

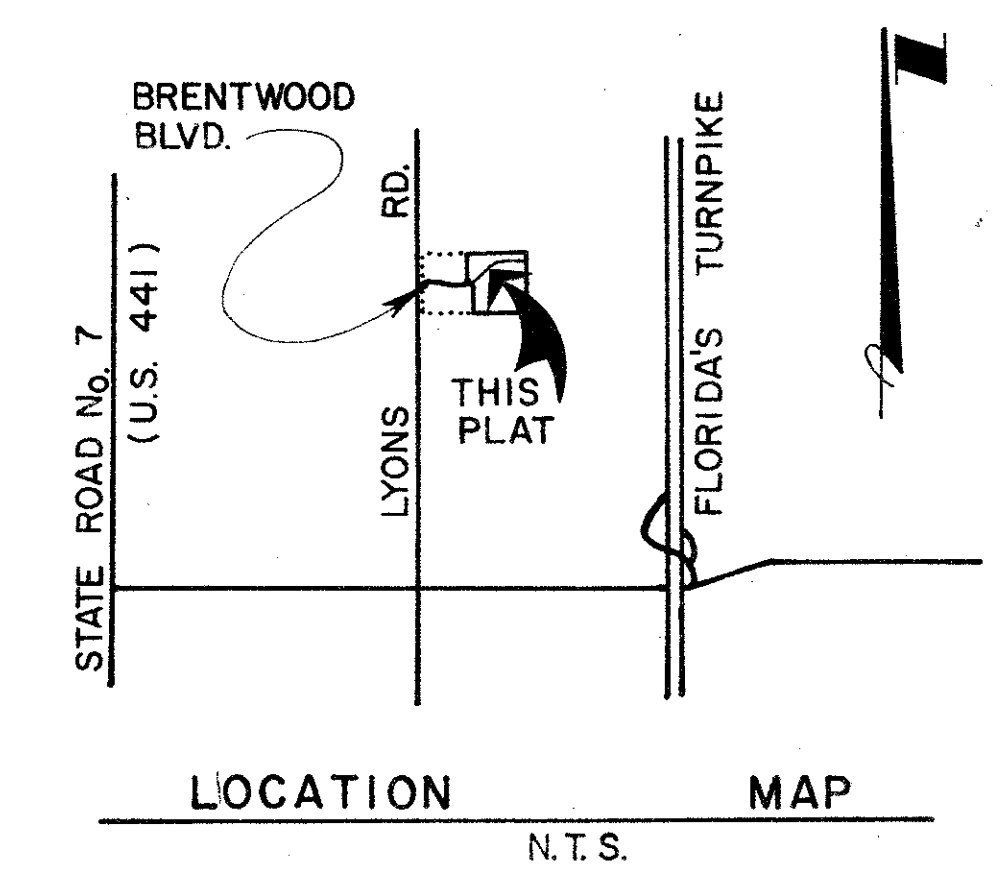
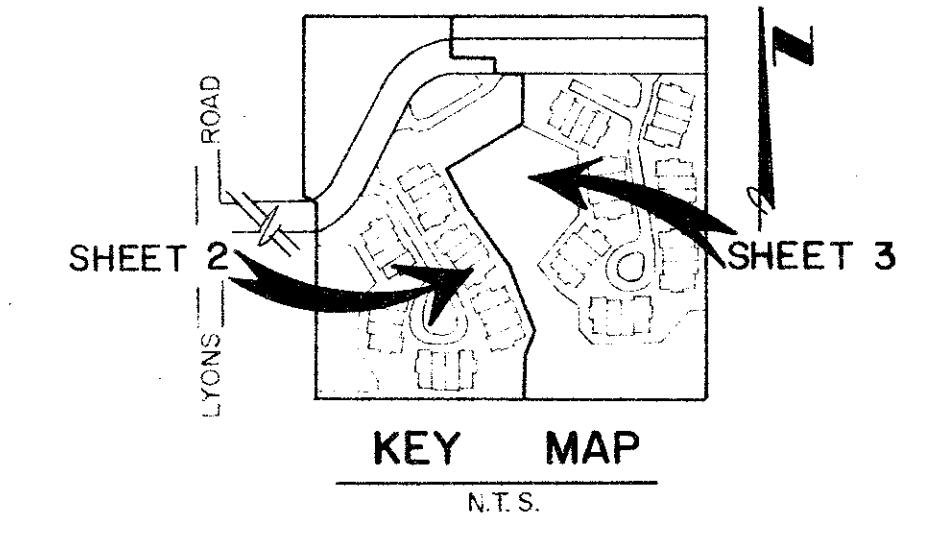
THIS INSTRUMENT WAS PREPARED BY
RON CAHILL
PROFESSIONAL LAND SURVEYORS
6043 KIMBERLY BLVD.
NORTH LAUDERDALE, FLORIDA 33068

