

P.U.D. II BOCA DEL MAR NO. 13 A PLAT OF A PORTION OF SEC. 34, TWP. 47 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

NOTES

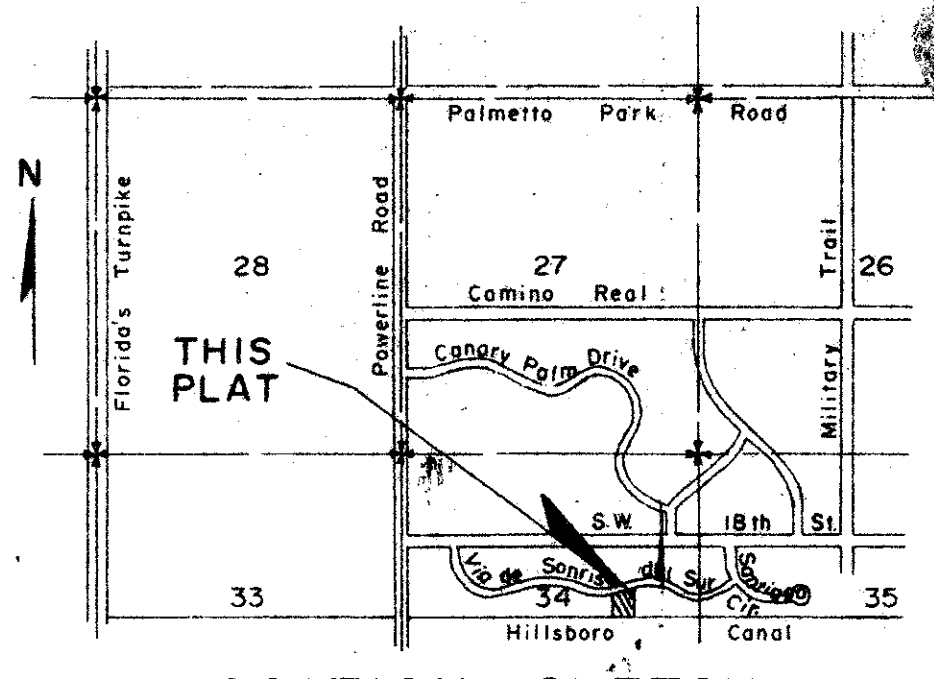
Bearings shown hereon are based on the plat of BOCA DEL MAR NO. 7, as recorded in Plat Book 30, Pages 210-217 of the Public Records of Palm Beach County, Florida.

P.R.M. Indicates Permanent Reference Monument
P.C.P. Indicates Permanent Control Point
U.E. Indicates Utility Easement

Note: There will be no Building, Tree, or Shrubs placed on easements.

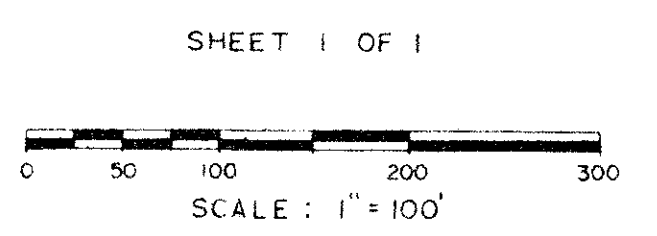
This instrument was prepared by John A. Grant, Jr., John A. Grant, Jr., Inc. 3333 N. Federal Highway, Boca Raton, Fla.

COUNTY OF PALM BEACH
STATE OF FLORIDA
This instrument was filed for record on the 17th day of MAY 1977, and duly recorded in Plat Book No. 33 on page 17.
SHELDON DUNKLE, Clerk Circuit Court
Rita Canup



LOCATION SKETCH

FEBRUARY 1977



MORTGAGE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
The undersigned hereby certifies that it is the holder of mortgages, liens, or other encumbrances upon the hereon described property and does hereby join in and consent to the dedication of the land described in the dedication hereto, by the owner thereof and agrees that its mortgages, liens, or other encumbrances which are recorded in Official Record Book 2528, Page 1498, Official Record Book 2487, Page 1420, Official Record Book 2676, Page 1839, and Official Record Book 2676, Page 1857 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its and attested by its and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 12th day of MAY A.D. 1977.

SOUTHEAST FIRST NATIONAL BANK OF MIAMI
Witness: W.C. Powell
Jay F. Shayer
Witness: George H. Patten
Richard V. Patten, Jr.
VICE PRESIDENT
ASST. VICE PRESIDENT

LAND USE SINGLE FAMILY
AREA OF LOTS 4.129 AC
AREA OF ROADS 1.265 AC
AREA OF CANAL 1.048 AC
TOTAL AREA 6.442 AC
NO. OF UNITS PROPOSED 4
DENSITY PROPOSED 0.62
OPEN SPACE 3.66 AC

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
Before me personally appeared George H. Patten and FREDRICK W. PATTEN, JR. to me well known and known to me to be the individuals described in and who executed the foregoing instrument as VICE-PRES and ASST. VICE PRES of the above named SOUTHEAST FIRST NATIONAL BANK OF MIAMI, a Corporation, and severally acknowledged to and before me that they executed such instrument as such V.P. and A.V.P., respectively of said Corporation and 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 12th day of MAY A.D. 1977.
Jay F. Shayer
Notary Public, State of Florida
My Commission Expires May 26, 1980

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
We, DESCHLER and REED, CHARTERED, duly licensed attorneys in the State of Florida do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to BOCA DEL MAR ASSOCIATES, that the current taxes have been paid and that the property is encumbered by the mortgages shown hereon, and that we find that all mortgages are shown and are true and correct.

Robert B. Tanner
ROBERT B. TANNER
DESCHLER and REED, CHARTERED

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 (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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.

Subscribed and sworn to before me this 16th day of May A.D. 1977.
John A. Grant, Jr.
Registered Land Surveyor No. 1141
State of Florida
Notary Public, State of Florida
My Commission Expires Dec 1, 1978

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 31st day of MAY A.D. 1977.

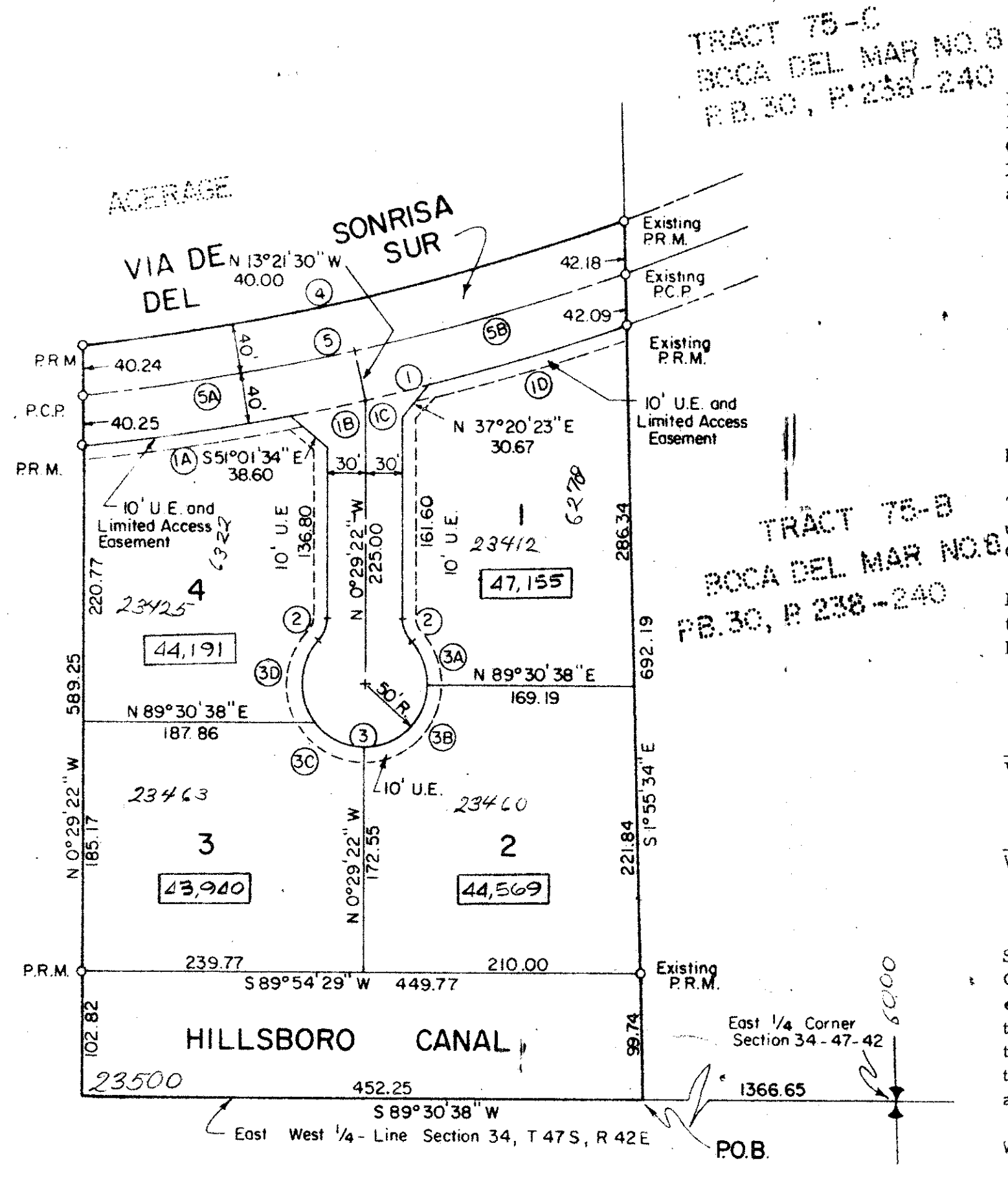
By: Laurel Lytal
LAKE LYTAL, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 31st day of MAY A.D. 1977.

