

# A PART OF A P. U. D. HARBOUR LANDING

## A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF PARCEL N OF LAKES AT BOCA RATON—PHASE I AS RECORDED IN PLAT BOOK 48, PAGES 139 — 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1984

SHEET 1 OF 3

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as HARBOUR LANDING being more particularly described as Parcel "N" of LAKES AT BOCA RATON - PHASE I, as recorded in Plat Book 48, Pages 139-141 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Streets:**  
The streets, shown hereon as Tract 14, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
- Easements:**
  - Utility and Drainage Easements** - The utility easements and drainage easements as shown are dedicated in perpetuity for the construction and maintenance of utilities and drainage. The drainage easements as shown are dedicated in perpetuity to the Harbour Landing Homeowners Association, Inc., a Florida corporation not-for-profit, its successors and assigns, and are the perpetual maintenance obligation of said Association without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation to maintain that portion of the drainage system within HARBOUR LANDING which drains Anchor Drive, Bow Court and Sail Place, County roads under this plat.
  - Lake Maintenance Easements** - The lake maintenance easements as shown hereon are hereby dedicated to the Lakes at Boca Raton Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Open Space:**  
The area for open space, shown hereon as Tract 15, is hereby dedicated to the HARBOUR LANDING Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

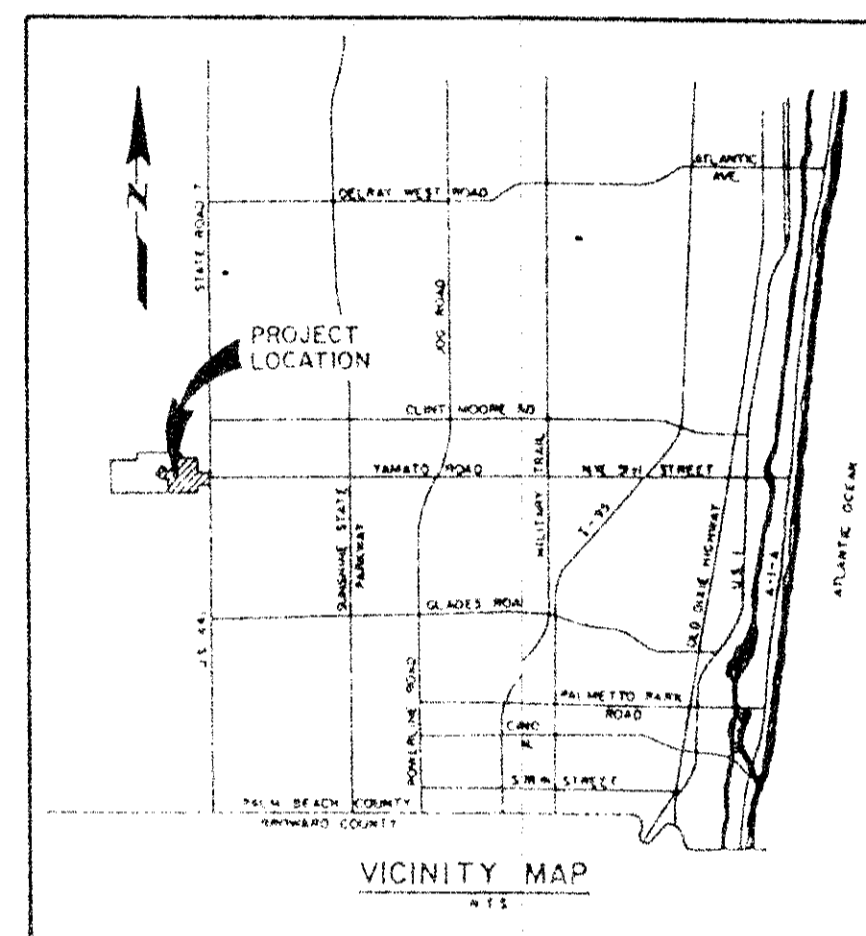
IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

HOUSTON ENTERPRISES  
a Florida General Partnership

By: George E. Barbar  
Managing General Partner

Witness

Witness



### INDEX OF SHEETS

- SHEET No. 1 — TITLE SHEET AND CERTIFICATES
- SHEET No. 2 — DETAIL SHEET
- SHEET No. 3 — CURVE DATA TABLE

This instrument was prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3353 North Federal Highway, Boca Raton, Florida 33431

### ACKNOWLEDGMENT

STATE OF FLORIDA ) BEFORE ME personally appeared GEORGE E. BARBAR, to me well known, and known to me  
COUNTY OF PALM BEACH ) SS to be the individual described in and who executed the foregoing instrument as  
Managing General Partner of Houston Enterprises, a Florida General Partnership, and acknowledged to and before  
me that he executed such instrument as such Managing General Partner of said Partnership, and that the seal  
affixed to the foregoing instrument is the seal of said Partnership and that it was affixed to said instrument  
by due and regular authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Florida

### TITLE CERTIFICATE

STATE OF FLORIDA ) I, DAVID B. DICKENSON, a duly licensed attorney in the State of Florida do  
COUNTY OF PALM BEACH ) SS hereby certify that I have examined the title to the hereon described property;  
that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that the  
current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all  
mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: \_\_\_\_\_  
DAVID B. DICKENSON  
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; that said survey is accurate to the best of my knowledge and belief; 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: \_\_\_\_\_  
JOHN A. GRANT, JR.  
Registered Surveyor No. 1141  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21 day of August A.D., 1984.

By: Ken Spillias  
KEN SPILLIAS, Chairman

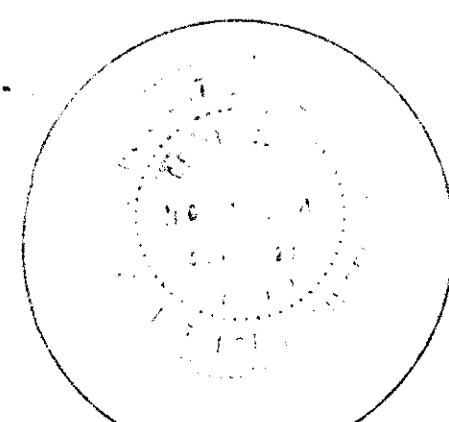
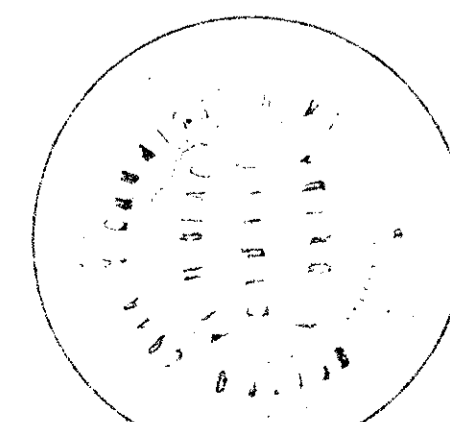
### COUNTY ENGINEER

This plat is hereby approved for record this 21 day of August A.D., 1984.

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

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

By: Rick S. Congton  
DEPUTY CLERK



### MORTGAGE CERTIFICATE

STATE OF FLORIDA ) The undersigned hereby certifies that it is the holder of a mortgage upon the  
COUNTY OF PALM BEACH ) property described hereon and does hereby join in and consent to the dedication of the  
land described in said dedication by the owner thereof, and agrees that its mortgage, which is recorded in  
Official Record Book 4236, at Page 474 of the public records of 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, PAUL LEATHE, and its seal to be affixed hereon by and with the authority of its Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

CARTERET SAVINGS & LOAN ASSOCIATION FA

Witness: \_\_\_\_\_ By: Paul Leathe  
PAUL LEATHE, Vice President

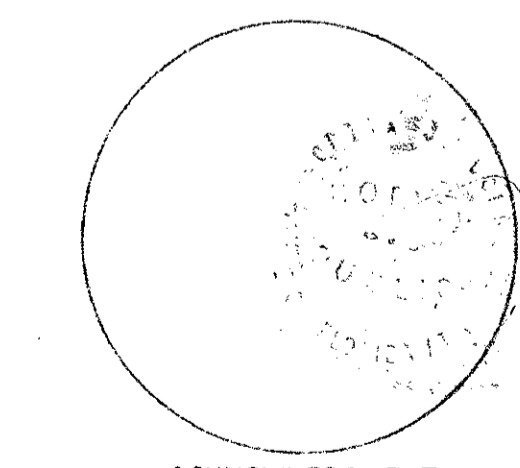
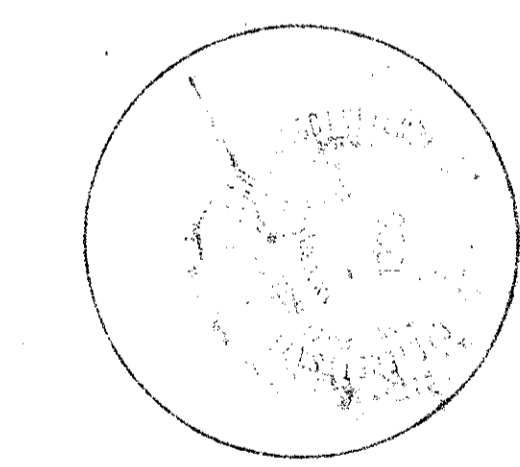
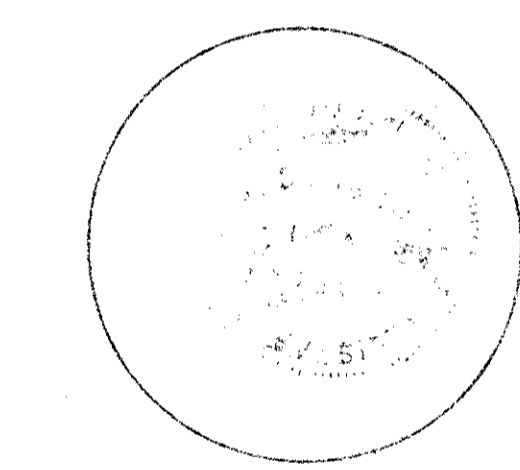
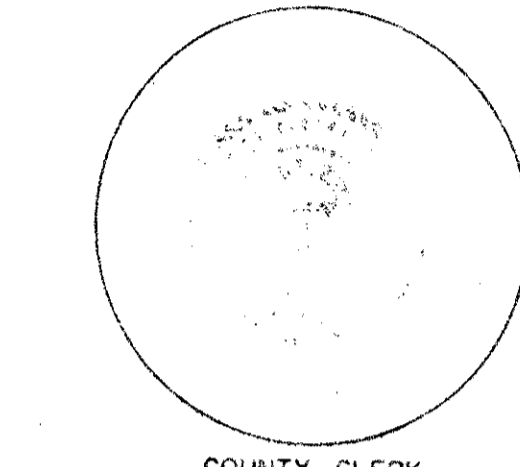
Witness

### ACKNOWLEDGMENT

STATE OF FLORIDA ) BEFORE ME personally appeared PAUL LEATHE, to me well known and known to me to be  
COUNTY OF PALM BEACH ) the individual described in and who executed the foregoing instrument as Vice  
President of CARTERET SAVINGS & LOAN ASSOCIATION FA, and acknowledged to and before me that he executed such  
instrument as such officer of said Association, that the seal affixed to the foregoing instrument is the seal  
of said Association, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

My commission expires: \_\_\_\_\_  
Notary Public, State of Florida

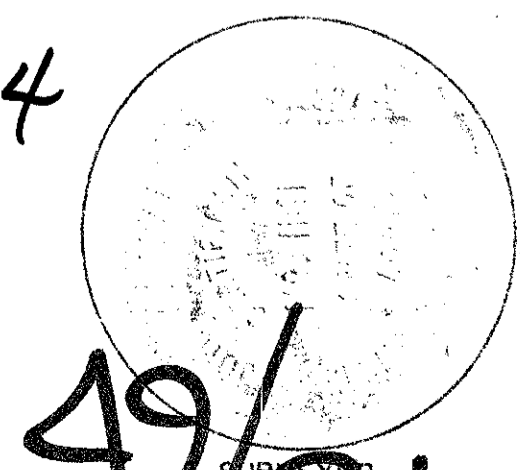


STATISTICAL DATA	
TOTAL AREA THIS PLAT	15.382 AC
AREA OF LOTS	11.781 AC
AREA OF PUBLIC ROAD R/W (TRACT 14)	3.148 AC
AREA OF OPEN SPACE (TRACT 15)	0.453 AC
TOTAL NO. UNITS PROPOSED — THIS PLAT	48 UNITS
DENSITY PROPOSED — THIS PLAT	3.120 UNITS/AC
LAND USE	SINGLE FAMILY

TURNOUT REQUIRED

0388-304

# HARBOUR LANDING 49/21



SURVEYOR

21

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This instrument was recorded on  
the 23 day of AUGUST  
1984 at 2:22+23  
P.M. in the  
presence of  
Maguel L. Zuehlke  
Clerk

49/21

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 12548