

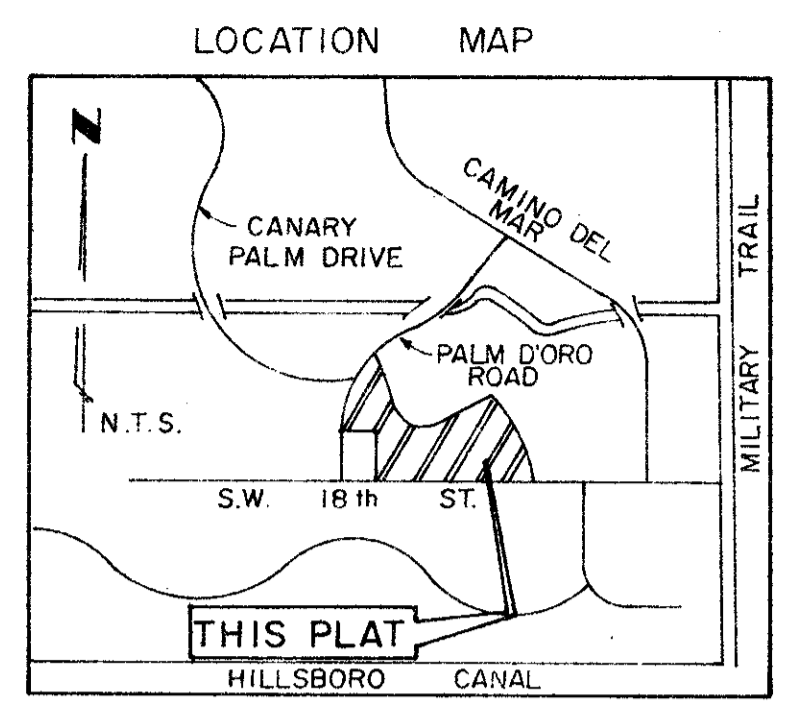
78

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ISLES OF BOCA

A REPLAT OF A PORTION OF TRACT 73 OF BOCA DEL MAR NO.7 (P.B. 30, PG. 210-217 PBCR) LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DECEMBER-1985

15.666 ACRES + OR -

P.U.D. STATISTICS
Acreage : 15.666 Acres
Units : 95
Density : 6.064 Units/Acre
Type of Unit : Condominium

APPROVAL-PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS:

This Plat is approved for record this 3 day of MAY, 1986 A.D..

Attest: John B. Dunkle, Clerk
Board of County Commissioners
By: Karen T. Marcus
Karen T. Marcus Board Chair
By: Kathryn S. Miller
Deputy Clerk

COUNTY ENGINEER:

This Plat is hereby approved for record this 13 day of MAY, 1986 A.D..

By: H.F. Kahler
H.F. Kahler, P.E.
County Engineer

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 the P.R.M.'s (Permanent Reference Monuments) have been placed as required by law 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.

By: Wilson E. Way
Wilson E. Way No. 2885
State of Florida

MORTGAGEE'S CONSENT:

STATE OF FLORIDA s.s.
COUNTY OF BROWARD

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrances upon the property described hereon and does hereby sign in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, lien or other encumbrances is recorded in Official Record Book 4261 at page 473 of the public records of Palm Beach County, Florida, and shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, CITIZENS FEDERAL SAVINGS & LOAN ASSOC., a corporation organized and existing under the laws of the United States of America, has caused these presents to be signed by its Sr. Exec Vice President and attested by its Sr. Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 8th day of January, 1986 A.D..

WITNESSES: [Signature] Sr. Exec Vice President
[Signature] Sr. Vice President
Attest: [Signature] Sr. Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF BROWARD

BEFORE ME, personally appeared Morton Trilling and Richard M. Hawkshead to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Exec Vice Pres. and Sr. Vice Pres. of CITIZENS FEDERAL SAVINGS & LOAN ASSOC., a corporation organized and existing under the laws of the United States of America, and 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 8th day of January, 1986 A.D..

My commission expires: 12-23-86
Sandra J. Amsterdam
Notary Public at Large

DEDICATION:

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS that Citizens Financial Services, Inc., a corporation of the State of Florida, owners of the lands described hereon, have caused said lands to be surveyed, subdivided, and platted in the manner shown hereon. Said plat to be known as Isles of Boca being more particularly described as follows:

