

PART OF A P.U.D.

BOCA HERMOSA GARDENS

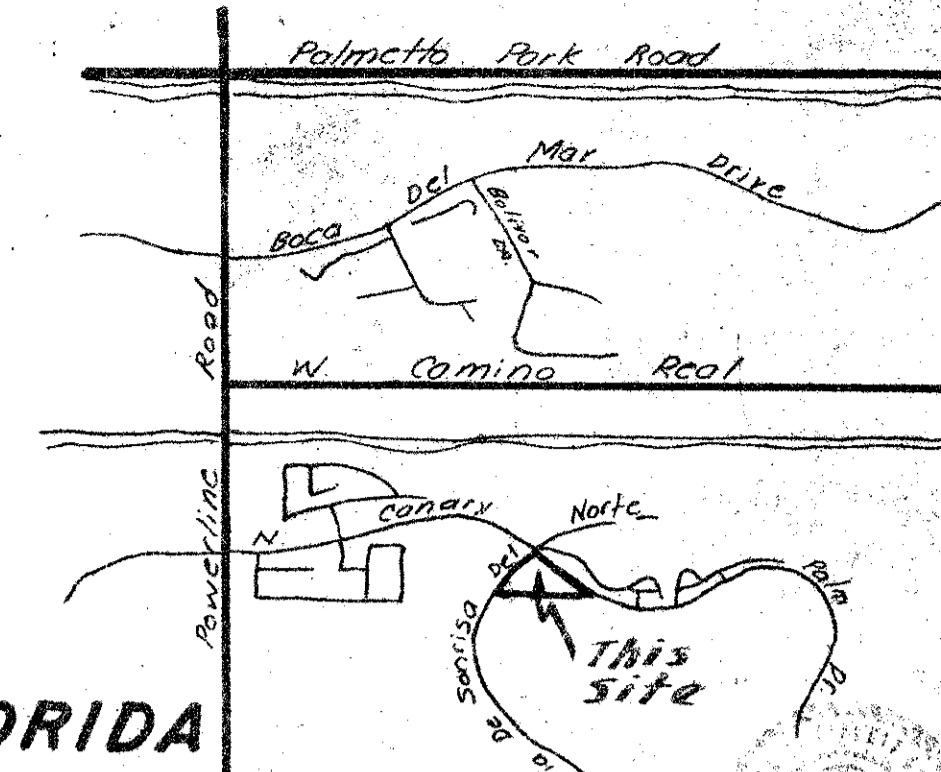
A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY. BEING A REPLAT OF TRACT 76C OF BOCA DEL MAR N° 7, A PLAT OF WHICH IS ON FILE IN PLAT BOOK 30 PAGES 210 THRU 217 OF PALM BEACH COUNTY PUBLIC RECORDS.

WALTER A. CORNELL INC. CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY, 1986

SHEET 1 OF 2



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COUNTY OF PALM BEACH STATE OF FLORIDA... 10, 31, 86... JANUARY... 1986...

DEDICATION

Know all men by these presents that Lumax Development Corporation, a Florida Corporation, Owner of the land shown hereon in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as Boca Hermosa Gardens, being more particularly described as follows: A parcel of land lying in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being Tract 76-C, Boca Del Mar No 7, according to the Public Records, is recorded in Plat Book 30, Pages 210 thru 217, of the Public Records of Palm Beach County, Florida, and being further described as follows: Commencing at the West Corner of Section 27, thence with a bearing of S. 01° 03' 02" E., along the West line of Section 27, a distance of 1829.79 feet to a point; thence with a bearing of N. 89° 26' 55" E., a distance of 1895.29 feet to a point; thence from a large bearing of N. 28° 45' 49" E., along a curve to the left, having a radius of 784.40 feet, an arc length of 209.12 feet to a point; thence with a bearing of N. 44° 00' 00" E., a distance of 145.00 feet to a point; thence with a curve to the right, having a radius of 25.00 feet, a central angle of 39.27 degrees to a point; thence with a bearing of S. 46° 00' 00" E., a distance of 6000 feet to a point; thence with a curve to the left, having a radius of 985.70 feet, a central angle of 435.35 degrees to a point; thence with a bearing of S. 89° 26' 55" W., a distance of 671.74 feet to the Point of Beginning, containing 2091 acres more or less, and shown hereon as Boca Hermosa Gardens and have caused that same to be shown as follows:

- 1) The Association, as shown hereon, are dedicated in perpetuity, for the construction and maintenance of utilities...
2) The limited access easements are dedicated to the Board of County Commissioners of Palm Beach County...
3) Drainage Tracts "C" and "D" are hereby dedicated to Boca Hermosa Gardens Home Owners Association, Inc., a Florida Corporation, hereinafter referred to as the Association, its successors and assigns without recourse to Palm Beach County and are the perpetual maintenance obligation of said association.
4) Recreation Tract "H" is hereby dedicated to the Association, its successors and assigns without recourse to Palm Beach County and is the perpetual maintenance obligation of said association.
5) Parking Tract "G" is hereby dedicated to the Association, its successors and assigns without recourse to Palm Beach County for ingress, egress, utilities and drainage purposes and is the perpetual maintenance obligation of said association.
6) Landscape Tracts "B" and "E" are hereby dedicated to the Association, its successors and assigns without recourse to Palm Beach County and are the perpetual maintenance obligation of said association.
7) Water Management Tract "F" is hereby dedicated to the Association, its successors and assigns without recourse to Palm Beach County for drainage and drainage easement and is the perpetual maintenance obligation of said association.
8) Parcel "A", shown hereon as common area, is hereby dedicated to the Association, its successors and assigns without recourse to Palm Beach County for landscaping, driveways and courtyards and is the perpetual maintenance obligation of said association.
9) Any portion of plot containing open space, as defined in Palm Beach County Zoning Code, may not be vacated in whole or in part unless the entire plot is vacated.
10) Buffer tract hereby dedicated to the Association, its successors and assigns without recourse to Palm Beach County for buffer purposes and is the perpetual maintenance obligation of said association.

In Witness whereof, Lumax Development Corporation, a Florida Corporation, has caused these presents to be signed by its President and attested by its Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 30th day of May 1985.

ACKNOWLEDGEMENT

STATE OF FLORIDA, PALM BEACH COUNTY Before me personally appeared Luis E. Cordenas and Max Humbert, 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 Lumax Development Corporation, and severally acknowledged to me before me that they executed said 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 and with the authority of its Board of Directors, and that said instrument is the free act and deed of said corporation, witness my hand and seal of said corporation, this 30th day of May 1985.

Luis E. Cordenas, President Max Humbert, Vice-Pres. Notary Public

SEALS County Engineer Corporate Notary Public Land Surveyor Mortgage Notary Public Chairman

SURVEY'S CERTIFICATE

This is to certify that the map shown hereon is a true and correct representation of a survey made under my responsible direction and supervision, that the survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (PRMs) have been placed, that Permanent Control Points (PCPs) shall be placed as required by law and will be set under guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required insurance bond, and further that the survey data complies with the requirements of Chapter 100 Florida Statutes, as amended, and statutes of Palm Beach County.

TITLE CERTIFICATE

STATE OF FLORIDA, PALM BEACH COUNTY W. Padgett, Teasley, Niles and Shaw, duly licensed attorneys in the state of Florida, hereby certify that we have examined the title to the herein described property; that we found the property is vested in Lumax Development Corporation, a Florida corporation, that current taxes have been paid and that the property is encumbered by the Mortgage shown hereon, and that all mortgages are shown and are true and correct and there are no other encumbrances of record as of this 13th day of November 1985.

MORTGAGEE'S CONSENT

STATE OF FLORIDA, PALM BEACH COUNTY The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein and does hereby join in and consent to the dedication of the land described in said dedication by the owner hereof and agrees that its mortgage is recorded in official record book 30 at page 210-217 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 corporation has caused these presents to be signed by William F. Painter, its Vice-President and attested by Lillian Sacks, its Assistant Secretary, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 5th day of June 1985.

ACKNOWLEDGEMENT

STATE OF FLORIDA, PALM BEACH COUNTY Before me personally appeared WILLIAM F. PAINTER and LILLIAN SACKS, to me to be the individuals described in and who executed the foregoing instruments as Assistant Secretary and Vice-President of the Coral Gables Federal Saving and Loan Ass., a corporation, and severally acknowledged to me 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 seal this 5th day of JUNE 1985.

APPROVAL PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FL. This plat is hereby approved for record this 7th day of JAN 1986. BY: Kenneth M. Adams, Chairman ATTEST: JOHN B. DUNKLE, CLERK BY: Kathryn S. Miller, DEPUTY CLERK This plat is hereby approved for record this 7th day of January 1986. BY: H. F. Kahlert, County Engineer

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