

55/92

A REPLAT OF TRACT 84, BLOCK 80, PALM BEACH FARMS CO. PLAT NO. 3 · PB.2, PGS. 45-54 P.B.C.

# BOCA PINES P.U.D.

LYING IN PART OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 ..... MARCH 1986

PREPARED BY:

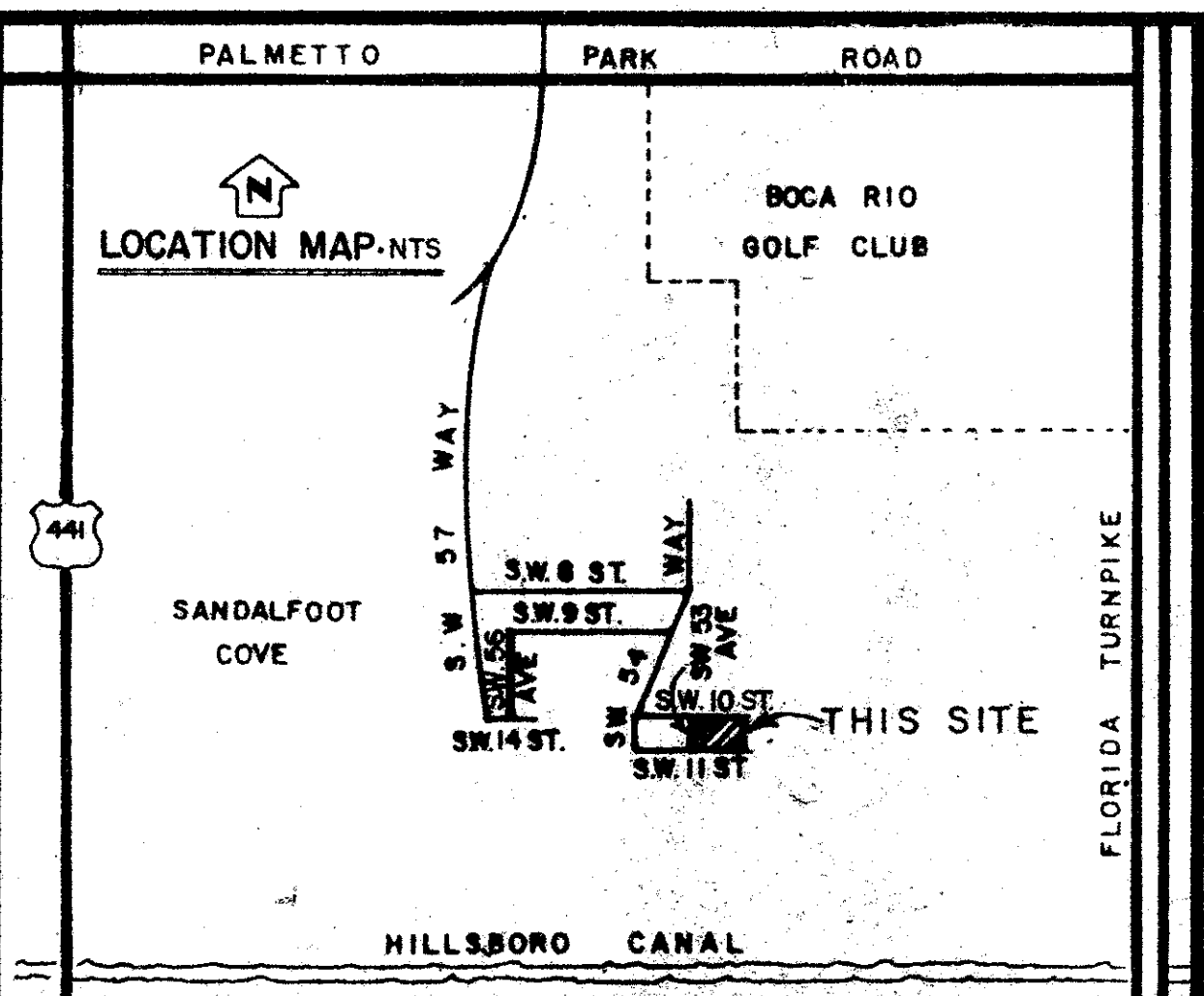
**MICHAEL G. PURMORT & ASSOCIATES, INC.**

LAND SURVEYORS · PLANNERS  
1287 EAST NEWPORT CENTER DRIVE, SUITE 211  
DEERFIELD BEACH, FLORIDA, 33442

92

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 2:22 P.M. this 22<sup>nd</sup> day  
of ~~October~~ 1986, and duly  
recorded in Plat Book No. 25  
on Page 92 & 93  
JOHN B. DUNKLE  
Clerk Circuit Court  
By *Barbara O'Neil*

29/47/42  
SUBDIVISION Boca Pines  
BOOK 55 PAGE 92  
FLOOD MAP AD-1 FLOOD MAP 2 F08  
PLAT NO. 54 ZONING  
210 CODE 33437



MORTGAGEE'S CONSENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS MADE HEREON BY THE OWNERS THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN O.R. BOOK 4588, PAGE 1595 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S *Ex Vice President* AND ATTESTED TO BY IT'S *Asst. Vice Pres.* AND THE COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA, THIS 1<sup>st</sup> DAY OF October, A.D., 1986.

COMMONWEALTH SAVINGS AND LOAN ASSOCIATION  
BY: *Thomas M. Weidenfeld* ATTEST: *Karen T. Marcus*

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED *Thomas M. Weidenfeld* AND *Karen T. Marcus* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Ex Vice President* AND *Asst. Vice President* OF COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF COMMONWEALTH SAVINGS AND LOAN ASSOCIATION OF FLORIDA.

WITNESS BY HAND AND OFFICIAL SEAL THIS 1<sup>st</sup> DAY OF October, A.D., 1986  
BY: *Fera D. Davis* MY COMMISSION EXPIRES: \_\_\_\_\_  
*NOTARY PUBLIC*

TITLE CERTIFICATION  
I, PHILLIP G. BRAUN, 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 THAT THE TITLE TO SAID PROPERTY IS VESTED TO BOCA HEIGHTS, INC.; THAT THE CURRENT TAXES ON SAID PROPERTY HAVE BEEN PAID; THAT SAID PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES.

BY: *Phillip G. Braun*  
PHILLIP G. BRAUN  
ATTORNEY  
DATED: 7<sup>th</sup> DAY OF October, A.D. 1986.

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 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; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
*Michael G. Purmort*  
MICHAEL G. PURMORT  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 2720  
DATED: 31<sup>st</sup> DAY OF October, A.D., 1985.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA HEIGHTS, INC., AS OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 84, Block 80, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida.

Said lands situate, lying and being in Palm Beach County, Florida.

Subject to all easements, reservations and rights-of-way of record.

Containing 10.0 Acres, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) PARCEL "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOCA PINES HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY FOR CONSERVATION AREA, PASSIVE RECREATION AND OTHER LAWFULL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 2.) PARCEL "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOCA PINES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES.
- 3.) PARCEL "C" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOCA PINES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AS UTILITY AND DRAINAGE EASEMENTS AND FOR INGRESS AND EGRESS PURPOSES FOR THE MAINTENANCE THEREOF IN PERPETUITY.
- 4.) UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 5.) THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOCA PINES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY FOR DRAINAGE AND LANDSCAPING PURPOSES, AND ARE HEREBY RESTRICTED TO THESE USES ONLY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

E. BEN-AZIZ, PRESIDENT  
HAIM POLANI, VICE PRESIDENT  
WITNESS (AS TO BOTH) WITNESS (AS TO BOTH)

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED E. BEN-AZIZ AND HAIM POLANI, 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, RESPECTIVELY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT BY DUE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID INDIVIDUALS.

WITNESS BY HAND AND OFFICIAL SEAL THIS 7<sup>th</sup> DAY OF October, A.D. 1986.

*Phillip G. Braun*  
NOTARY PUBLIC  
My Commission Expires Nov. 11, 1986.  
My Comm. No. 10789  
Notary Public, State of Florida of License  
Renewed thru Notary Public Underwriting.

MY COMMISSION EXPIRES: \_\_\_\_\_

### PROJECT DATA

ROADWAYS	1.67 ACRES	17%
RESIDENTIAL (40 SINGLE FAMILY UNITS)	4.35 ACRES	43%
OPEN SPACE (PARK) PARCEL "A"	0.95 ACRES	10%
OPEN SPACE (BUFFER)	1.04 ACRES	10%
TOTAL OPEN SPACE	1.99 ACRES	20%
TOTAL AREA OF PLAT	10.00 ACRES	100%

### NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
  - DENOTES PERMANENT CONTROL POINT (P.C.P.)
  - U.E. DENOTES UTILITY EASEMENT
  - D.E. DENOTES DRAINAGE EASEMENT
  - L.A.E. DENOTES LIMITED ACCESS EASEMENT
- ALL BEARINGS SHOWN HEREON ARE BASED ON BEARINGS AS SHOWN ON THE PLATS OF: "SANDALFOOT COVE SECTIONS SEVEN AND EIGHT" AS RECORDED IN PLAT BOOK 30, PAGES 225-228 AND "SANDALFOOT ESTATES EAST" AS RECORDED IN PLAT BOOK 41, PAGE 156 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR OTHER KINDS OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, THE DRAINAGE EASEMENTS TAKE PRECEDENCE.

### APPROVAL:

PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Dec, A.D., 1986.

*Karen T. Marcus*  
KAREN T. MARCUS, CHAIR

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Dec, A.D., 1986.

*Herbert Kahler*  
HERBERT KAHLERT, P.E.  
COUNTY ENGINEER

### ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

*Kathryn S. Miller*  
KATHRYN S. MILLER  
DEPUTY CLERK

0437-001

BOCA PINES P.U.D. 55/92