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(A PLANNED UNIT DEVELOPMENT)
REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253)

BEING A REPLAT OF PORTIONS OF BLOCKS 76 THROUGH 79 INCLUSIVE, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTIONS 17 THROUGH 20 INCLUSIVE, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DECEMBER 4, 1974

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NOTE: This Plat was filed for record at 11:25 A.M. this 26th day of March 1975, and duly recorded in Plat Book No. 31 on pages 62 thru 78. JOHN B. DUNKLE, Clerk Circuit Court By: Rita Campy

31/62

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF New York

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 AND RESERVATION OF THE LANDS DESCRIBED IN THE DEDICATION AND RESERVATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2214 PAGE 927 AS ASSIGNED TO MASWEST, INC., AS RECORDED IN OFFICIAL RECORD BOOK 2214 PAGE 939 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND RESERVATIONS SHOWN HEREON.

MASWEST, INC.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF February A.D. 1975.

MASWEST, INC., A NEVADA CORPORATION

ATTEST: Frederick G. Darsl Jr. ASST SECRETARY
By: Martin Kimmel Vice PRESIDENT

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED Martin Kimmel and Frederick G. Darsl Jr. TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice PRESIDENT AND ASST SECRETARY OF THE ABOVE NAMED MASWEST, INC., A NEVADA 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 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 14 DAY OF February A.D. 1975.

My Commission Expires March 30, 1975

MORTGAGEE'S CONSENT

STATE OF NEW JERSEY
COUNTY OF Essex

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 AND RESERVATIONS OF THE LANDS DESCRIBED IN THE DEDICATION AND RESERVATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2214 PAGE 942 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND RESERVATIONS SHOWN HEREON.

MUBEN REALTY COMPANY

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF FEB A.D. 1975.

MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION

ATTEST: [Signature] SECRETARY
By: [Signature] VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW JERSEY
COUNTY OF Essex

BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHAINS AND WALTER J. ASHLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ROBERT W. KOPCHAINS VICE PRESIDENT AND WALTER J. ASHLEY SECRETARY OF THE ABOVE NAMED MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRES. 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 11th DAY OF February A.D. 1975.

My Commission Expires 2/7/76

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

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 AND RESERVATIONS OF THE LANDS DESCRIBED IN THE DEDICATION AND RESERVATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2053, PAGE 1102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED TO CONTINENTAL BANK, AS RECORDED IN OFFICIAL RECORD BOOK 2357, PAGE 1381, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND RESERVATIONS SHOWN HEREON.

CONTINENTAL BANK

IN WITNESS WHEREOF, CONTINENTAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF FEB A.D. 1975.

ATTEST: [Signature] SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF Penna
COUNTY OF Phila.

BEFORE ME PERSONALLY APPEARED Raymond J. Conners and Harold R. Kusan 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 THE ABOVE CONTINENTAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH SR. V. PRES. AND SECT., RESPECTIVELY, OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK 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 CONTINENTAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF FEBRUARY A.D. 1975.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN F. FLANIGAN, 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 THE TITLE TO THE PROPERTY IS VESTED TO BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

JOHN F. FLANIGAN

BOCA LAGO

THIS INSTRUMENT WAS PREPARED BY ROBERT GAME OF DAILLEY-FOTORNY, INC., 1028 SOUTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, PHONE 965-8787, FOR THE FIRM OF CONRAD W. SCHAEFER, CONSULTING ENGINEER, PALM BEACH COUNTY, FLORIDA.

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF March A.D. 1975.

BY: [Signature]

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: [Signature]

ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: [Signature]

DENSITY TABULATION

546.50 ACRES @ 6 UNITS PER ACRE = 3279 UNITS
APPROVED DENSITY 3217 - UNITS

TABULATION OF ACREAGES

Table with 2 columns: Description and Area. Includes rows for Clubhouse Area (5.27 ACRES), Total Acreage within Preservation/Conservation Areas (31.01 ACRES), Total Acreage within Housing Tract Areas (206.46 ACRES), Total Acreage within Commercial Area (5.92 ACRES), Total Acreage within Recreation Tracts (229.10 ACRES), Total Acreage within Government Service Area (8.91 ACRES), Total Acreage within L.W.D.D. L-47 Right of Way (16.40 ACRES), Total Acreage within Road Rights of Way (43.43 ACRES), and Total Acreage Emcompassed within Legal Description of Property (546.50 ACRES).

SURVEYOR'S NOTES:

- 1. BUILDING SET-BACK LINE SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
2. P.C. AREA DENOTES PRESERVATION/CONSERVATION AREA.
3. PERMANENT REFERENCE MONUMENT SHOWN THUS: P.R.M.
4. PERMANENT CONTROL POINTS SHOWN THUS: P.C.P.
5. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR LANDSCAPING PLACED ON EASEMENTS EXCEPTING THOSE EASEMENTS OVER THE RECREATIONAL TRACTS AS SHOWN HEREON.

FOR THE PURPOSE OF THIS PLAT NO DWELLING UNITS ARE TO BE CONSTRUCTED WITHIN ANY HOUSING TRACT AS SHOWN HEREON UNTIL A REPLAT OF SAID HOUSING TRACT, MEETING PALM BEACH COUNTY REGULATIONS, SHALL HAVE BEEN RECORDED IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

1000-201

31/62

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA