

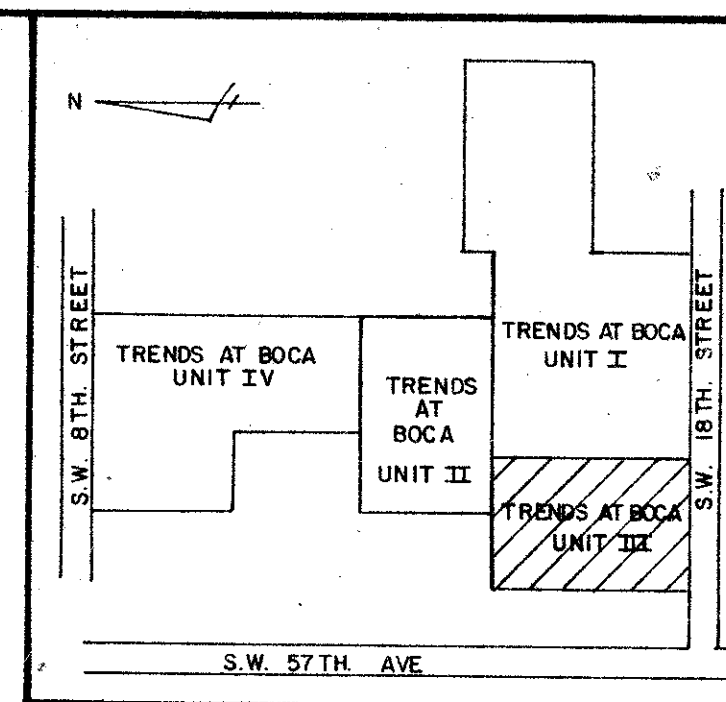
DRAWING NUMBER 54/15

# TRENDS AT BOCA RATON UNIT III

(A REPLAT OF PART OF PALM BEACH FARMS COMPANY PLAT NO. 3)  
PART OF CYPRESS POINT A P.U.D.

SITUATE IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
ON 11:39 A.M.  
THIS 24th DAY OF JULY  
AD, 1986 AND DULY RECORDED  
IN PLAT BOOK 54 ON PAGES  
15 AND 16  
JOHN B. DUNKLE, CLERK  
BY [Signature], D.C.

15

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### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES, INCORPORATED, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON AS TRENDS AT BOCA RATON UNIT III, SITUATE IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "LAKES OF BOCA BARMWOOD PLAT NO. 1", AS RECORDED IN PLAT BOOK 44, AT PAGES 179 AND 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°50'32"W, ALONG THE EAST LINE OF "SANDALFOOT COVE SECTION 9", AS RECORDED IN PLAT BOOK 38, AT PAGES 199 AND 200, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EAST LINE OF TRACT 4, BLOCK 83, OF "THE PALM BEACH FARMS CO. PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 971.79 FEET, TO THE SOUTHWEST CORNER OF TRACT 89, BLOCK 80, OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE N89°40'07"E, ALONG THE SOUTH LINE OF SAID TRACT 89, A DISTANCE OF 330.23 FEET, TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 89; THENCE N00°20'40"W, ALONG SAID EAST LINE, A DISTANCE OF 36.75 FEET; THENCE N82°08'34"E, ON A RADIAL LINE, A DISTANCE OF 217.16 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 7°00'54", A DISTANCE OF 84.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S00°50'32"E, A DISTANCE OF 51.12 FEET; THENCE N89°40'07"E, A DISTANCE OF 15.61 FEET, TO THE NORTHWEST CORNER OF TRACT A, OF "TRENDS AT BOCA RATON UNIT I", AS RECORDED IN PLAT BOOK 51, AT PAGES 131 THROUGH 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°50'32"E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 917.24 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT A, SAID CORNER BEING ON THE NORTH LINE OF THE AFORESAID "LAKES OF BOCA BARMWOOD PLAT NO. 1"; THENCE S89°12'28"W, ALONG SAID NORTH LINE, A DISTANCE OF 565.61 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12.827 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE STREETS DEDICATED HEREON (SEE DEDICATION NO. 1)
- TRACT A, THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C, D AND E, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER ZONES AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER ZONE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF JUNE, 1986.

