

STRATFORD COURT

A PART OF BOCA POINTE PLAT NO. 4, P.U.D.

A REPLAT OF TRACT D, BOCA POINTE NO. 4, PART OF A P.U.D. RECORDED IN PLAT BOOK 43, PAGES 194, 195 & 196, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

0211-034

44

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:52 AM
the 16 day of July
1990, and duly recorded in Plat Book No.
66 on pages 44-45
JOHN B. DUNKLE, Clerk
John B. Dunkle

THIS INSTRUMENT PREPARED BY
ISHMAEL S. MOHAMED, P.L.S.
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
2200 PARK CENTRAL BLVD. N., SUITE 100,
POMPANO BEACH, FLORIDA, 33064
(305) 974-2200 FAX (305) 973-2686
DATED: APRIL, 1990 DRAWN BY: C.C.L.



SHEET 1 OF 2

DEDICATION AND RESERVATION:

Know all men by these presents that Airline Foods, Inc., a Delaware corporation, owners of the land shown hereon as STRATFORD COURT, A PART OF BOCA POINTE PLAT NO. 4, P.U.D., being a replat of Tract D, Boca Pointe No. 4, Part of a P.U.D., recorded in Plat Book 43, Pages 194, 195 & 196, Public Records, Palm Beach County, Florida and lying Section 34, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

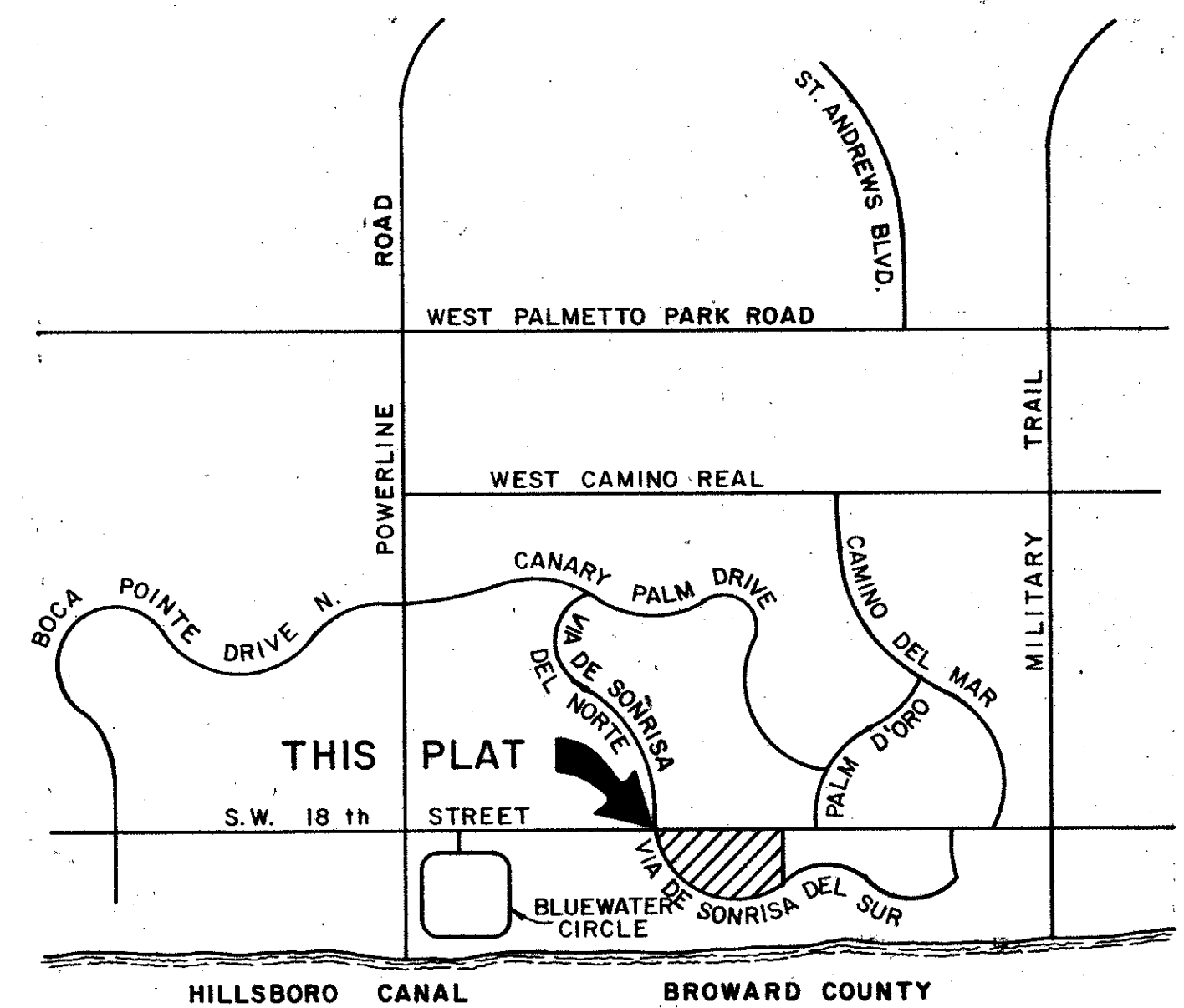
Begin at the Northeast corner of said Tract D; thence South 01°55'34" East for 667.75 feet to a point on the next described curve, said point bears South 20°38'27" East from the radius point; thence Southwesterly and Northwesterly along a circular curve to the right, having a radius of 1869.88 feet, a central angle of 34°11'02" for an arc distance of 1115.61 feet to a Point of Compound Curvature; thence Northwesterly along a circular curve to the right, having a radius of 374.18 feet, a central angle of 76°04'20" for an arc distance of 496.80 feet to a Point of Tangency; thence North 00°23'05" West for 340.00 feet; thence North 44°36'55" East for 35.36 feet; thence North 89°36'55" East for 1338.61 feet to the Point of Beginning; the last six described courses being coincident with the boundary of said Tract D.

Said lands containing 22.971 acres more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1) The Utility Easement (U.E.) as shown herein are hereby dedicated in perpetuity for the construction and maintenance of utilities and cable television systems.
- 2) The Limited Access Easements (L.A.E.) as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- 3) The Buffer Zone Easements as shown hereon are hereby reserved to and shall be the perpetual maintenance obligation of Airline Foods, Inc., its successors and/or assigns, for buffer zone purposes without recourse to Palm Beach County.
- 4) Tract Z - Access Tract - as shown hereon is hereby reserved to and shall be the perpetual maintenance obligation of Airline Foods, Inc., its successors and/or its assigns for ingress, egress, utility, drainage and other proper purposes without recourse to Palm Beach County.
- 5) The Drainage Easements as shown hereon are hereby reserved to Airline Foods, Inc., for the installation and maintenance of drainage. Palm Beach County shall have the right but not the obligation to maintain those portions of the drainage system which serve to drain county roads.

6) Parcels A and B as shown hereon are hereby reserved to Airline Foods, Inc. for building purposes.



LOCATION SKETCH
N.T.S.

APPROVALS:

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 10th day of JULY, 1990.
By: *Carol Elmquist* Attest: John B. Dunkle, Clerk
Carol J. Elmquist, Chairman Board of County Commissioners
By: *Jella Rawat*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 10th day of JULY, 1990.
By: *H. Kahlert*
Herbert F. Kahlert, P.E., County Engineer

TITLE CERTIFICATION:

We, Commonwealth Land Title Ins. Co., a title insurance company duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Airline Foods, Inc.; that the current taxes have been paid; that the property is not encumbered by any mortgages or other encumbrances of record.

Commonwealth Land Title Ins. Co.
Date: May 30, 1990 By: *Robert B. Bratzel, Sr.*
ROBERT B. BRATZEL, SR.
ASSISTANT VICE PRESIDENT

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 21HH-6 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 30th day of March, 1990.
Ishmael S. Mohamed
Professional Land Surveyor
Florida Certificate No. 2464

In witness whereof, Airline Foods, Inc., a Delaware Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 25th day of May, 1990.
Attest: *Christopher G. Townsend* By: *Robert B. Morris*
Christopher G. Townsend, Assistant Secretary Robert B. Morris, Vice President

ACKNOWLEDGEMENT:

State of Maryland } Before me personally appeared Robert B. Morris
County of Montgomery } and Christopher G. Townsend to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of Airline Foods, Inc., a Florida corporation, 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 25th day of May, 1990.
My commission expires: 7/1/90
Robert B. Bratzel, Sr.
Notary Public State of Maryland

SUBDIVISION * Stratford Court
 BOOK 66 PAGE 44
 FLOOD ZONE A0 FLOOD MAP # 240B
 QUAD * 39 ZONING RS
 S.E. ZIP CODE 33433
 PUD NAME Boca Pointe #11-1142
 TAZ 682

0211-034
Pet. 73-85
06/44

AIRLINE FOODS, INC.	NOTARY	COUNTY ENGINEER	COUNTY COMMISSIONERS	SURVEYOR
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STRATFORD COURT