

ACCEPTANCE OF RESERVATION

STATE OF FLORIDA
COUNTY OF Broward } SS

THE BOCA QUAY HOMEOWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND EASEMENTS GRANTED TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF February, 1996.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward } SS

BEFORE ME PERSONALLY APPEARED JAMES R. STEPHENS, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF BOCA QUAY HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE DEDICATION AS OFFICER OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION AND THAT THE SEAL AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF February, 1996
MY COMMISSION EXPIRES: 8-5-97

DEDICATION

STATE OF FLORIDA
COUNTY OF Broward } SS

KNOW ALL MEN BY THESE PRESENTS, THAT AVERY DEVELOPMENT COMPANY - BOCA RATON, A FLORIDA CORPORATION, THE OWNER OF LAND SHOWN HEREON AND DESCRIBED HEREIN UNDER DESCRIPTION TO BE KNOWN AS BOCA QUAY - PHASE III A REPLAT OF A PORTION OF BOCA QUAY AS RECORDED IN PLAT BOOK 68, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, FLORIDA HAS CAUSED THE LAND TO BE SURVEYED AND REPLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE FOLLOWING:

ACCESS TRACT IS HEREBY DEDICATED TO THE BOCA QUAY HOMEOWNER'S ASSOCIATION, INC., TO PROVIDE INGRESS AND EGRESS AND USE FOR PRIVATE ROADWAY PURPOSES, AND FOR DRAINAGE AND UTILITIES PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

PARCEL A IS HEREBY DEDICATED TO THE BOCA QUAY HOMEOWNER'S ASSOCIATION, INC., FOR LANDSCAPING AND OPEN SPACE USE, AND FOR SIGNAGE, BUFFERS, PERIMETER WALLS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

AND DOES HEREBY GRANT THE FOLLOWING EASEMENTS:

AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, TELEPHONE AND OTHER PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION SYSTEMS, IS HEREBY GRANTED OVER, ON AND UNDER THOSE TRACTS DESIGNATED AS ACCESS TRACT, PARCEL A, "UTILITY EASEMENTS" AND DRAINAGE EASEMENTS TO THE CITY OF BOCA RATON, BOCA QUAY HOMEOWNER'S ASSOCIATION, INC., FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL AND TO SUCH OTHER PROVIDERS OF PUBLIC UTILITIES, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

AN EASEMENT FOR ACCESS IS HEREBY GRANTED TO THE CITY OF BOCA RATON OVER TRACTS DESIGNATED AS ACCESS TRACT FOR EMERGENCY SERVICES AND FOR MAINTENANCE OF ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES A PUBLIC RIGHT-OF-WAY.

CABLE TELEVISION CAN USE UTILITY EASEMENTS. THE CABLE COMPANY IS RESPONSIBLE FOR DAMAGE TO UTILITIES IN EASEMENT.

THE NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THIS 21 DAY OF February, 1996.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward } SS

BEFORE ME PERSONALLY APPEARED JAMES R. STEPHENS, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF AVERY DEVELOPMENT COMPANY - BOCA RATON, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE DEDICATION AS OFFICER OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION AND THAT THE SEAL AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF February, 1996
MY COMMISSION EXPIRES: 8-5-97

NOTARY PUBLIC

BOCA QUAY HOMEOWNER'S ASSOCIATION, INC.

NOTARY

AMERICAN BANK OF HOLLYWOOD

CITY OF BOCA RATON

SURVEYOR'S SEAL

AVERY DEVELOPMENT COMPANY-BOCA RATON

NOTARY

BOCA QUAY HOLDINGS, INC.

NOTARY

BOCA QUAY - PHASE III

A REPLAT OF A PORTION OF BOCA QUAY AS RECORDED IN PLAT BOOK 68, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LOCATED IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST CITY OF BOCA RATON - PALM BEACH COUNTY - FLORIDA

THIS INSTRUMENT PREPARED BY:

Manuel Gutierrez, P.L.S.
IN THE OFFICES OF:



SHEREMETA ASSOCIATES, INC. CONSULTING ENGINEERS

land planning • engineering • surveying
101 S.E. 6th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300

