

183



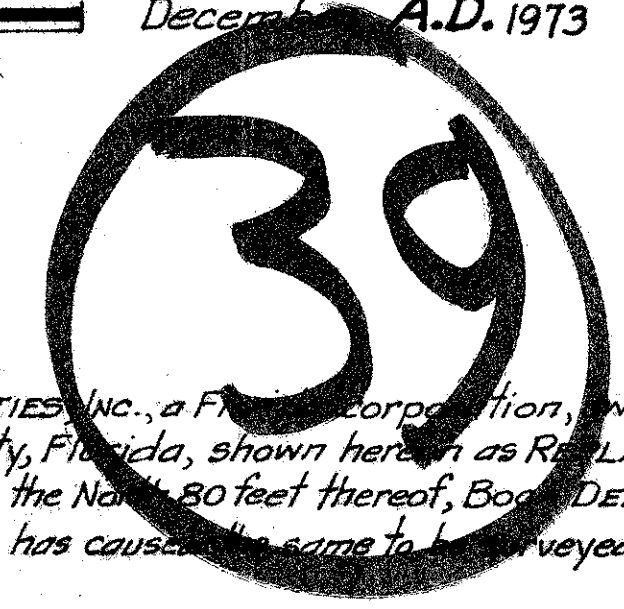
COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 21 day of MAY  
1974, and duly recorded in Plat Book No.  
30 on page 183  
 JOHN B. DUNKLE, Clerk Circuit Court  
*Rita Conroy* D.C.

# REPLAT OF TRACT 42 BOCA DEL MAR No. 3

IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA.

WINNINGHAM & LIVELY, INC. Surveyors - Engineers FT. LAUDERDALE, FLORIDA.

Scale, 1"=100' December 1, A.D. 1973



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that SAIL PROPERTIES, Inc., a Florida Corporation, owner of land shown hereon, being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as REPLAT OF TRACT 42 BOCA DEL MAR No. 3 being more particularly described as follows: TRACT 42, less the North 80 feet thereof, BOCA DEL MAR No. 3 recorded in Plat Book 30 on Pages 82, 83, 84, Public Records of Palm Beach County, Florida, has caused these presents to be surveyed and platted as shown hereon and do hereby dedicate as follows:  
 That tract for private road purposes as shown is hereby dedicated to the SAIL PROPERTIES, INC. CONDOMINIUM ASSOCIATION and is the perpetual maintenance obligation of said association.  
 The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.  
 The areas indicated as limited access strips, as shown, are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.  
 In witness whereof the said Corporation has caused these presents to be signed by IRVIN TALESNICK, its President, and ALLAN ORLOVE, its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 22 day of FEBRUARY, A.D. 1974.

Attest: *Allan Orlove*, Secretary By: *Irvin Talesnick*, President  
 Witness: *Robert B. Tanner* Witness: *Robert B. Tanner*  
 Witness: *Donald A. Reed* Witness: *Donald A. Reed*

### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
 COUNTY OF BROWARD } SS  
 Before me personally appeared IRVIN TALESNICK and ALLAN ORLOVE, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as IRVIN TALESNICK President and ALLAN ORLOVE Secretary of the above named SAIL PROPERTIES, Inc., a Corporation and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, 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 and regular corporate authority and that said instrument is the free act and deed of said corporation.  
 WITNESS my hand and official seal, this 22 day of FEBRUARY, A.D. 1974.