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: H. F. KAHLERT
H. F. KAHLERT, County Engineer

By: John B. Dunkle
DEPUTY CLERK



CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	TANGENT
1	1949.88	13°11'44"	449.07	448.08	225.53
1A	4°54'40"	167.13	167.08	83.62	
1B	1°47'47"	61.13	61.13	30.57	
1C	1°28'32"	50.22	50.21	25.11	
1D	5°00'45"	170.59	170.53	85.35	
2	25.00	42°50'00"	18.69	18.26	9.81
3	50.00	26°50'00"	23.84	23.33	19.61
3A	42°50'00"	37.38	36.51	19.61	
3B	72°49'43"	63.56	59.36	36.88	
3C	65°08'03"	56.84	53.83	31.94	
3D	84°52'14"	74.06	67.48	45.71	
4	1869.88	13°43'31"	447.93	446.86	225.04
5	1909.88	13°27'17"	448.50	447.47	225.28
5A	6°34'41"	219.27	219.15	109.76	
5B	6°52'36"	229.23	229.09	114.75	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BOCA DEL MAR ASSOCIATES, a general partnership between LEADERSHIP HOUSING, INC., a Delaware Corporation and TEXACO BOCA DEL MAR, INC., a Delaware Corporation, owners of the land shown hereon being in Section 34, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA DEL MAR NO. 13, being more particularly described as follows:

Commencing at the East Quarter corner of Section 34; thence with a bearing of S. 89° 30' 38" W., along the East-West Quarter line of Section 34, a distance of 1366.65 feet to the Point of Beginning; thence continuing along the aforementioned course, a distance of 452.25 feet to a point; thence with a bearing of N. 0° 29' 22" W., a distance of 589.25 feet to a point; thence with a curve to the left having a tangent bearing of N. 83° 05' 04" E., a radius of 1869.88 feet, an arc length of 447.93 feet to a point on the West line of Boca Del Mar No. 8 as recorded in Plat Book 30, Page 240, of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 1° 55' 34" E. along said West line of Boca Del Mar No. 8, a distance of 692.19 feet, more or less, to the Point of Beginning.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows: The utility easements as shown are hereby dedicated in perpetuity for construction and maintenance of utilities. The area indicated as limited access easement as shown is dedicated to the Board of County Commissioners for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Partnership, BOCA DEL MAR ASSOCIATES, has caused these presents to be signed by its General Manager of the Partnership, SAMUEL C. HATHORN, and its seal to be affixed hereto by and with the authority of its Board of Directors, this 25th day of APRIL A.D. 1977.

BOCA DEL MAR ASSOCIATES
Witness: W.C. Powell
Samuel C. Hathorn
Witness: George H. Patten
SAMUEL C. HATHORN, General Manager

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
Before me personally appeared SAMUEL C. HATHORN, to me well known and known to me to be the individual described in and who executed the foregoing instrument as SAMUEL C. HATHORN, General Manager of the Partnership, of the above named BOCA DEL MAR ASSOCIATES, a Partnership, and he acknowledged to and before me that he executed such instrument as General Manager of the Partnership, of said Partnership, and that the seal affixed to the foregoing instrument is all by and with the authority of their Board of Directors and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal, this 25th day of APRIL A.D. 1977.
April 13, 1977
My Commission Expires
Robert B. Tanner
Notary Public, State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance 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, lien, or other encumbrance which is recorded in Official Record Book 2379, Page 78 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Agent and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 27th day of APRIL A.D. 1977.

Witness: W.C. Powell
Dorothy N. Bureau
Witness: Samuel W. MEEK, Jr.
SOUTHEAST FIRST NATIONAL BANK in Palm Beach
as Trustee
SAMUEL W. MEEK, JR., Trust Officer

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
Before me personally appeared an officer of the FIRST NATIONAL BANK in Palm Beach as Trustee, SAMUEL W. MEEK, JR., Trust Officer, for HAROLD A. KEATS, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Trust Officer of FIRST NATIONAL BANK in Palm Beach as Trustee for HAROLD A. KEATS of the above, and he acknowledged to and before me that he executed such instrument, and 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 27th day of APRIL A.D. 1977.
My Commission Expires
Dorothy N. Bureau
Notary Public, State of Florida

BOCA DEL MAR NO 13