SHEET 1 OF 2

DESCRIPTION

A PORTION OF BOCA QUAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT OF BOCA QUAY, THENCE, SOUTH 25°-29'05" WEST, ALONG THE EAST LINE OF SAID PLAT AND THE WEST LINE OF THE INTRACASTAL WATERWAY, A DISTANCE OF 485.94 FEET; THENCE, NORTH 64°-30'-55" WEST, A DISTANCE OF 108.83 FEET; THENCE, SOUTH 25°-29'-05" WEST, A DISTANCE OF 103.18 FEET; THENCE, NORTH 64°-30'-55" WEST, A DISTANCE OF 86.83 FEET; THENCE, NORTH 25°-29'-05" EAST, A DISTANCE OF 37.21 FEET; THENCE, NORTH 64°-30'-55" EAST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 25°-29'-05" WEST, A DISTANCE OF 8.00 FEET; THENCE, SOUTH 64°-30'-55" EAST, A DISTANCE OF 32.00 FEET; THENCE, NORTH 25°-29'-05" EAST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 64°-30'-55" WEST, A DISTANCE OF 79.42 FEET; THENCE, NORTH 25°-29'-05" EAST, A DISTANCE OF 8.00 FEET; THENCE, SOUTH 64°-30'-55" WEST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 25°-29'-05" EAST, A DISTANCE OF 64.00 FEET; THENCE, SOUTH 64°-30'-55" EAST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 25°-29'-05" EAST, A DISTANCE OF 32.00 FEET; THENCE, SOUTH 64°-30'-55" WEST, A DISTANCE OF 4.00 FEET; THENCE, NORTH 25°-29'-05" EAST, A DISTANCE OF 114.09 FEET; THENCE, NORTH 64°-30'-55" WEST, A DISTANCE OF 2.71 FEET; THENCE, NORTH 25°-29'-05" EAST, A DISTANCE OF 16.00 FEET; THENCE, NORTH 64°-30'-55" WEST, A DISTANCE OF 4.00 FEET; THENCE, SOUTH 64°-30'-55" EAST, A DISTANCE OF 32.00 FEET; THENCE, NORTH 25°-29'-05" WEST, A DISTANCE OF 16.00 FEET; THENCE, NORTH 64°-30'-55" WEST, A DISTANCE OF 67.64 FEET; THENCE, RADIALLY NORTH 00°-29'-46" WEST, A DISTANCE OF 46.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1098.77 FEET, AND A CENTRAL ANGLE OF 00°-22'-36"; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.22 FEET; THENCE, SOUTH 87°-52'-25" EAST, A DISTANCE OF 200.25 FEET; THENCE, NORTH 89°-52'-25" EAST, A DISTANCE OF 101.27 FEET TO THE POINT OF BEGINNING THE LAST THREE (3) COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERY STREET.

SAID LANDS BEING, LYING AND SITUATE IN THE CITY OF BOCA RATON, FLORIDA, AND CONTAIN 2.30 ACRES MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Broward } SS

AMERICAN BANK OF HOLLYWOOD, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE MORTGAGEE ON THE LANDS DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER THE LANDS DESCRIBED HEREIN BY THE OWNER HEREOF AND AGREES THAT ITS MORTGAGE, AND MODIFICATIONS THERETO WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 6892, AT PAGE 565; OFFICIAL RECORDS BOOK 7150, AT PAGE 926; OFFICIAL RECORDS BOOK 7759, AT PAGE 877; OFFICIAL RECORDS BOOK 7882, AT PAGE 246; AND OFFICIAL RECORDS BOOK 8614, AT PAGE 1643, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE JUNIOR AND SUBORDINATE TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER LANDS DESCRIBED HEREIN.

IN WITNESS WHEREOF, AMERICAN BANK OF HOLLYWOOD, A FLORIDA BANKING CORPORATION, LICENSED 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF APRIL, 1996.

ATTEST: Joseph E. Thompson BY: David L. Cory
NAME (PRINTED) NAME (PRINTED)

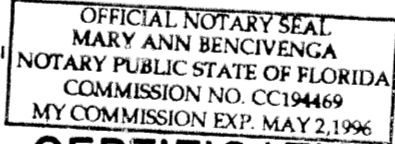
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward } SS

BEFORE ME PERSONALLY APPEARED David L. Cory and Joseph E. Thompson 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 AMERICAN BANK OF HOLLYWOOD, A FLORIDA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE (SHE) EXECUTED SUCH INSTRUMENT AS OFFICER 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 REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF April, 1996.

