

31/95

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, that BOCA ENTRADA, LTD., owner of the land shown hereon, being in Section 36, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA ENTRADA PLAT No. 1 and being more particularly described as follows:

BEGINNING at the northeast corner of the abandoned PLAT OF WATERGATE, as same is recorded in Plat Book 29, at Page 29, Public Records of Palm Beach County, Florida; and from said POINT OF BEGINNING, run, bearings cited herein are in the meridian of said PLAT OF WATERGATE by the following numbered courses:

- 1. North 88°-54'-13" West, along the Northern boundary line of said PLAT OF WATERGATE and its westerly extension thereof, and along the north line of Section 36 as same is shown in said Plat, a distance of 1359.35 feet, thence;
2. South 0°-25'-44" West, 422.49 feet, thence;
3. South 13°-19'-23" West, 171.06 feet, thence;
4. South 76°-46'-17" East, 1451 feet, thence;
5. Due North, 120.02 feet, thence;
6. West, 10.22 feet, thence;
7. North, 251.42 feet, thence;
8. Due East, 294.93 feet to a point in the existing westerly Right-of-Way line of State Road No. 1, as said Right-of-Way is shown in said Plat OF WATERGATE, thence;
9. Due North, along said westerly Right-of-Way line, 100 feet, thence;
10. Due West, 294.93 feet, thence;
11. Due North, 420 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 34.350 acres, more or less.

has caused the same to be surveyed and platted as shown hereon, and does hereby designate, and/or reserve, as follows:

- 1. The street shown hereon as Parcel S, is hereby dedicated to the Board of County Commissioners for the perpetual use of the public for public purposes;
2. Parcel S 2, as shown hereon, is hereby reserved for private street purposes, for use by any and all residents of Boca Entrada;
3. Easements:
a. The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage facilities;
4. Recreation Areas:
a. Tract "A" is hereby reserved for recreational purposes, for use by the Boca Entrada Condominium Association, subject to the conditions set forth in the 98 year lease issued by Boca Entrada Enterprises, Ltd.;
5. Parcels A-1, A-2 & A-3 are reserved for construction of buildings, landscaping, parking and other residential uses.

IN WITNESS WHEREOF, I, Leonard E. Zedack, do hereunto set my hand and seal this 29th day of August, 1974.

Witness Leonard E. Zedack, Trustee Boca Entrada, Ltd.

STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Leonard E. Zedack to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 29th day of August, A.D. 1974.

Notary Public

My Commission Expires

BOCA ENTRADA PLAT No. 1

IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 1974

MORTGAGEE'S CONSENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

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 2333 Page 508 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, Home Federal Savings & Loan Association of Palm Beach has caused these presents to be signed by its President Wade D. Key and attested by its Secretary Earl Elliott III and its corporate seal to be affixed hereto by and with the authority of its board of directors, this 29th day of August, A.D. 1974.

Home Federal Savings & Loan Association of Palm Beach

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 2128 Page 1674 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, Barnett Bank of West Palm Beach has caused these presents to be signed by its President Carl H. Woodward and attested by its Vice President Earl H. Woodward and its corporate seal to be affixed hereto by and with the authority of its board of directors, this 29th day of August, A.D. 1974.

BARNETT BANK OF WEST PALM BEACH

STATE OF FLORIDA COUNTY OF PALM BEACH

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 2307 Page 267 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, Clinton Construction Co., Inc. has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 29th day of August, A.D. 1974.

CLINTON CONSTRUCTION CO., INC.

ACKNOWLEDGEMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Wade D. Key and Earl Elliott III, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Home Federal Savings & Loan Association of Palm Beach, a Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 29th day of August, A.D. 1974.

Madeline LaBratto Notary Public

My commission expires July 19, 1978

STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Carl H. Woodward and Earl H. Woodward, 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 above named Barnett Bank of West Palm Beach, a Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 29th day of August, A.D. 1974.

Notary Public

My commission expires

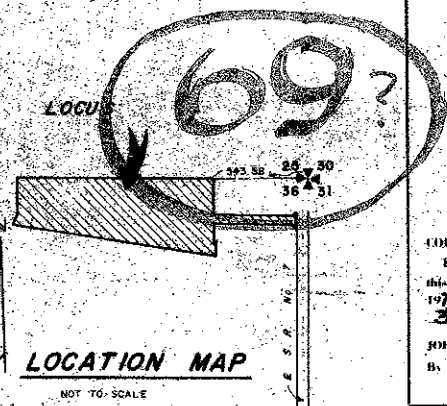
STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Joshua J. Segal and Ira Segal, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Clinton Construction Co., 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 29th day of August, A.D. 1974.

Notary Public

My Commission Expires



LOCATION MAP NOT TO SCALE

95

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on 10/27/74 this 29th day of August 1974 and duly recorded in Plat Book No. 31 on page 31.

COUNTY APPROVAL

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

BY: A.H. Kallus County Engineer

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 6th day of August, A.D. 1974.

BY: E. J. Weaver Chairman

ATTEST: JOHN S. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS

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 and that the (P.C.P.'s) Permanent Control Points will be placed as required by law upon the completion of the required improvements and further, that the survey data complied with all the requirements of Chapter 177 Florida Statutes, as amended.

David M. White Registered Surveyor No. 2201 State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, LEONARD E. ZEDACK, 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 LEONARD E. ZEDACK, TRUSTEE and that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and I find that all mortgages are shown and are true and

Leonard E. Zedack

Table with 4 columns: Field Book No. D-62 Pg 77, Office J.C. YESTE, Drawn J.C. YESTE, Checked A.S. TERRADAS, Field T. WHITLEY; ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH FLORIDA; BOCA ENTRADA PLAT No. 1 IN SECTION 36, TWP. 47 SOUTH, RANGE 41 EAST, PALM BEACH CTY., FLA; Job No. 74-1004, Scale 1"=100', Sheet 1 of 2, File No. BF-2214-A.

0207-300

31/95