

46/134

AMERICAN HOMES AT BOCA RATON

PLAT NO. 10

PART OF THE "HAMPTONS AT BOCA RATON" - A P.U.D.

A SUBDIVISION OF A PORTION OF BLOCK 74, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP. 47 S, RGE. 42 E., PALM BEACH COUNTY, FLORIDA

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WEIMER AND COMPANY

INCORPORATED
planners • land surveyors • engineers
land development consultants

AUGUST 1983

SHEET 1 OF 2 SHEETS

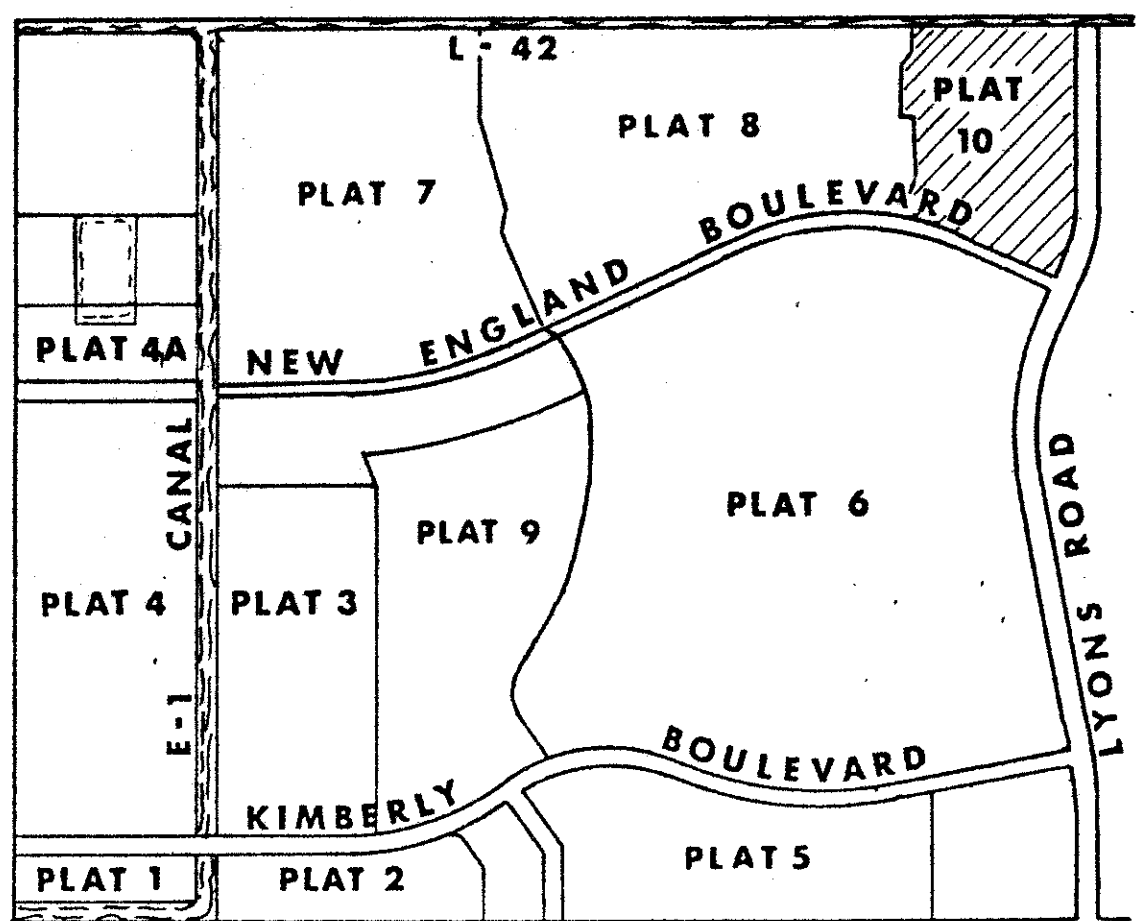
MORTGAGEE'S CONSENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA HAMPTONS MANAGEMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 10, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF TRACTS 1, 2, 3, 30, 31 AND 32, BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF LOT 53, BLOCK 30, AMERICAN HOMES AT BOCA RATON, PLAT NO. 8, AS RECORDED IN PLAT BOOK 38, PAGES 23 AND 24, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
THENCE, DUE EAST, ALONG A LINE 35.00 FEET SOUTH OF, AS MEASURED, AT RIGHT ANGLES TO AND PARALLEL TO THE NORTH LINE OF THE AFORESAID TRACTS 1, 2 AND 3, BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, A DISTANCE OF 845.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LYONS ROAD, AS SHOWN ON AMERICAN HOMES AT BOCA RATON, PLAT NO. 6, AS RECORDED IN PLAT BOOK 35, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
THENCE, DUE SOUTH, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 720.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 706.00 FEET, A CENTRAL ANGLE OF 23°-15'-00" AND A CHORD BEARING OF SOUTH 11°-37'-30" WEST;
THENCE, SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE, A DISTANCE OF 286.49 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 23°-15'-00" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 191.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NEW ENGLAND BOULEVARD, AS SHOWN ON THE AFORESAID AMERICAN HOMES AT BOCA RATON, PLAT NO. 8;
THENCE, SOUTH 68°-15'-00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.36 FEET;
THENCE, NORTH 66°-45'-00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 366.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1472.39 FEET, A CENTRAL ANGLE OF 13°-56'-44" AND A CHORD BEARING OF NORTH 73°-43'-22" WEST;
THENCE, NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 358.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID AMERICAN HOMES AT BOCA RATON, PLAT NO. 8, AND THE END OF SAID CURVE;
THENCE, NORTH 15°-33'-47" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 156.68 FEET;
THENCE, NORTH 11°-24'-42" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 63.15 FEET;
THENCE, NORTH 01°-06'-58" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 75.01 FEET;
THENCE, DUE NORTH, ALONG SAID EASTERLY LINE, A DISTANCE OF 235.00 FEET;
THENCE, DUE WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 65.00 FEET;
THENCE, DUE NORTH, ALONG SAID EASTERLY LINE, A DISTANCE OF 260.00 FEET;
THENCE, NORTH 09°-27'-44" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 60.83 FEET;
THENCE, DUE NORTH, ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



AMERICAN HOMES AT BOCA RATON

LOCATION MAP

1" = 1000'

BOCA RATON ROAD WEST

P.U.D. TABULATION

TOTAL ACRES (this plat)	19.883
TOTAL ACRES R/W (collector)	0.0
TOTAL NET ACREAGE	19.883
TOTAL NO. OF UNITS (max)	79
MAXIMUM DENSITY (this plat)	3.973
REC AREA ACREAGE	0.0
SINGLE FAMILY ONLY	

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER A. RAPAPORT AND DOROTHY M. DALEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED BOCA-HAMPTONS MANAGEMENT, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND ASSISTANT 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 18th DAY OF August, A.D. 1983. Carolyn A. Paulson

MY COMMISSION EXPIRES: September 25, 1987. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FL 33406

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 IS RECORDED IN OFFICIAL RECORDS BOOK 2651, PAGE 169, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF August, A.D. 1983.

FIRST AMERICAN BANK AND TRUST

ATTEST: Rebecca J. Haug BY: Chris D. Kelly
ASSISTANT VICE PRESIDENT VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN D. STERLING AND REBECCA J. HAAG, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF THE ABOVE NAMED FIRST AMERICAN BANK AND TRUST, AN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF August, A.D. 1983. Mrs. Hartford

MY COMMISSION EXPIRES: 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 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 IS RECORDED IN OFFICIAL RECORDS BOOK 3567, PAGE 845 AND THAT CERTAIN MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 3825, PAGE 1969, PUBLIC RECORDS, 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 PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF August, A.D. 1983.

CENVILL INVESTORS, INC. SURVIVOR BY MERGER OF CENVILL COMMUNITIES, INC.

ATTEST: [Signature] BY: Olivia K. [Signature]
VICE PRESIDENT PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALVIN WILENSKY AND GERALD V. KANDEFER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED CENVILL INVESTORS, INC. SURVIVOR BY MERGER OF CENVILL COMMUNITIES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF August, A.D. 1983. Jane E. [Signature]

MY COMMISSION EXPIRES: October 9, 1984. NOTARY PUBLIC

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES. U.E. INDICATES UTILITY EASEMENT D.E. INDICATES DRAINAGE EASEMENT
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST, ALONG THE NORTH LINE OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, A.D. 19 _____

BY: [Signature] H.F. KAHLERT, COUNTY ENGINEER (SEAL)

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, A.D. 19 _____

BY: [Signature] PEGGY EVATT, CHAIRMAN (SEAL)

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: [Signature] DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA HAMPTONS MANAGEMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE August 19, 1983 Michael Clay Britt
MICHAEL CLAY BRITT

0194-301
AMERICAN HOMES AT BOCA RATON
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. THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE OF THE BOARD OF COUNTY COMMISSIONERS OF 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 ALL APPLICABLE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature] ROLF ERNST WEIMER PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 2025

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

- STREETS:
THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, SAID BOCA HAMPTONS MANAGEMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS BOARD OF DIRECTORS THIS 18th DAY OF August, A.D. 1983.

ATTEST: [Signature] BY: Peter A. Rapaport
DOROTHY M. DALEY, ASSISTANT SECRETARY PETER A. RAPAPORT, PRESIDENT

