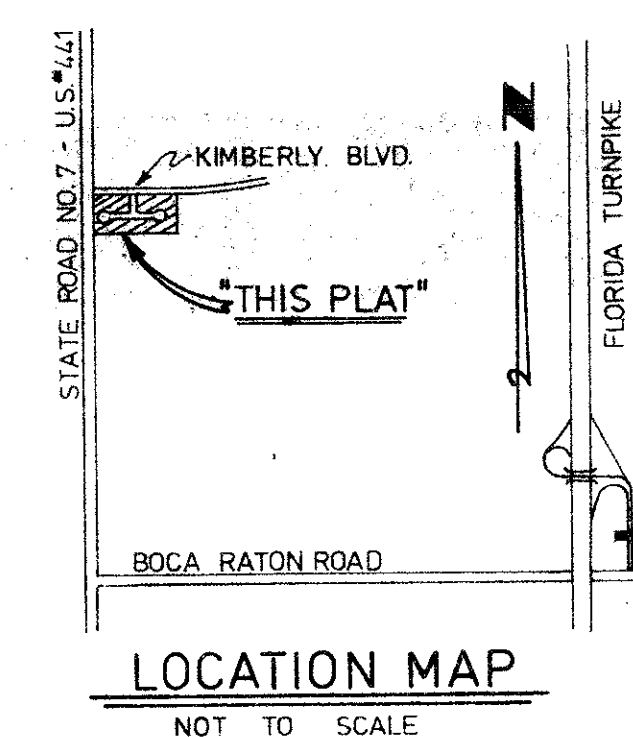


# AMERICAN HOMES AT BOCA RATON

## PLAT NO. 1

A SUBDIVISION OF TRACT M-5, "KIMBERLY HOMES SECTION ONE", AS RECORDED IN P.B. 29, PG. 229, SECTION 7, TWP. 47 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA

**P.U.D. TABULATION**  
 TOTAL NO. OF UNITS (max) 24  
 TOTAL ACRES (this plat) 5.84  
 MAXIMUM DENSITY (this plat) 4.11 1/2



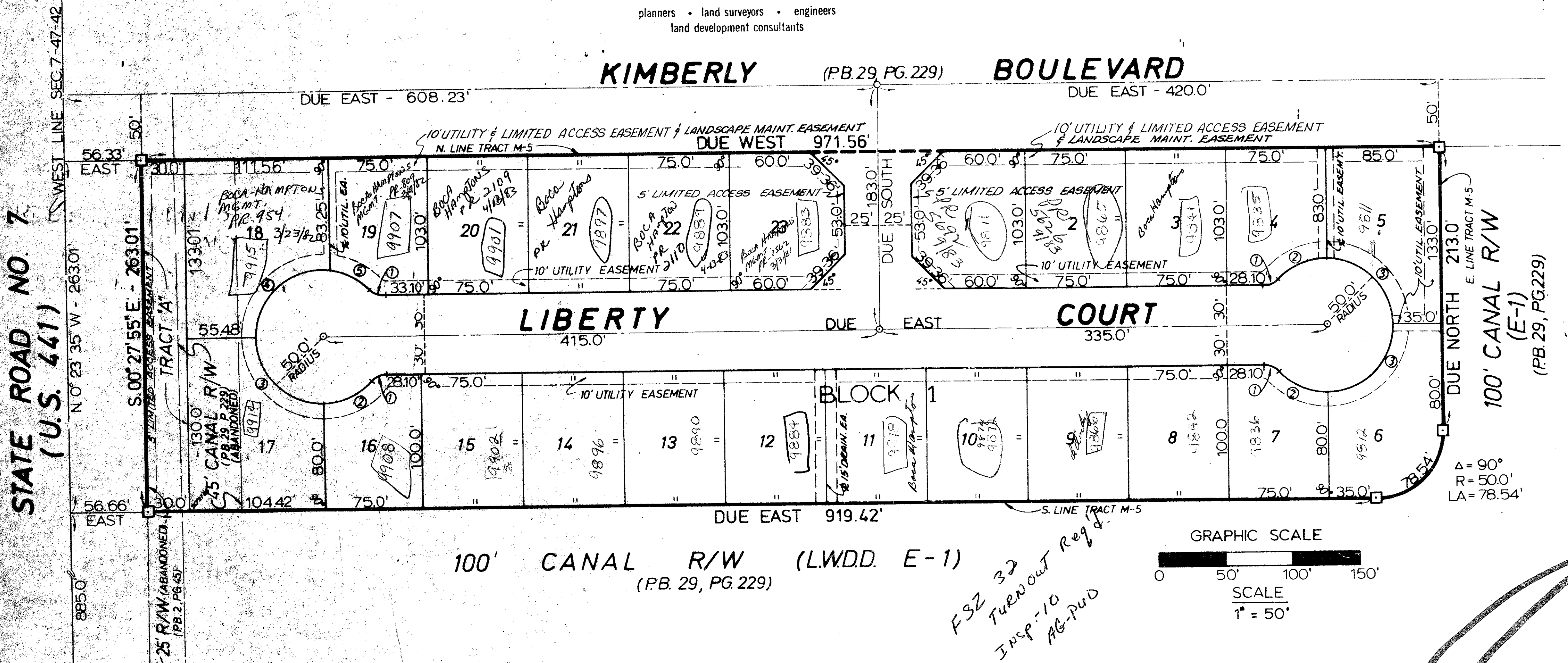
117

PLAT NO. 1  
 SECTION 7, TWP. 47 S., RGE. 42 E.  
 PALM BEACH COUNTY, FLORIDA  
 THIS PLAT WAS FILED FOR RECORD ON 20th DAY OF JANUARY 1976  
 BY ROLF ERNST WEIMER  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 2025

### PART OF THE "HAMPTONS AT BOCA RATON" - A P.U.D.

**WEIMER AND COMPANY**  
 INCORPORATED

planners • land surveyors • engineers  
 land development consultants



- NOTES:**
1. THERE SHALL BE NO TREES, SHRUBS, OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS.
  2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
  3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
  4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: □ PERMANENT CONTROL POINTS SHOWN THUS: ○
  5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST ALONG THE CENTERLINE OF KIMBERLY BOULEVARD.

**COUNTY APPROVAL**

BY: [Signature] (SEAL)  
 COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS  
 THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS DAY OF JANUARY A.D. 1976.

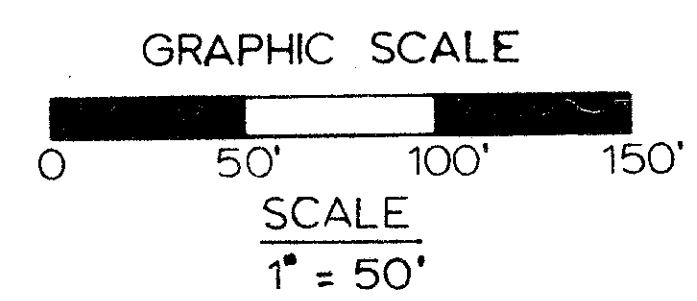
BY: [Signature] (SEAL)  
 CHAIRMAN

TEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS  
 BY: [Signature] DEPUTY CLERK

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 I, F. MARTIN PERRY, 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 LE CHARLEY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

[Signature]  
 F. MARTIN PERRY, ATTORNEY AT LAW



**CURVE DATA**

- |                   |                   |
|-------------------|-------------------|
| ① Δ = 46°-11'-13" | ③ Δ = 90°-00'-00" |
| R = 15.00'        | R = 50.00'        |
| LA = 12.09'       | LA = 78.54'       |
| ② Δ = 46°-11'-13" | ④ Δ = 95°-44'-38" |
| R = 50.00'        | R = 50.00'        |
| LA = 40.31'       | LA = 83.55"       |
| ⑤ Δ = 40°-26'-35" |                   |
| R = 50.00'        |                   |
| LA = 35.29'       |                   |

**LEGAL DESCRIPTION**

TRACT M-5, KIMBERLY HOMES, SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 229, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE 45 FOOT CANAL RIGHT OF WAY FOR THE E-1 CANAL, (NOW-ABANDONED AS IN OFFICIAL RECORDS BOOK 2263, PAGES 562 AND 563), LYING WEST OF AND ADJACENT TO SAID TRACT M-5, AS SHOWN ON SAID PLAT OF KIMBERLY HOMES, SECTION ONE. ALSO TOGETHER WITH THAT PART OF THE 25 FOOT RIGHT OF WAY (NOW-ABANDONED AS IN OFFICIAL RECORDS BOOK 2263, PAGES 562 AND 563) AS SHOWN IN PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WEST OF AND ADJACENT TO SAID 45 FOOT CANAL RIGHT OF WAY FOR E-1 CANAL, AS SHOWN ON SAID PLAT OF KIMBERLY HOMES, SECTION ONE.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT LE CHARLEY, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 1, AND DOES HEREBY DEDICATE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PROPER PURPOSES, THE ROADWAY SHOWN HEREON AS LIBERTY COURT; THE USE OF THE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND/OR DRAINAGE FACILITIES; AND THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON. TRACT "A" IS HEREBY RESERVED FOR LANDSCAPE PURPOSES. IN WITNESS WHEREOF, SAID LE CHARLEY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF DECEMBER, A.D. 1976.

LE CHARLEY, INC.  
 BY: [Signature] PRESIDENT  
 ASSISTANT SECRETARY

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED HERBERT S. CHARFOOS AND BETTY J. TAYLOR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED LE CHARLEY, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND ASSISTANT 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 20th DAY OF DECEMBER, A.D. 1976.  
 MY COMMISSION EXPIRES: MARCH 20, 1980  
[Signature]  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY PERSONAL SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AT THE CORNERS OF THE PERMANENT CONTROL POINTS WILL BE SET UNDER THE SUPERVISION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY OR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT SAID SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]  
 ROLF ERNST WEIMER  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 2025

STATE ROAD NO. 7 (U.S. 441)  
 WEST LINE SEC. 7-47-42  
 N 0° 23' 35" W - 263.01'  
 S 00° 27' 55" E - 263.01'

SW COR. SEC. 7, T47S., R42 E.

FSZ 32 Turnout Reg.  
 Insp: 10 AG-PUD

Δ = 90°  
 R = 500.0'  
 LA = 78.54'

① Δ = 46°-11'-13"  
 R = 15.00'  
 LA = 12.09'

② Δ = 46°-11'-13"  
 R = 50.00'  
 LA = 40.31'

③ Δ = 90°-00'-00"  
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⑤ Δ = 40°-26'-35"  
 R = 50.00'  
 LA = 35.29'

0194-310

7147  
 P.U.D.

32/117