BRENTWOOD OF BOCA · PHASE 2

A PART OF "BRENTWOOD PLACE" P.U.D.
A REPLAT OF TRACTS 104 AND 105, AND A PORTION OF TRACTS 97, 98, 99, 103 AND 106, ALL IN BLOCK 75,
THE PALM BEACH FARMS COMPANY PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
LYING IN SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

	ACRES	SQ. FOOTAGE
TRACT B	2.055	89,528
TRACT C	6.149	267,834
TRACT D	0.923	40,215
TRACT E	0.183	7,958
TRACT F	2.457	107,046
TRACT "G"	3.779	173,336
26 TYPE "A" LOTS	1.903	85,540
26 TYPE "B" LOTS	1.538	66,970
TOTAL THIS PLAT	19.240	848,433

TOTAL ACREAGE	19.240 ACRES
RECREATION AREA	2.335 ACRES
OPEN SPACE	10.25 ACRES
TOTAL DWELLING UNITS	52
DWELLING UNITS/ACRE	2.702



5-22
84
47
10-24-84
OCT 20 1984
69.70+71
Sonia A. Aguayo

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRENTWOOD PLACE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF LANDS SHOWN HEREON, BEING TRACTS 104, 105 AND A PORTION OF TRACTS 97, 98, 99, 100, 103 AND 106, BLOCK 75, THE PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LANDS LYING IN SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BRENTWOOD OF BOCA · PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BRENTWOOD OF BOCA · PHASE 1 AS RECORDED IN PLAT BOOK 47, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EAST ALONG A LINE 433.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 97, 98, 99 AND 100, A DISTANCE OF 967.76 FEET; THENCE SOUTH ALONG A LINE 124.82 FEET EAST OF AND PARALLEL WITH THE WEST LINE SAID TRACTS 97 AND 106, A DISTANCE OF 887.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 106; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACTS 106, 105, 104 AND 103 A DISTANCE OF 324.73 FEET TO THE SOUTHWEST CORNER OF SAID BRENTWOOD OF BOCA · PHASE 1; THENCE NORTH A DISTANCE OF 453.67 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HADSE RADIUS POINT BEARS N 06° 08' 30" E. FROM THE LAST DESCRIBED POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 820.00 FEET, AN ARC DISTANCE OF 43.42 FEET; THENCE NORTH ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 417.54 FEET TO THE POINT OF BEGINNING, THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID BRENTWOOD OF BOCA · PHASE 1, AND CONTAINING 19.240 ACRES MORE OR LESS.

- HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:
- THE LIFT STATION AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES FOR LIFT STATION AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS;
 - WATER MANAGEMENT TRACTS AS SHOWN AS TRACT "G" IS HEREBY DEDICATED TO BRENTWOOD COMMUNITY INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE EASEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY;
 - TRACTS "F" AND "C" AS SHOWN ARE HEREBY DEDICATED TO BRENTWOOD COMMUNITY INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY;
 - PARKING/ACCESS TRACTS AS SHOWN AS TRACTS "D" AND "E" ARE HEREBY DEDICATED IN PERPETUITY FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE;
 - THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES;
 - THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE LINES AND DRAINAGE STRUCTURES;
 - THE LAKE MAINTENANCE & UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND LAKES;
 - THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS;
 - RIGHTS OF WAY TRACTS AS SHOWN AT TRACT "H" IS HEREBY DEDICATED TO BRENTWOOD COMMUNITY INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY;
 - THE 25' BUFFER EASEMENT IS HEREBY DEDICATED TO BRENTWOOD COMMUNITY INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY

IN WITNESS WHEREOF, I BARBARA H. CLARK, VICE PRESIDENT OF TRANSAR-BOCA, INC., A FLORIDA CORPORATION, WHICH IS THE CORPORATE GENERAL PARTNER OF BRENTWOOD PLACE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY SET MY HAND AND SEAL THIS 16th DAY OF August, AD, 1984

WITNESS: Quintus J. Foxworth TRANSAR-BOCA MANAGING GENERAL PARTNER
WITNESS: Barbara H. Clark BARBARA H. CLARK VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA, ss BEFORE ME PERSONALLY APPEARED BARBARA H. CLARK, TO ME WELL KNOWN, COUNTY OF BROWARD, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TRANS-BOCA, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT ON BEHALF OF AND WITH THE APPROVAL AND DIRECTION OF THE CORPORATION. WITNESS MY HAND AND SEAL THIS 16th DAY OF August, 1984

MY COMMISSION EXPIRES: 2/1/88
Quintus J. Foxworth NOTARY PUBLIC STATE OF FLORIDA

MORTGAGEES CONSENT

STATE OF FLORIDA } ss THE UNDERSIGNED HEREBY CERTIFIES
COUNTY OF PALM BEACH } 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 LAND DESCRIBED IN SAID DEDICATION
BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED
IN OFFICIAL RECORD BOOK 4110, AT PAGE 319 AND OFFICIAL RECORD BOOK 4003,
AT PAGE 1433 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND THEY HERETO SET THEIR HAND AND SEAL THIS 2nd DAY OF August, AD, 1984

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION A FEDERAL ASSOCIATION
BY: William F. Painter WILLIAM F. PAINTER VICE PRESIDENT
ATTEST: Ruth W. Broderick RUTH W. BRODERICK ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss BEFORE ME, PERSONALLY APPEARED
COUNTY OF PALM BEACH } WILLIAM F. PAINTER AND RUTH W. BRODERICK, TO ME WELL
KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FORE-
GOING INSTRUMENT AS VICE PRESIDENT, AND ASSISTANT SECRETARY RESPECTIVELY, OF CORAL
GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL ASSOCIATION, AND ACKNOWLEDGED
TO AND BEFORE ME THAT THEY EXECUTED SUCH AN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT
SECRETARY RESPECTIVELY, OF SAID FEDERAL ASSOCIATION, ON BEHALF OF AND WITH THE APPROVAL
AND DIRECTION OF SAID ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE, ACT AND
DEED OF SAID FEDERAL ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF August, AD, 1984

R. Scott Bertlett NOTARY PUBLIC
MY COMMISSION EXPIRES 9/21/87

CERTIFICATE OF APPROVAL - PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Oct., A.D. 1984

BY: Ken Spillias CHAIRMAN
ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS
BY: Kenneth D. Compton DEPUTY CLERK

CERTIFICATE OF APPROVAL - COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Oct., A.D. 1984

BY: Herbert F. Kaulert COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA } ss I, Herman Dance, Pres. OF GOLD COAST TITLE COMPANY, A
COUNTY OF PALM BEACH } COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY, THAT I FIND
THE TITLE TO THE PROPERTY IS VESTED TO BRENTWOOD PLACE ASSOCIATES, THAT THE
CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY
THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE
TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
DATE: August 6, 1984

SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.A.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA (P.C.R.'s) PERMANENT CONTROL POINTS SHALL BE SET UNDER THE GUARANTEE POSTED FOR THE RECORDED IMPROVEMENTS.

DATE: JUNE 5, 1984
BY: Ronald G. Cahill RONALD G. CAHILL REGISTERED LAND SURVEYOR No. 3526 STATE OF FLORIDA

218-002

BRENTWOOD OF BOCA #2 SHEET 1 OF 3
49/69

DRAWING NUMBER 49/69

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER