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PART OF BOCA POINTE P.U.D. BOCA POINTE NO. 2

A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST A REPLAT OF A PORTION OF BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION OF SECTION 33 AS RECORDED IN PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

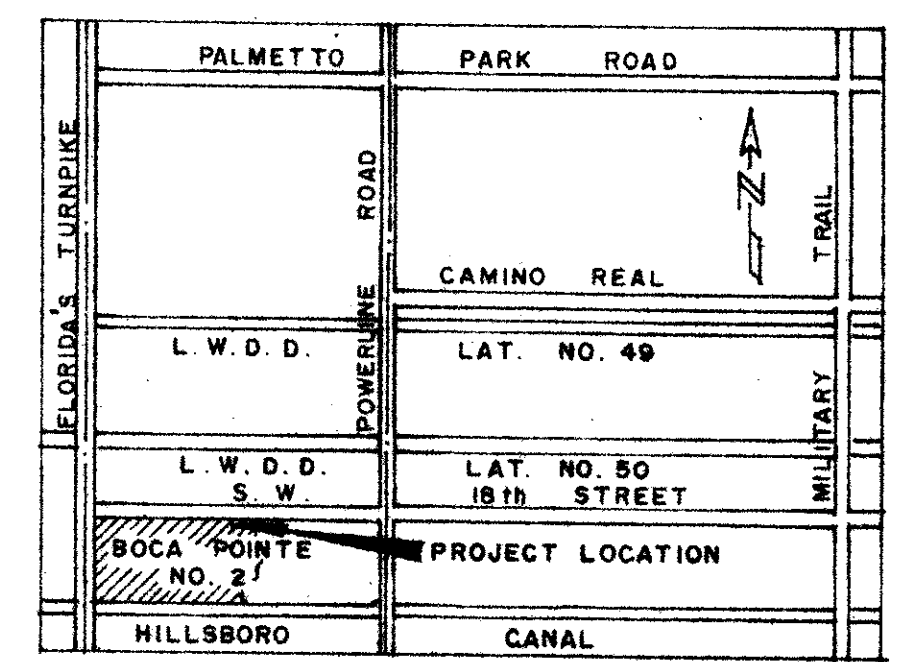
JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

DEDICATION

JULY 1983 SHEET 1 OF 2

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 Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA POINTE NO. 2 being more particularly described as follows:

Beginning at the Southwest corner of the plat of BOCA POINTE NO. 1 as recorded in Plat Book 42, Pages 141-143 of the Public Records of Palm Beach County and lying on the West line of said Section 33; thence with a bearing of N. 88° 52' 40" E., along the South line of said plat of BOCA POINTE NO. 1, a distance of 85.01 feet to a point, lying on the East right-of-way line of Lake Worth Drainage District Canal E-2-E; thence with a bearing of N. 81° 44' 26" E., along the South line of said plat of BOCA POINTE NO. 1 and the South right-of-way line of S.W. 18th Street, a distance of 402.39 feet to a point; thence with a bearing of N. 88° 52' 40" E., along the South line of said plat of BOCA POINTE NO. 1 and the South right-of-way line of S. W. 18th Street, a distance of 2365.45 feet to a point, said point being the Northwest corner of the plat of ENCANTADA as recorded in Plat Book 44, Pages 104-106 of the Public Records of Palm Beach County; thence with a bearing of S. 01° 07' 20" E., a distance of 70.61 feet to a point; thence with a curve concave to the East, having an initial tangent bearing of S. 68° 49' 36" W., a radius of 175.00 feet, an arc length of 486.52 feet to a point; thence with a bearing of N. 89° 32' 12" E., a distance of 26.18 feet to a point; thence with a bearing of S. 00° 27' 48" E., a distance of 128.73 feet to a point of curvature; thence with a curve to the right, having a radius of 275.00 feet, an arc length of 125.30 feet to a point of reverse curvature; thence with a curve to the left, having a radius of 375.00 feet, an arc length of 125.30 feet to a point of curvature; thence with a curve to the right, having a radius of 275.00 feet, an arc length of 125.30 feet to a point; thence with a bearing of N. 88° 54' 45" W., a radius of 175.00 feet, an arc length of 192.85 feet to a point; thence with a curve concave to the Southeast, having an initial tangent bearing of S. 00° 00' 17" W., a distance of 195.00 feet, an arc length of 271.55 feet to a point; thence with a bearing of S. 00° 00' 17" W., a distance of 195.00 feet (the last eight courses being coincident with the Westerly boundary line of said plat of ENCANTADA) to a point lying 2500 feet South of the Southwest corner of said plat of ENCANTADA and on the former North right-of-way line of Hillsboro Canal as recorded in Plat Book 2, Page 62 of the Public Records of Palm Beach County; thence with a bearing of N. 89° 59' 43" W. along said former North right-of-way line of Hillsboro Canal, a distance of 2668.66 feet to a point, lying on the West line of said Section 33; thence with a bearing of N. 01° 57' 24" W., along the West line of said Section 33, a distance of 1110.38 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:

- 1. Street: The tract for private road purposes, shown hereon as Parcel 1, is hereby dedicated to Boca Pointe Community Association, Inc., as a Restricted Common Property, appurtenant to the property shown as Tracts H and I on this plat, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
2. 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. Parcel 1 as shown is hereby declared to be a utility and drainage easement. b. Lift Station Easements - The lift station easements as shown hereon are dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes. c. 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.
3. Canals: Canal E-2-E as shown is dedicated to the Lake Worth Drainage District in fee simple for the perpetual use of the public for drainage purposes.
4. Water Management Tract: The lake area shown hereon as Tract W-7, is hereby dedicated to the Boca Pointe Community Association, Inc., as Common Property and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

INDEX OF SHEETS SHEET NO. 1 - TITLE SHEET AND CERTIFICATES SHEET NO. 2 - DETAIL SHEET

P.U.D. STATISTICAL DATA

Table with columns: TRACT, AREA, NO. UNITS, USE. Rows include H (26.681 AC), I (38.608 AC), W-7 (6.968 AC, LAKE), CANAL E-2-E (2.169 AC, CANAL), ROAD R/W (1.464 AC, PRIVATE R/W), TOTAL THIS PLAT NO. 2 (75.890 AC), GROSS DENSITY PROPOSED, PLAT NO. 2 (6.865 UNITS/AC), TOTAL UNITS PLATS NO. 1, 4, 3, 2A & 2 (5435 UNITS), TOTAL AREA PLATS NO. 1, 4, 3, 2A & 2 (997.707 AC), DENSITY PLATS NO. 1, 4, 3, 2A & 2 (5.45 UNITS/AC).

* Denotes area computed to former North right-of-way line of Hillsboro Canal. NOTE: TRACTS H & I MUST BE REPLATTED PRIOR TO DEVELOPMENT.

This instrument was prepared by: John A. Grant, Jr., John A. Grant, Jr., Inc. 3333 North Federal Highway, Boca Raton, Florida 33431

IN WITNESS WHEREOF, the said Company, MARKBOROUGH PROPERTIES LIMITED, has caused these presents to be signed by its President, PETER A. ANKER, and attested by its Secretary, JAMES C. SHAPLAND, and its seal to be affixed hereto by and with the authority of its Board of Directors, this 4th day of OCTOBER, A.D. 1983.

Attest: James C. Shapland, Secretary; Peter A. Anker, President. MARKBOROUGH PROPERTIES LIMITED

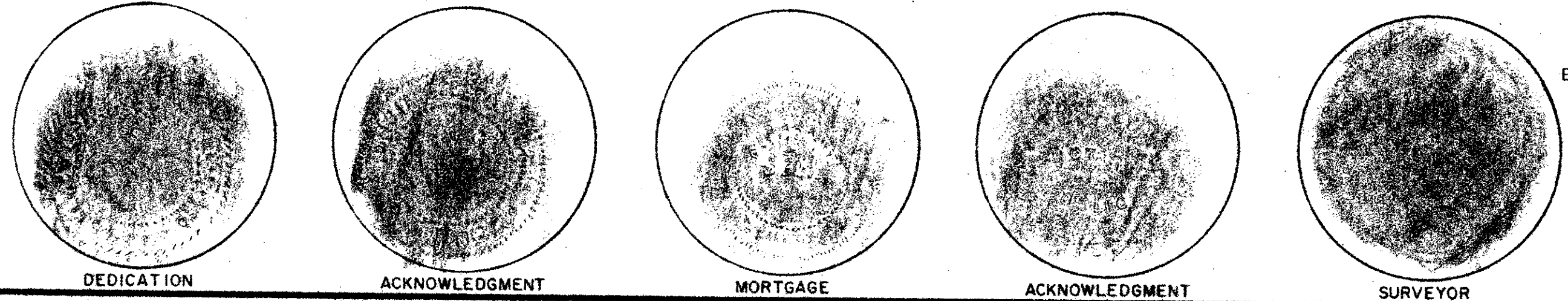
ACKNOWLEDGMENT

PROVINCE OF ONTARIO } ss Before me personally appeared PETER A. ANKER and JAMES C. SHAPLAND, to COUNTY OF YORK } me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PETER A. ANKER, 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 Company, and that the seal affixed to the foregoing instrument is the seal of said Company 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 Company.

WITNESS my hand and official seal, this 7th day of OCTOBER, A.D. 1983.

UNLIMITED AS TO TIME My Commission Expires

Notary Public Ontario



MORTGAGE CERTIFICATE STATE OF NEW YORK } ss The undersigned hereby certifies that it is the holder of a mortgage upon the hereby described property and does hereby join in and consent to the dedication of the land described in the dedication hereto, by the owners thereof and agrees that its mortgage, 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 Branch has caused these presents to be signed by its Manager, Corporate Banking, with the authority of its Board of Directors, this 21st day of NOVEMBER, A.D. 1983. BANK OF MONTREAL, NEW YORK BRANCH PETER Z. WU, MANAGER, CORPORATE BANKING

ACKNOWLEDGMENT STATE OF NEW YORK } ss Before me personally appeared PETER Z. WU, to me well known and known to me to be the COUNTY OF NEW YORK } individual described in and who executed the foregoing instrument as Manager, Corporate Banking of the above named BANK OF MONTREAL, NEW YORK BRANCH and he acknowledged to and before me that he executed such instrument as such officer of said Branch, and that said instrument is the free act and deed of said Branch. WITNESS my hand and official seal, this 21st day of NOVEMBER, 1983. My Commission expires: MARCH 30, 1984 Notary Public, State of New York

TITLE CERTIFICATE STATE OF FLORIDA } ss I, 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 in 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, and there are no other encumbrances of record. Date: November 29, 1983 HARRISON K. CHAUNCEY, JR. Alley, Maass, Rogers, Lindsay and Chauncey Attorney-at-law licensed in Florida

SURVEYOR'S 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: 11/29/83 JOHN A. GRANT, JR. Registered Surveyor No. 1141 State of Florida

BOARD OF COUNTY COMMISSIONERS This plat is hereby approved for record this 3 day of JANUARY, A.D., 1984. By: PEGGY BEVATTI, Chairman

COUNTY ENGINEER This plat is hereby approved for record this 3 day of JANUARY, A.D., 1984. By: H. F. KAHLERT, County Engineer

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

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