### MORTGAGEE'S CONSENT:

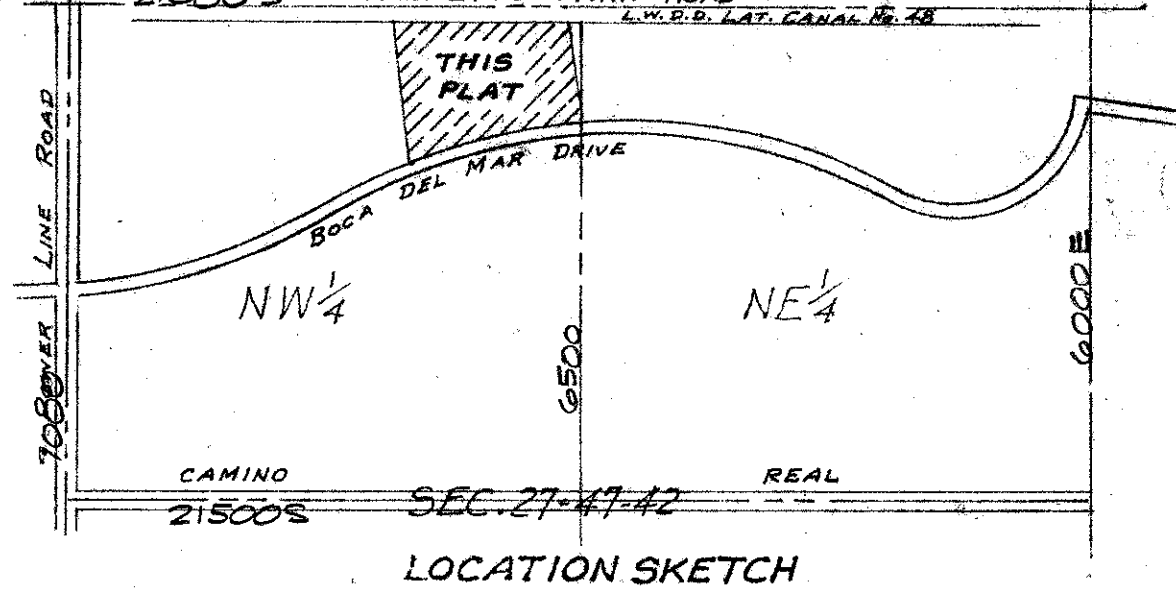
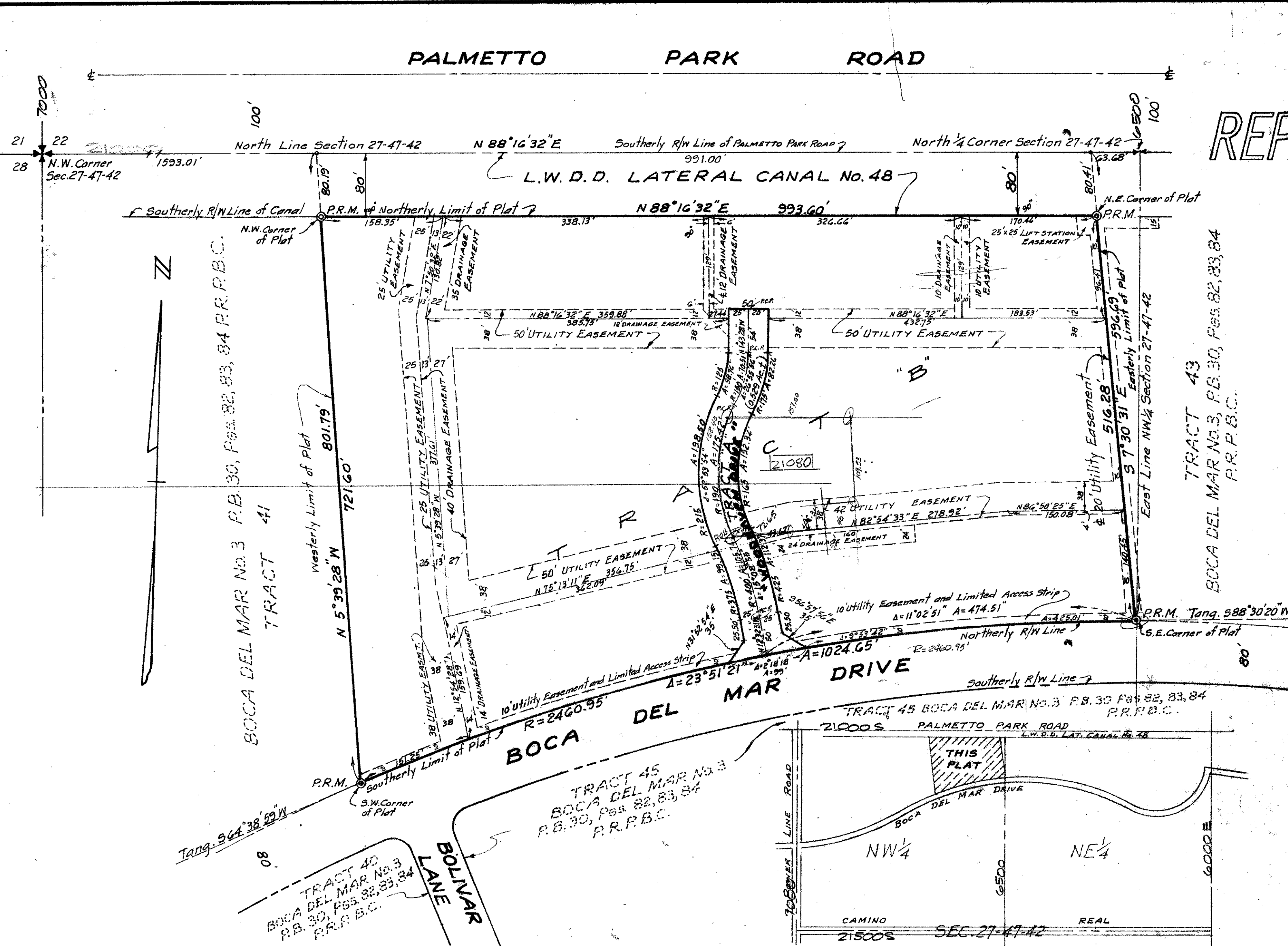
STATE OF CALIFORNIA }  
 COUNTY OF LOS ANGELES } SS  
 The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2219 Pages 102 to 123 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.  
 IN WITNESS WHEREOF the said trust has caused these presents to be signed by its Assistant Secretary and attested by its Assistant Secretary and its Trustee's seal to be affixed hereon by and with the authority of its Board of Trustees, this 20 day of FEBRUARY, A.D. 1974.  
 Attest: *Jeffrey K. Gwin* By: *Cary A. Bartlett*  
 Witness: *Barbara A. Rahman* Witness: *Alvinda J. Wright*

### ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
 COUNTY OF LOS ANGELES } SS  
 Before me personally appeared JEFFREY K. GWIN and CARY A. BARTLETT, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and Assistant Secretary of the above named CONTINENTAL ILLINOIS REALTY, a real estate investment trust, and severally acknowledged to and before me that they executed such instrument as such Assistant Secretary and Assistant Secretary, respectively, of said trust, and that the seal affixed to the foregoing instrument is the trust seal of said trust and that it was affixed to said instrument by due and regular authority and that said instrument is the free act and deed of said real estate investment trust.  
 WITNESS my hand and official seal, this 20 day of FEBRUARY, A.D. 1974.

### TITLE CERTIFICATION:

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS  
 We, Deschler, Reed and Mowry, duly licensed attorneys in the State of Florida, hereby certify that we have examined the title to the hereon described property, that we find the title to the property to be vested to Sail Properties, Inc.; that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon, and that we find that all mortgages are shown and are true and correct.  
 DESCHLER, REED AND MOWRY  
 By: *Robert B. Tanner*  
 ROBERT B. TANNER, Attorney at Law, Licensed in Florida



NOTES:  
 Bearings based on course S0°39'41"E along the North-South quarter line of Sec. 26-47-42 as shown on plat of BOCA DEL MAR No. 1 recorded in Plat Book 29, Page 149, Public Records of Palm Beach County, Florida.  
 No buildings, trees or shrubs permitted in easements.  
 Centerline of Road and easements designated by the symbol,  $\pm$ .  
 R/W denotes Right-of-Way.

PLANNING COMMISSION:  
*James J. Hand* DATE 5-11-74 Chairman  
*John R. Knapp* DATE 5-11-74 Vice Chairman

### APPROVAL-PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 17 day of MAY, A.D. 1974.  
 By: *Robert F. Dejean* Chairman (SEAL)

### COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.  
 By: *H. F. Kahlert* County Engineer (SEAL)

ATTEST: JOHN B. DUNKLE, Clerk  
 BOARD OF COUNTY COMMISSIONERS  
 By: *Margie B. Jennings* Deputy Clerk

SITE DATA:

TOTAL ACRES	15.2004
AREA IN OPEN SPACE (GREEN SPACE)	9.040 Acres
PROPOSED UNITS THIS SITE	172
DENSITY	11.31 UNITS per GROSS ACRE
	12.85 " " Net Acre

### SURVEYOR'S CERTIFICATE:

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 and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County, Florida, for the required improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.  
 WINNINGHAM & LIVELY, INC.  
 By: *Charlie C. Winningham II*  
 CHARLIE C. WINNINGHAM II, Registered Surveyor No. 1580  
 State of Florida

Subscribed and sworn to before me this 14 day of Feb, A.D. 1974.  
 My Commission expires 6-29-74.

*Betty Studines*  
 Notary Public, State of Florida.

# REPLAT OF TR. 42 (WOOD HAVEN) BOCA DEL MAR - 3

0205-387

DRAWING NUMBER 50185

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER