CLERK

0211-008

46/111

SHEET 1 OF 2 SHEETS

PREPARED BY
DAVEN THOMPSON & ASSOCIATES, INC.
SURVEYORS ENGINEERS PLANNERS ARCHITECTS
590 N.W. 31st AVENUE FORT LAUDERDALE, FLORIDA 33309
DATE: 9-6-83 DRAWN BY: J. FITSCHEN



LA MIRADA AT BOCA POINTE