A portion of Tract 73 of the Plat of Boca Del Mar No. 7, as recorded in Plat Book 30, at Pages 210 through 217, both inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 73, said point also lying on the North right-of-way line of a 120 foot right-of-way known as Southwest 18th Street; thence South 89°-32'-51" West along said North right-of-way line, a distance of 580.64 feet to the POINT OF BEGINNING of this description; thence continue South 89°-32'-51" West along the last described course, a distance of 897.36 feet; thence South 89°-36'-55" West, a distance of 213.63 feet; thence North 00°-23'-05" West, a distance of 418.00 feet; thence South 89°-36'-55" West, a distance of 260.85 feet to a point on the Easterly right-of-way line of Palm D'Oro Road, as shown on the said Plat of BOCA DEL MAR NO. 7; thence North 00°-23'-05" West, a distance of 160.00 feet to a point of curvature of a circular curve to the right; thence Northeasterly along the arc of said curve, having a radius of 505.67 feet, an arc distance of 469.42 feet to a point, said point being further described as being on the Westerly boundary of said DEERHURST LAKES PHASE ONE; thence South 33°-54'-30" East, a distance of 203.58 feet; thence South 16°-38'-00" East, a distance of 184.17 feet; thence South 45°-12'-04" East, a distance of 77.98 feet to a point of curvature of a circular curve to the left; thence Southeasterly along the arc of said curve, having a radius of 49.32 feet, an arc distance of 39.43 feet to the Point of Tangency; thence North 89°-00'-00" East, a distance of 71.45 feet to a point of curvature of a circular curve to the left; thence Easterly and Northeasterly along the arc of said curve, having a radius of 108.18 feet, an arc distance of 58.53 feet to the Point of Tangency; thence North 58°-00'-00" East, a distance of 41.49 feet to a point of curvature of a circular curve to the right; thence Northeasterly along the arc of said curve, having a radius of 249.25 feet, an arc distance of 40.09 feet to a point; thence South 03°-00'-00" West, a distance of 100.70 feet; thence South 85°-00'-00" East, a distance of 81.83 feet; thence South 45°-10'-00" East, a distance of 67.00 feet; thence North 44°-50'-00" East, a distance of 146.84 feet; the last twelve described courses being further described as being on the Westerly and Southerly boundary of said DEERHURST LAKES PHASE ONE, the last described point being further described as being on the arc of a circular curve to the left, whose radius point bears North 49°-40'-59" East from the last described point; thence Southeasterly along the arc of said curve, having a radius of 328.00 feet, an arc distance of 136.44 feet to the Point of Tangency; thence South 64°-09'-00" East, a distance of 340.47 feet to a point on the arc of a circular curve to the left whose radius point bears North 89°-17'-17" East from the last described point; thence Southeasterly along the arc of said curve, having a radius of 487.17 feet, an arc distance of 276.28 feet to a point; thence South 00°-27'-09" East, a distance of 74.36 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Palm Beach County, Florida.

UTILITY EASEMENTS

The Utility, Water and Sanitary Sewer Easements shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities, water mains and sanitary sewers, respectively.

DRAINAGE EASEMENTS

The Drainage Easements as shown hereon are hereby dedicated in perpetuity to Isles of Boca Homeowners Association, Inc., its successors and assigns for the construction, operation and maintenance of drainage facilities and is the perpetual maintenance obligation of the Isles of Boca Homeowners Association, Inc., without recourse to Palm Beach County, said county shall have the right but not the obligation to maintain said Drainage Easements. The 52' Canal right-of-way shown hereon is hereby dedicated to Boca Del Mar No.3 Homeowners Association, its successors and assigns, and will be the perpetual maintenance obligation of said Association, without recourse to Palm Beach County, said county shall have the right but not the obligation to maintain said Canal right-of-way.

DEDICATION CONTINUED

LIMITED ACCESS EASEMENT

The Limited Access Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County for the control of jurisdiction over access rights.

WATER MANAGEMENT TRACTS L1 AND L2

The Water Management Tracts shown hereon as L-1 and L-2 are hereby dedicated in perpetuity to the Isles of Boca Association, Inc., its successors and assigns for lake, water retention purposes, and drainage easement purposes and is the perpetual obligation of the Isles of Boca Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County, said county shall have the right but not the obligation to maintain said water management tracts.

LAKE MAINTENANCE EASEMENTS (15' & 20')

The Lake Maintenance Easements as shown hereon are hereby dedicated to the Isles of Boca Homeowners Association, Inc., for the maintenance of the Water Management Tracts, and is the perpetual maintenance obligation of the Isles of Boca Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County.

RECREATIONAL AREA TRACT

Recreational Area Tract R-1 is hereby reserved for recreational purposes to the Isles of Boca Homeowners Association, Inc., and its successors and assigns, licensees, grantees, and/or invites without recourse to Palm Beach County.

IN WITNESS WHEREOF Citizens Financial Services, Inc., has caused these presents to be signed by its President and attested by its Vice President and its seal to be affixed hereon by its Secretary (this 8th day of January, 1986 A.D..

WITNESSES: [Signature] Name [Signature] Title
[Signature] Name [Signature] Title
ATTEST: [Signature] Name [Signature] Title

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF BROWARD

BEFORE ME, personally appeared Morton Trilling and Burton Silver 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 CITIZENS FINANCIAL SERVICES 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 8th day of January, 1986 A.D..

My commission expires: 12-23-86
Sandra J. Amsterdam
Notary Public at Large

TITLE CERTIFICATION

STATE OF FLORIDA s.s.
COUNTY OF BROWARD

I Glenn M. Lee, a duly authorized 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 to Citizens Financial Services, Inc., that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon, and that there are no other encumbrances of record.

Dated: APRIL 16th, 1986
[Signature]

CITIZENS FINANCIAL SERVICES, INC. CORPORATE SEAL

NOTARY PUBLIC

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Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS

6300 Northeast 1st. Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

SUBDIVISION: Isles of Boca
BOOK: 53 PAGE: 78
FLOOD ZONE: A-1 FLOOD MAP: 245
GRID: 39 ZONING:
PUB. NAME: 9348 35

Isles of Boca
0205-016

CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION, CORPORATE SEAL

NOTARY PUBLIC

SURVEYORS SEAL