ATTEST: [Signature] HARRY T. SLEEK, VICE PRESIDENT  
BY: [Signature] ELLIOTT M. WIENER, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ELLIOTT M. WIENER AND HARRY T. SLEEK, 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 LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 24th DAY OF June, 1986.  
MY COMMISSION EXPIRES: 4-30-90 [Signature] NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) STATE OF SOUTH CAROLINA )  
COUNTY OF HOLMES ) COUNTY OF Summerville )

BILLIE F. COOK, LUCILLE D. COOK AND C.M. COOK, JR. AND GLADYS M. COOK, HEREBY CERTIFIES THAT THEY ARE A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT THE MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3535 AT PAGE 615 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 17th DAY OF June, 1986.

WITNESS: [Signature] AS TO BOTH BILLIE F. COOK  
WITNESS: [Signature] AS TO BOTH LUCILLE D. COOK

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF HOLMES )

BEFORE ME PERSONALLY APPEARED BILLIE F. COOK AND LUCILLE D. COOK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 1986.  
MY COMMISSION EXPIRES: 5-1-88 [Signature] NOTARY PUBLIC

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 12 DAY OF June, 1986.

WITNESS: [Signature] AS TO BOTH C.M. COOK, JR.  
WITNESS: [Signature] AS TO BOTH GLADYS M. COOK

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF Summerville )

BEFORE ME PERSONALLY APPEARED C.M. COOK, JR. AND GLADYS M. COOK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF June, 1986.  
MY COMMISSION EXPIRES: 3-19-91 [Signature] NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

GEORGE H. SPARLING JR., TRUSTEE, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3969 AT PAGE 1897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 25th DAY OF June, 1986.

WITNESS: [Signature] BY: [Signature] GEORGE H. SPARLING JR., TRUSTEE

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GEORGE H. SPARLING JR., TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF June, 1986.  
MY COMMISSION EXPIRES: 5/13/90 [Signature] NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF DADE )

BARCINO INVESTMENTS, N.V., HEREBY CERTIFIES THAT IT IS A HOLDER OF TWO MORTGAGES UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 4474 AT PAGE 0003 AND OFFICIAL RECORD BOOK 4577 AT PAGE 1830 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I, GENARO GARCIA, ATTORNEY IN FACT FOR BARCINO INVESTMENTS, N.V., DO HERETO SET MY HAND AND OFFICIAL SEAL THIS DAY OF 26 June, 1986.

WITNESS: [Signature] BY: [Signature] GENARO GARCIA, ATTY IN FACT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED GENARO GARCIA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR BARCINO INVESTMENTS, N.V., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH ATTORNEY IN FACT FOR SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 26th DAY OF June, 1986.  
MY COMMISSION EXPIRES: 4-30-1990 [Signature] NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, RICHARD B. MACFARLAND, A DULY LICENSED 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 LEVITT HOMES, INCORPORATED; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: June 6, 1986 [Signature] RICHARD B. MACFARLAND, ESQUIRE

SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

SUBDIVISION Trends at Boca Raton Unit III  
BOOK 54 PAGE 15  
FLOOD ZONE A-1 FLOOD MAP #2400  
QUAD # 54 ZONING  
SE ZIP CODE  
PUD NAME

### SURVEYOR'S 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; THAT SAID SURVEY COMPLIES WITH CHAPTER 21H-8 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 20th DAY OF June, 1986. [Signature] WESLEY B. HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF July, 1986.

BY: [Signature] KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: [Signature] DEPUTY CLERK BOARD OF COUNTY COMMISSIONERS

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF July, 1986.

BY: [Signature] HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE EQUAL TO THE BEARING DATUM OF TRENDS AT BOCA RATON UNIT I, AS RECORDED IN PLAT BOOK 51 AT PAGE 131 OF THE PUBLIC RECORDS.  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS:
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
  - ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
  - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET.
- THIS INSTRUMENT WAS PREPARED BY JOHN J. RICE IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABULAR DATA  
AREA PLATTED = 12.827 ACRES  
BUILDING COVERAGE = 2.506 AC.  
WATER BODIES = 0.320 AC.  
UNITS = 65  
STREETS & UNCOVERED PARKING = 2.548 AC.  
GROSS DENSITY = 5.07 DU/AC  
TOTAL OPEN SPACE = 7.811 AC.

0266-003  
Meridian Surveying and Mapping, Inc.  
2328 S. Congress Ave. West Palm Beach, FL 33406  
DRAWN BY: J.J.R. DATE: FEB. 1986  
CHECKED BY: J.J.R. SCALE  
DRAWING NO. 86-014PL3  
TRENDS AT BOCA RATON UNIT III  
PART OF CYPRESS POINT A P.U.D.