

31/63

(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

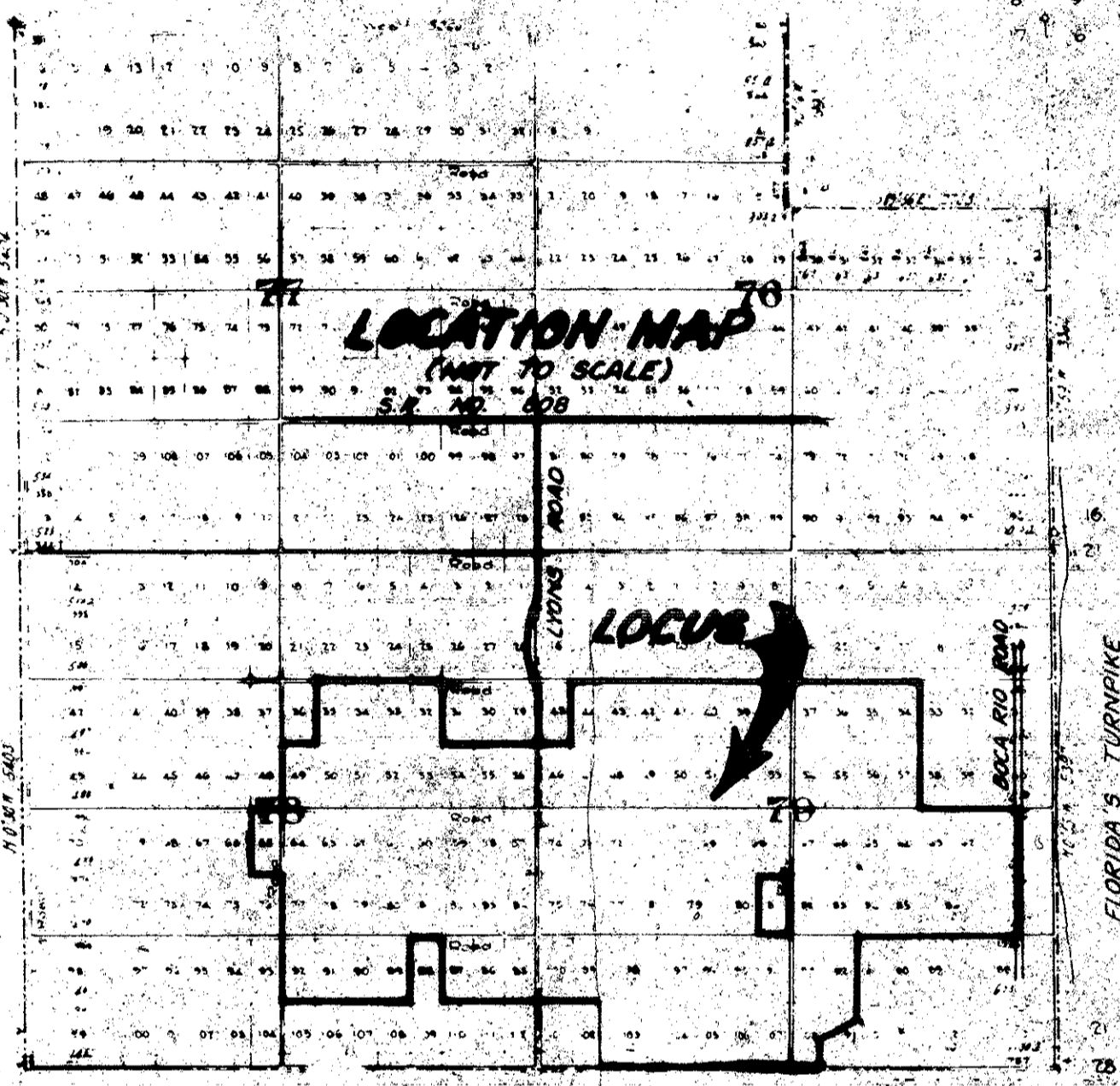


COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at _____ M. this _____ day of _____ 1974 and duly recorded in Plat Book No. _____ on pages JOHN B. DUNKLE, Clerk Circuit Court By: _____

NOTE: THIS REPLAT IS FILED TO CLARIFY THE DEDICATORY LANGUAGE IN THE PLAT OF BOCA LAGO, RECORDED IN PLAT BOOK 30, PAGES 244-253, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THIS PLAT IS IDENTICAL TO THE PLAT OF BOCA LAGO EXCEPT FOR SHEETS 1 AND 1A HEREOF.

