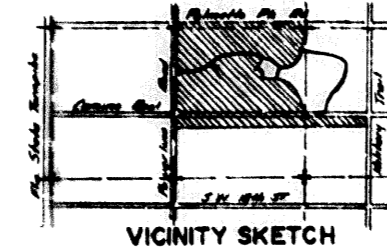


P.U.D.  
**BOCA DEL MAR NO. 3**  
A PLAT OF A PORTION OF SEC. 22, 26 & 27 TWP. 47 S. RGE 42 E.  
PALM BEACH COUNTY, FLORIDA  
JOHN A. GRANT JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

30-82



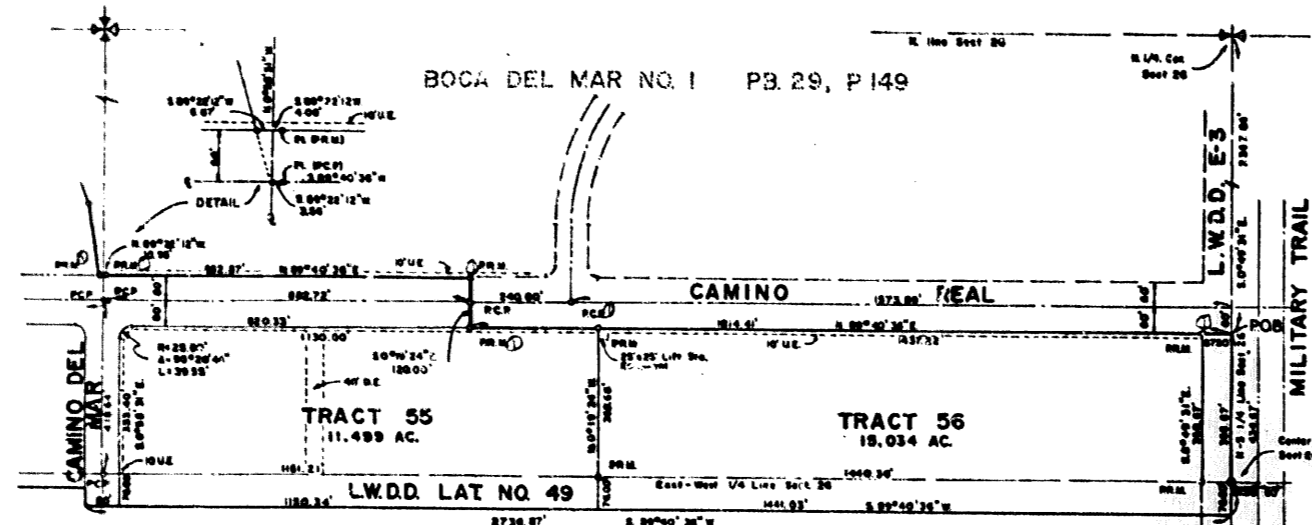
This instrument was prepared by  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3325 North Federal Highway, Boca Raton, Fla.

This Plat prepared under provisions of Zoning Resolution  
Number 3-57 adopted May 13, 1957 as amended thru  
July 2, 1970 under the regulations of Section 14-25

Note: There will be no Buildings, Poles or Structures  
placed on easements.

USUAL SCHEDULES  
Sheet No. 1 Title Sheet  
Sheet No. 2 Mortgage Certificate  
Sheet No. 3 Control Plat Sheet

MARCH 1973  
SHEET 1 of 3  
Scale 1" = 200'



Survey shown herein based on bearing  
of 0° 00' 00" N along the South  
Quarter Line of Section 26, Township 47  
South, Range 42 East, of Public  
Survey Plat No. 29, 1st of 1st  
of 2nd, 2nd of 1st of the Public Survey  
of Palm Beach County, Florida.

ACREAGE

MORTGAGE CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that FIRST BANK AND TRUST COMPANY OF  
BOCA RATON, NATIONAL ASSOCIATION, a Florida Corporation, the Owner and holder of  
a mortgage, dated March 2nd A.D. 1973 filed and recorded in O.R. Book 2149, Page 505,  
229 of the Public Records of Palm Beach County, Florida, April 20th A.D. 1973 respec-  
tively encumbering the above described property, does hereby consent to the filing of this  
plat and the dedication of easements shown hereon.

*William H. Wollers*  
WILLIAM H. WOLLERS, Senior Vice-President &  
Cashier

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF PALM BEACH } ss I, an officer duly authorized by law, to administer oaths and take acknowledgments,  
do hereby certify that on this day personally appeared before me, an officer  
duly authorized by law, to administer oaths and take acknowledgments,  
KENNETH H. BRADSHAW and WILLIAM H. WOLLERS, ind vid-  
ually to me well known and known to me and they acknowledged before me that they made  
themselves a party to said dedication for purposes shown hereon. In witness I have hereon  
set my hand and seal this 11th day of March, A.D. 1973.