MY COMMISSION EXPIRES: 5/21/96

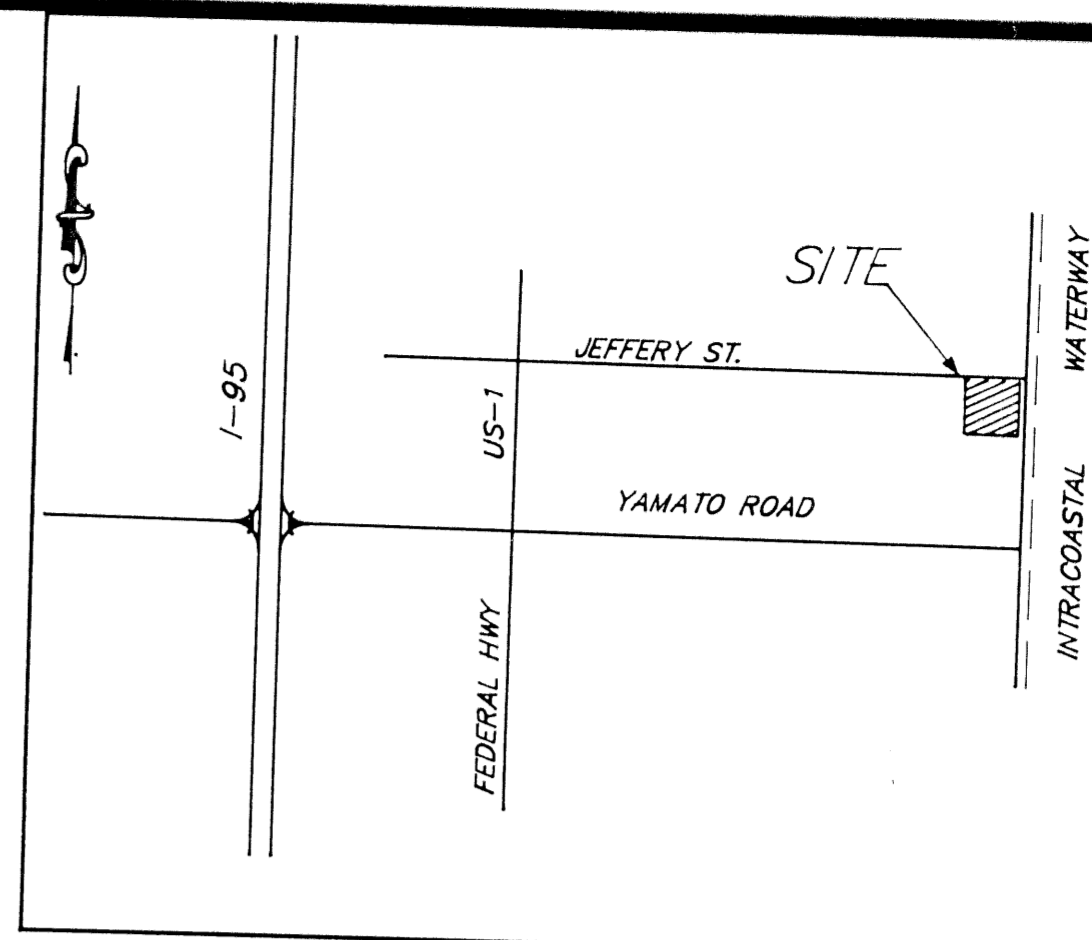


NOTARY PUBLIC Mary Ann Bencivenga

SURVEYOR'S CERTIFICATION

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (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 PLATTING ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

MANUEL A. GUTIERREZ, P.L.S.
REGISTERED SURVEYOR NO. 4102
STATE OF FLORIDA



LOCATION MAP

A PORTION OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Broward } SS

BOCA QUAY HOLDINGS, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE MORTGAGEE ON THE LANDS DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER THE LANDS DESCRIBED HEREIN BY THE OWNER HEREOF, AND AGREES THAT ITS MORTGAGE, AND MODIFICATIONS THERETO WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 6892, AT PAGE 603; OFFICIAL RECORDS BOOK 7882, AT PAGE 256; OFFICIAL RECORDS BOOK 8614, AT PAGE 1627, AS ASSIGNED BY ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 8708, AT PAGE 730, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND IN OFFICIAL RECORDS BOOK 2113, AT PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE JUNIOR AND SUBORDINATE TO THE DEDICATION OF AND GRANTING OF EASEMENTS ON, OVER AND UNDER THE LANDS DESCRIBED HEREIN.

IN WITNESS WHEREOF, BOCA QUAY HOLDINGS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF April, 1996.

ATTEST: William D. Hovitz BY: F. Melvin Burton, V.P.
NAME (PRINTED) NAME (PRINTED)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward } SS

BEFORE ME PERSONALLY APPEARED William D. Hovitz and F. Melvin Burton TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF BOCA QUAY HOLDINGS, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE (SHE) EXECUTED SUCH INSTRUMENT AS OFFICER 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 REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF April, 1996.
MY COMMISSION EXPIRES: 11/1/96

NOTES:

- 1. BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF BOCA RATON ZONING CODE EXCEPT AS MODIFIED HEREIN.
2. THERE SHALL BE NO BUILDINGS, WALLS, FENCES, ANY KIND OF PERMANENT STRUCTURE, TREES OR SHRUBS PLACED ON DRAINAGE OR UTILITY EASEMENTS WITHOUT HAVING THE WRITTEN CONSENT OF THE CITY OF BOCA RATON AND UTILITIES HAVING THE RIGHT TO OCCUPY OR USE SAME.
3. NOTICE - THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. BEARINGS ARE BASED UPON BEARING OF THE EAST LINE OF BOCA QUAY AS RECORDED IN PLAT BOOK 68, PAGE 63, BEING SOUTH 29° 29' 05" WEST.

APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION, DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 23 DAY OF April, 1996.

BY: Sandra M. McGinn DIRECTOR OF DEVELOPMENT SERVICES
BY: Ronald M. Ash, P.E. CITY CIVIL ENGINEER
BY: Candace Bridgewater CITY CLERK
BY: Carol G. Hanson MAYOR

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:40 A.M. THIS 30 DAY OF April 1996, AND DULY RECORDED IN PLAT BOOK No. 77 ON PAGE 60-61 DOROTHY H. WILKEN CLERK CIRCUIT COURT BY: Dawn M. ...



Subdivision Boca Quay
Book 77
Page 60
Flood Map
Zoning
ZIP CODE
City of Boca Raton