KNOW ALL MEN BY THESE PRESENTS THAT BOCA LAGO ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACTS 81 AND 82 OF BLOCK 76, TRACTS 97 AND 128 OF BLOCK 77, TRACTS 1, 28, 29, 32 THROUGH 35 INCLUSIVE, 49 THROUGH 65 INCLUSIVE, 77 THROUGH 87 INCLUSIVE, 89 THROUGH 92 INCLUSIVE, (ALL OF BLOCK 78), TRACTS 15, 16 AND 34 THROUGH 44 INCLUSIVE, 46 THROUGH 57 INCLUSIVE, 61 THROUGH 80 INCLUSIVE, 82 THROUGH 87 INCLUSIVE, 92 THROUGH 100 INCLUSIVE, 103 THROUGH 109 INCLUSIVE, (ALL OF BLOCK 79), PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA LAGO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 35, BLOCK 78; THENCE, BEAR DUE EAST, ALONG THE NORTH LINE OF SAID TRACTS 32 THROUGH 35 INCLUSIVE, BLOCK 78, A DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 32, BLOCK 78; THENCE, DUE SOUTH, ALONG THE EAST LINE OF SAID TRACT 32, BLOCK 78, A DISTANCE OF 660.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 32; THENCE, DUE EAST, ALONG THE NORTH LINE OF TRACTS 54 THROUGH 56 INCLUSIVE, A DISTANCE OF 936.0 FEET TO A POINT WHICH BEARS WEST, A DISTANCE OF 79 FEET FROM THE EAST LINE OF SAID BLOCK 78; THENCE, NORTH 45°-00'-00" EAST, A DISTANCE OF 35.36 FEET; THENCE, DUE NORTH, PARALLEL AND DISTANT 54 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID BLOCK 78, A DISTANCE OF 209.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 650 FEET; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°-09'-27", A DISTANCE OF 228.68 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 20°-09'-27" WEST, A DISTANCE OF 486.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 508 FEET; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°-31'-18", A DISTANCE OF 447.94 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 30°-21'-51" EAST, A DISTANCE OF 157.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 650 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°-21'-51", A DISTANCE OF 344.47 FEET TO THE POINT OF TANGENCY; THENCE, DUE NORTH, PARALLEL AND DISTANT 54 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID BLOCK 77 AND 78, A DISTANCE OF 1530.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 808, (A 106 FOOT ROAD RIGHT OF WAY); THENCE, DUE EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 29 FEET; THENCE, DUE SOUTH, ALONG THE EAST LINE OF SAID TRACTS 97 AND 128, BLOCK 77, A DISTANCE OF 1362 FEET; THENCE, DUE EAST, PARALLEL AND DISTANT 55 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID BLOCK 78 AND 79, A DISTANCE OF 79.0 FEET; THENCE, DUE SOUTH, PARALLEL AND DISTANT 54 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK 79, A DISTANCE OF 168.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 758 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°-21'-51", A DISTANCE OF 401.71 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 30°-21'-51" WEST, A DISTANCE OF 157.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 400.0 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°-31'-18", A DISTANCE OF 352.71 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 20°-09'-27" EAST, A DISTANCE OF 486.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 758 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°-09'-27", A DISTANCE OF 266.68 FEET TO THE POINT OF TANGENCY; THENCE, DUE SOUTH, PARALLEL AND DISTANT 54 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID BLOCK 79, A DISTANCE OF 234.47 FEET; THENCE, DUE EAST, ALONG THE NORTH LINE OF SAID TRACT 46, BLOCK 79, A DISTANCE OF 301.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 44, BLOCK 79; THENCE, DUE NORTH, ALONG THE WEST LINE OF SAID TRACT 44, BLOCK 79, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 44, BLOCK 79; THENCE, DUE EAST, ALONG THE NORTH LINE OF TRACTS 34 THROUGH 44 INCLUSIVE, BLOCK 79, A DISTANCE OF 3660.0 FEET TO THE NORTHEAST CORNER OF SAID TRACT 34, BLOCK 79; THENCE, DUE SOUTH, ALONG THE EAST LINE OF SAID TRACTS 34 AND 57, BLOCK 79, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 1350.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 63, BLOCK 79; THENCE, DUE EAST, ALONG THE NORTH LINE OF TRACTS 61 THROUGH 63 INCLUSIVE, BLOCK 79, A DISTANCE OF 960.04 FEET; THENCE, SOUTH 00°-41'-57" EAST, PARALLEL AND DISTANT 30 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID TRACTS 61 AND 87, BLOCK 79, A DISTANCE OF 1320.10 FEET TO THE SOUTH LINE OF SAID TRACT 87, BLOCK 79; THENCE, DUE WEST, ALONG THE SOUTH LINE OF SAID TRACTS 84 THROUGH 87 INCLUSIVE, BLOCK 79, A DISTANCE OF 1636.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 84, BLOCK 79; THENCE, DUE SOUTH, ALONG THE EAST LINE OF SAID TRACT 92 AND 109, BLOCK 79, AND ALONG THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 830.0 FEET; THENCE, SOUTH 69°-16'-28" WEST, A DISTANCE OF 395.60 FEET; THENCE, DUE SOUTH, A DISTANCE OF 380.0 FEET; THENCE, DUE WEST, ALONG THE SOUTH LINE OF SAID TRACTS 103 THROUGH 108 INCLUSIVE, BLOCK 79, A DISTANCE OF 2300.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 103; THENCE, DUE NORTH, ALONG THE WEST LINE OF SAID TRACT 103, BLOCK 79, A DISTANCE OF 660.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 103;



THENCE, DUE WEST ALONG THE SOUTH LINE OF SAID TRACTS 99 AND 100, BLOCK 79, AND ALONG THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 686.0 FEET TO THE EAST LINE OF SAID BLOCK 78; THENCE, CONTINUE DUE WEST, ALONG THE SOUTH LINE OF SAID TRACTS 85 THROUGH 87, BLOCK 78, AND ALONG THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1015.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 87; THENCE, DUE NORTH, ALONG THE WEST LINE OF SAID TRACT 87, BLOCK 78, AND ALONG THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 675.0 FEET; THENCE, DUE WEST, PARALLEL TO THE NORTH LINE OF SAID TRACT 88, BLOCK 78, A DISTANCE OF 330.0 FEET; THENCE, DUE SOUTH, ALONG THE EAST LINE OF SAID TRACT 85, BLOCK 78, AND ALONG THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 675.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 89; THENCE, DUE WEST, ALONG THE SOUTH LINES OF SAID TRACTS 89 THROUGH 92 INCLUSIVE, BLOCK 78, A DISTANCE OF 1320.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 92; THENCE, DUE NORTH ALONG THE WEST LINE OF SAID TRACTS 92 AND 77, BLOCK 78, A DISTANCE OF 1350.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 77; THENCE, DUE WEST, ALONG THE SOUTH LINE OF SAID TRACT 65, BLOCK 78, AND ALONG THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 360.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 65; THENCE, DUE NORTH, ALONG THE WEST LINE OF SAID TRACT 65, BLOCK 78, A DISTANCE OF 660.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 65; THENCE, DUE EAST ALONG THE NORTH LINE OF SAID TRACT 65, BLOCK 78, AND ALONG THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 360.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 64, BLOCK 78; THENCE, DUE NORTH ALONG THE WEST LINE OF SAID TRACT 49, BLOCK 78, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 690.0 FEET TO THE NORTHWEST CORNER OF TRACT 49; THENCE, DUE EAST ALONG THE NORTH LINE OF SAID TRACT 49, BLOCK 78, A DISTANCE OF 330.0 FEET TO THE NORTHEAST CORNER OF SAID TRACT 49; THENCE, DUE NORTH ALONG THE WEST LINE OF SAID TRACT 35, BLOCK 78, A DISTANCE OF 660.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 35 AND THE POINT OF BEGINNING. LESS, HOWEVER, TRACT 81, BLOCK 79, OF SAID PLAT OF PALM BEACH FARMS CO., PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 FOR ACREAGE ABOLITION SEE SHEET 1A OF 9

NOTE: ALL BEARINGS STATED HEREIN ARE BASED ON AN ASSUMED DUE EAST FOR THE CENTERLINE OF STATE ROAD NO. 808. REFER TO SHEET 1A OF 9 FOR MORTGAGEES' CONSENTS, ACKNOWLEDGMENTS, TITLE CERTIFICATION, APPROVALS AND SURVEYOR'S NOTES.

BOCA LAGO

THIS INSTRUMENT WAS PREPARED BY ROBERT GAME OF DAILEY-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.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

DEDICATIONS:

- 1. ALL STREETS AND ROAD RIGHTS OF WAY AND ADDITIONAL RIGHTS OF WAYS FOR LYONS ROAD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. PRESERVATION/CONSERVATION AREAS, AS SHOWN HEREON AS "P.C. AREAS" ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES PERMITTED IN THE PALM BEACH COUNTY ZONING CODE PRESERVATION/CONSERVATION DISTRICT.
4. RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-47, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, IN PERPETUITY FOR PROPER DRAINAGE PURPOSES.
5. THE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR CONTROLLED ACCESS TO THE PRESERVATION/CONSERVATION AREAS, AS SHOWN HEREON.
6. A DRAINAGE EASEMENT FOR THE DRAINAGE OF THE PUBLIC STREETS AND ROADS SHOWN HEREON IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OVER THE RECREATION TRACTS SHOWN HEREON, (EXCLUDING THE CLUBHOUSE AREA), WITH INGRESS AND EGRESS RIGHTS ACROSS SAID RECREATION TRACTS, (EXCLUDING THE CLUBHOUSE AREA), AND SUBJECT, HOWEVER, TO A RESERVATION OF A DRAINAGE EASEMENT WITH INGRESS AND EGRESS RIGHTS FOR PRIVATE DRAINAGE PURPOSES BY BOCA LAGO ASSOCIATES, LTD., ACROSS SAID RECREATION TRACTS SHOWN HEREON, (EXCLUDING THE CLUBHOUSE AREA).
7. LIMITED ACCESS STRIPS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS TO THE BOARD OF COUNTY COMMISSIONERS.

AND DO FURTHER RESERVE AS FOLLOWS:

RESERVATIONS:

- 1. ALL "RECREATION TRACTS" AS SHOWN HEREON ARE HEREBY RESERVED BY BOCA LAGO ASSOCIATES, LTD. IN PERPETUITY FOR THE PURPOSE OF RECREATION AND SAID RECREATION TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA LAGO ASSOCIATES, LTD., ITS SUCCESSORS, ASSIGNS OR TRANSFERREES.
2. "GOVERNMENT SERVICE AREA" AS SHOWN HEREON IS HEREBY RESERVED BY BOCA LAGO ASSOCIATES, LTD. FOR A PERIOD OF FIVE YEARS DURING WHICH PERIOD IT AGREES TO DEED ALL OR PORTIONS OF SUCH AREA TO GOVERNMENTAL ENTITIES FOR PUBLIC SERVICE PURPOSES, WITH COMPENSATION FOR SAID AREAS DEEDED BEING PAID BY THE APPLICABLE GOVERNMENTAL ENTITIES TO IT BASED UPON THE THEN CURRENT MAI APPRAISAL.
3. DRAINAGE EASEMENTS OVER THE RECREATION TRACTS SHOWN HEREON, (EXCLUDING THE CLUBHOUSE AREA), ARE HEREBY RESERVED WITH INGRESS AND EGRESS RIGHTS FOR PRIVATE DRAINAGE PURPOSES BY BOCA LAGO ASSOCIATES, LTD., ACROSS THE RECREATION TRACTS SHOWN HEREON, (EXCLUDING THE CLUBHOUSE AREA).

IN WITNESS WHEREOF, MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT, WILLIAM L. PHILLIPS AND ATTESTED BY THE SECRETARY, WALTER J. ASHLEY, OF MUBEN REALTY COMPANY AS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF FEB. A.D. 1975.

ATTEST: [Signature] SECRETARY
ACKNOWLEDGMENT: [Signature] VICE PRESIDENT
STATE OF NEW JERSEY
COUNTY OF ESSEX

BOCA LAGO ASSOCIATES, LTD.
ITS GENERAL PARTNER
MUBEN REALTY COMPANY
BY: [Signature] VICE PRESIDENT
GENERAL PARTNER
1000-201

BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHAINS AND WALTER J. ASHLEY TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN 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, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, 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 AS GENERAL PARTNER OF AND AUTHORIZED BY BOCA LAGO ASSOCIATES LTD.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF February A.D. 1975.

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREBY DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET, AND SURVEY IS SHOWN IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.)

I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS (P.C.P.) SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 73.

DATE 2-9-75

[Signature] NOTARY PUBLIC
CONRAD W. SCHAEFER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2297

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