*Kenneth H. Bradshaw*  
KENNETH H. BRADSHAW, Executive Vice President  
*William H. Wollers*  
WILLIAM H. WOLLERS, Senior Vice-President &  
Cashier

PLANNING COMMISSION

This plat is hereby approved for record this 11th day of March, A.D. 1973

*James C. Jones*  
JAMES C. JONES, Chairman  
*William H. Wollers*  
WILLIAM H. WOLLERS, Vice-Chairman

SURVEYORS CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss This is to certify that JOHN A. GRANT, JR., a land  
surveyor duly registered in the State of Florida, has  
surveyed the lands described and shown hereon and have set Permanent Reference  
Monuments (P. R. M.) and Permanent Control Points (P. C. P.) as required by law and that  
the survey is true and correct to the best of my knowledge and belief and further that the  
survey data complies with all the requirements of Chapter 177 Florida Statutes.

Subscribed and sworn to before me  
this 11th day of March, A.D. 1973  
John A. Grant, Jr.  
Registered Land Surveyor No. 14117  
State of Florida  
By *John A. Grant, Jr.*  
John A. Grant, Jr.  
Registered Land Surveyor No. 14117  
State of Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TEXACO - BOCA DEL MAR, INC., a Delaware Corporation, and  
LEADERSHIP HOLDING, INC., a Delaware Corporation, as General Partners doing business as BOCA DEL MAR  
ASSOCIATES, owners of the land shown hereon have caused said land to be surveyed, subdivided and platted  
shown, to be known as BOCA DEL MAR NO. 3. The thoroughness as shown are hereby dedicated to the preferential  
use of the public for proper purposes together with the use of the easements for construction and maintenance of  
utilities and drainage. All previous plats of said land are hereby voided, canceled and superseded by this plat. The  
witness whereof BOCA DEL MAR ASSOCIATES, have caused these presents to be signed by their General Manager,  
of the Partnership, and all by and with the authority of their Board of Directors this 11th day of July, A.D. 1973

*Paul Schriabel*  
PAUL SCHRIABEL - General Manager  
of the Partnership

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss This is to certify that on this day personally appeared before me, an officer  
duly authorized by law, to administer oaths and take acknowledgments, PAUL  
SCHRIABEL, General Manager of the Partnership and he acknowledged to me the foregoing instrument for the  
purpose therein expressed. In witness whereof I have hereon set my hand and seal, this 11th day of July, A.D.  
1973.

*Kathy J. Adams*  
KATHY J. ADAMS  
Notary Public, State of Florida

MORTGAGE CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that CONTINENTAL ILLINOIS REALTY, a real estate investment trust  
being business in the State of California, the Owner and holder of a mortgage dated December 28th A.D. 1972  
filed and recorded in O.R. Book 2093, Page 1273, of the Public Records of Palm Beach County, Florida, in December  
28th A.D. 1972 respectively encumbering the above described property, does hereby consent to the filing of this  
plat and the dedication of easements shown hereon.

*Robert Elieyda*  
ROBERT ELIEYDA, Agent for Continental Illinois Realty

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss I, an officer duly authorized by law, to administer oaths and take acknowledgments,  
do hereby certify that on this day personally appeared before me, an officer  
duly authorized by law, to administer oaths and take acknowledgments,  
as agent for Continental Illinois Realty to me well known and known to me and  
they acknowledged before me that they made themselves a party to said dedication for the purposes shown hereon  
In witness whereof I have hereon set my hand and seal this 11th day of July, A.D. 1973.

*Paul Schriabel*  
PAUL SCHRIABEL, President  
*Robert Elieyda*  
ROBERT ELIEYDA, Agent, Secretary

MORTGAGE CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that BOCA DEL MAR, INC., a Florida Corporation, the owner and holder of  
a mortgage, dated December 28th A.D. 1972 filed and recorded in O. R. Book 2093, Page 1273, of the Public  
Records of Palm Beach County, Florida, December 28th A.D. 1972 respectively encumbering the above described  
property, does hereby consent to the filing of this plat and the dedication of easements shown hereon.

*Paul Schriabel*  
PAUL SCHRIABEL, President  
*Robert Elieyda*  
ROBERT ELIEYDA, Agent, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss I hereby certify, that on this day personally appeared before me, an officer duly  
authorized by law, to administer oaths and take acknowledgments, PAUL  
SCHRIABEL and ROBERT ELIEYDA, individuals to me well known and known to me and they acknowledged before  
me that they made themselves a party to said dedication for purposes shown hereon. In witness I have hereon set  
my hand and seal this 11th day of July, A.D. 1973.

