

51/151

DRAWING NUMBER

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BOCA FONTANA PHASE 2B

A PART OF BRENTWOOD...P.U.D.
IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF BLOCK 74, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, Pp. 45-54
MARCH 1985
PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., FOUR POINTS CENTRE, 50 SOUTH MILITARY TRAIL, SUITE 200, WEST PALM BEACH, FLORIDA 33415. TELEPHONE: (305) 689-2111

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 10:33 AM ON 7/30/85 BY MARGARET R. HANLEY, CLERK, CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA.

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DEDICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLE GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA FONTANA PHASE 2B, LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF A PORTION OF TRACTS 108 THROUGH 117, BLOCK 74 OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PERMANENT REFERENCE MONUMENT MARKING THE NORTHWEST CORNER OF THE RECREATION TRACT AS SHOWN ON BOCA FONTANA PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 184 AND 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF THE NORTH 433.00 FEET ALSO BEING THE SOUTH LINE OF AMERICAN HOMES PLAT NO. 2, RECORDED IN PLAT BOOK 33, PAGES 83 AND 84, SAID PUBLIC RECORDS, AND THE SOUTH LINE OF AMERICAN HOMES AT BOCA RATON PLAT NO. 1, RECORDED IN PLAT BOOK 32, PAGE 117, SAID PUBLIC RECORDS; A DISTANCE OF 132.12 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-1 AS RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 00°27'12" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 87.03 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID TRACT 113; THENCE, NORTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF TRACT 113 AND ALONG THE SOUTH LINES OF SAID TRACTS 114 THROUGH 116, INCLUSIVE, A DISTANCE OF 1298.58 FEET; THENCE, NORTH 00°00'00" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF BOCA FONTANA PHASE 2A, A DISTANCE OF 233.00 FEET; THENCE, NORTH 25°51'30" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 160.11 FEET; THENCE, NORTH 00°00'00" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 85.95 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 177.51 FEET AND WHOSE RADIUS POINT BEARS NORTH 14°52'16" WEST FROM THIS POINT; THENCE WESTERLY, CONTINUING ALONG SAID WESTERLY BOUNDARY, ALONG SAID CURVE, AND THROUGH A CENTRAL ANGLE OF 14°52'16", A DISTANCE OF 46.07 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°00'00" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 80.00 FEET; THENCE, NORTH 90°00'00" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 34.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 77.51 FEET; THENCE, NORTHEASTERLY, CONTINUING ALONG SAID WESTERLY BOUNDARY, ALONG SAID CURVE AND THROUGH A CENTRAL ANGLE OF 60°00'00", A DISTANCE OF 81.17 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 30°00'00" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 140.00 FEET; THENCE, NORTH 30°00'00" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 219.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 27.966 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE RESPECTIVE PARTIES, THEIR SUCCESSORS AND ASSIGNS THE FOLLOWING:

STREETS
THE STREETS DELINEATED AS LA FONTANA BOULEVARD, COURT OF THE MYRTLES, COURT OF THE LIONS, COURT OF THE PONDS AND MAJORA PLACE, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS
THE UTILITY, DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE.

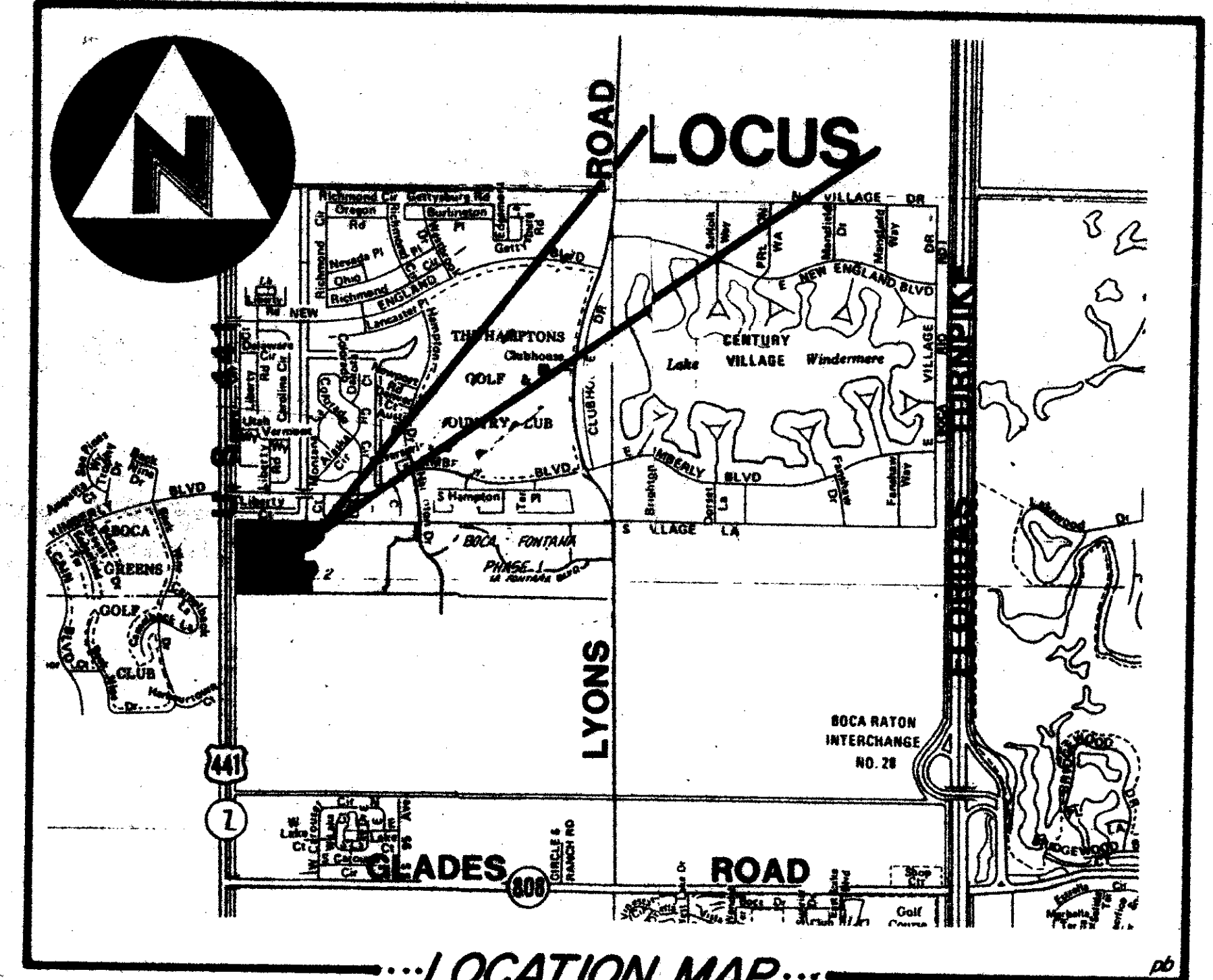
WATER MANAGEMENT TRACTS
THE WATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATED TO BOCA FONTANA HOMEOWNER'S ASSOCIATION, INC., FOR WATER MANAGEMENT AND A DRAINAGE EASEMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS AND TRACTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOCA FONTANA HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA FONTANA HOMEOWNER'S 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 BOCA FONTANA, PHASE 2B, WHICH ARE ASSOCIATED WITH PUBLIC ROADS.