*Kathy J. Adams*  
KATHY J. ADAMS  
Notary Public, State of Florida

COUNTY COMMISSIONERS

This plat is hereby approved for record this 11th day of March, A.D. 1973

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
By *John B. Dunkle*  
John B. Dunkle  
Deputy Clerk  
By *H. J. Kello*  
H. J. Kello  
County Engineer

LEGAL DESCRIPTION

A Parcel of land lying in Sections 22, 26 and 27, Township 47 South, Range 42 East, Palm Beach County, Florida, said land being  
more particularly described as follows:

Commencing at the North Quarter (N 1/4) corner of Section 26; thence with a bearing of S. 0° 49' 31" E., along the North-South  
Quarter line of Section 26, a distance of 2347.54 feet to a point, said point being the Point of Beginning; thence, continue along  
the aforementioned North-South Quarter line a distance of 434.47 feet to a point; thence with a bearing of S. 89° 40' 34" W. along  
a line lying 74.00 feet South of and parallel to the East-West Quarter line of Section 26, a distance of 2738.87 feet to a point;  
thence with a bearing of N. 0° 40' 18" E. a distance of 42.34 feet to a point on a line lying 22.45 feet South of and parallel to the  
East-West Quarter line of Section 27; thence with a bearing of S. 85° 22' 13" W. along said line parallel to the East-West Quarter  
line of Section 27, a distance of 3206.49 feet to a point; thence with a bearing of S. 0° 37' 47" E. a distance of 24.53 feet to a  
point; thence with a bearing of S. 85° 22' 13" W. a distance of 128.78 feet to a point; thence with a bearing of N. 1° 27' 51" W. a  
distance of 28.00 feet to a point; thence with a bearing of S. 89° 22' 12" W. a distance of 1347.63 feet to a point on the "last right-  
of-way line of Powerline Road; thence with a bearing of N. 1° 03' 02" W. along the East right-of-way line of Powerline Road, said  
line also being 21.00 feet East of and parallel to the West line of Section 27, a distance of 1549.83 feet to a point; thence with a  
bearing of N. 0° 29' 33" W. a distance of 250.04 feet to a point; thence with a bearing of S. 84° 34' 58" E. a distance of 402.53  
feet to a point; thence with a bearing of N. 28° 14' 32" E. a distance of 272.8 feet to a point; thence with a bearing of N. 89° 05'  
07" E. a distance of 2732.02 feet to a point; thence with a bearing of S. 0° 49' 12" E. a distance of 200.00 feet to a point; thence  
with a bearing of E. 89° 05' 03" W. a distance of 40.00 feet to a point; thence with a bearing of S. 0° 54' 31" E. a distance of  
795.88 feet to a point; thence with a curve to the right having a radius of 576.20 feet, an arc length of 1412.50 feet to a point;  
thence with a bearing of N. 61° 22' 50" W. a distance of 154.20 feet to a point; thence with a curve to the left having a radius of  
2444.02 feet, an arc length of 142.44 feet to a point; thence with a bearing of S. 26° 48' 22" W. a distance of 80.00 feet to a point;  
thence with a curve to the right having a longest bearing of E. 45° 11' 38" E. a radius of 2384.02 feet, an arc length of 157.34 feet  
to a point; thence with a bearing of S. 61° 22' 50" E. a distance of 40.00 feet to a point; thence with a bearing of S. 28° 37' 10" W.  
a distance of 161.95 feet to a point; thence with a curve to the right having a radius of 125.00 feet, an arc length of 156.35 feet to  
a point; thence with a bearing of S. 61° 22' 50" E. a distance of 75.00 feet to a point; thence with a curve to the right having a  
radius of 100.00 feet, an arc length of 211.85 feet to a point; thence with a bearing of S. 60° 00' 00" W. a distance of 96.29 feet  
to a point; thence with a bearing of S. 0° 40' 30" W. a distance of 182.14 feet to a point; thence with a curve to the left having a  
radius of 187.41 feet, an arc length of 146.81 feet to a point; thence with a bearing of S. 89° 22' 38" E. a distance of 487.81 feet  
to a point; thence with a bearing of S. 82° 19' 24" E. a distance of 40.00 feet to a point; thence with a bearing of N. 27° 40' 34" E.  
a distance of 130.45 feet to a point; thence with a curve to the left having a radius of 624.70 feet, an arc length of 24.20 feet to  
a point; thence with a curve to the right having a longest bearing of E. 64° 57' 51" E. a radius of 1179.54 feet, an arc length of  
407.81 feet to a point; thence with a curve to the right having a radius of 508.18 feet, an arc length of 363.64 feet to a point;  
thence with a bearing of S. 10° 19' 24" E. a distance of 170.00 feet to a point; thence with a bearing of S. 10° 19' 24" E. a dis-  
tance of 170.00 feet to a point; thence with a bearing of N. 89° 22' 12" E. a distance of 10.15 feet to a point; thence with a bearing  
of N. 89° 05' 36" E. a distance of 882.87 feet to a point; thence with a bearing of S. 0° 19' 24" E. a distance of 120.00 feet  
to a point; thence with a bearing of N. 89° 40' 36" E. a distance of 1814.41 feet more or less to the Point of Beginning.

10201

PROJ# 0205.418