IN WITNESS WHEREOF, THE ENGLE GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF May, 1985, A.D.

ATTEST:
Patricia Jones
PATRICIA JONES, SECRETARY
BY: Alec Engelstein
ALEX ENGELSTEIN, PRESIDENT



ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ALEC ENGELSTEIN AND PATRICIA JONES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED INAND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ENGLE GROUP, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH 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 2nd DAY OF May, 1985, A.D.
MY COMMISSION EXPIRES: Dec 9, 1988
W. R. Van Campen
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JOEL P. KOEPEL, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY IS VESTED IN THE ENGLE GROUP, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 5/2/85
Joel P. Koepfel
JOEL P. KOEPEL, ESQUIRE

MORTGAGEE'S CONSENT
STATE OF NEW YORK)
COUNTY OF NEW YORK)

THE CHASE MANHATTAN BANK N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4348, PAGES 790 AND 813, 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 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 7th DAY OF May, 1985, A.D.

ATTEST:
William C. McCallister
THE CHASE MANHATTAN BANK N.A.

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED William C. McCallister AND Matthew E. Sullivan, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Vice President OF THE CHASE MANHATTAN BANK N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF May, 1985, A.D.
MY COMMISSION EXPIRES: March 30, 1987
Ralph Arnold Thompson
NOTARY PUBLIC,
STATE OF FLORIDA

APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF July, 1985 A.D.

BY: Kenneth M. Adams
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF July, 1985 A.D.
BY: Herbert P. Kabler
HERBERT P. KABLER, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Richard D. Chappell
DEPUTY CLERK

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) 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/MAY/1985
William R. Van Campen
WM. R. VAN CAMPEN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2424

- NOTES:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - THERE SHALL BE NO STRUCTURES, TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - BEARING DATUM IS BASED ON THE PLAT OF BOCA FONTANA - PHASE 1, P.B. 48, Pp. 57-59
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS, AND LINES THAT ARE DRAWN AS RADIAL LINES ARE RADIAL LINES UNLESS NOTED OTHERWISE.
- - INDICATES PERMANENT REFERENCE MONUMENT.
⊙ - INDICATES PERMANENT CONTROL POINT.
10' U.E. - INDICATES UTILITY EASEMENT.
12' D.E. - INDICATES DRAINAGE EASEMENT.
5' L.A.E. - INDICATES LIMITED ACCESS EASEMENT.
6' D.E. - INDICATES DRAINAGE EASEMENT.

AREA SUMMARY

WATER MANAGEMENT TRACT (LAKE)	2.055 ACRES
ROAD RIGHT OF WAY	4.960 ACRES
LOTS	20.951 ACRES
TOTAL	27.966 ACRES
LOTS	92
DENSITY	2:165 UNITS PER ACRE
	3.2

Seals and stamps of various officials including the Clerk of the Circuit Court, County Commissioners, County Engineer, and Surveyor. Includes a large handwritten number 0218-005 and 51/151.

BENCH MARK land surveying and mapping, inc. BOCA FONTANA PHASE 2B
Scale: 1" = 50' Date: 5/2/85
Plate: 51/151