



LOCATION SKETCH

P.U.D. TOLEDO PARK HOMES - SECTION I A PLAT OF A PORTION OF SECT. 22, TWP. 47S, RGE. 42 E. AND ALSO BEING A REPLAT OF A PORTION OF TRACT 30, BOCA DEL MAR NO. 4, AS RECORDED IN PLAT BOOK 30, PAGES 85 & 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

JULY 1975 SHEET 1 OF 2

109 COUNTY OF PALM BEACH STATE OF FLORIDA This instrument was recorded on 1:49 P.M. 8th day of September 1977 and duly recorded in Plat Book 33 109 + 110. Kyle Shirreffo

MORTGAGE CERTIFICATE STATE OF FLORIDA 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 2099, Page 1812 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 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 1st day of November A.D. 1976.

LEADERSHIP COMMUNITIES, INC. W.C. Powell (Witness) Samuel C. Hathorn (President) Walter F. Frantz (Secretary)

ACKNOWLEDGMENT

STATE OF FLORIDA Before me personally appeared SAMUEL C. HATHORN, and WALTER W. FRANTZ, COUNTY OF PALM BEACH to me well known and known to me to be the individuals described in and who executed the foregoing instrument as SAMUEL C. HATHORN, President and WALTER W. FRANTZ, Secretary of the above named LEADERSHIP COMMUNITIES, 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 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 1st day of November A.D. 1976.

April 13, 1979 My Commission Expires Kelly J. Bates Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA I, EPHRAIM COLLINS, a duly licensed attorney in the State of Florida, do COUNTY OF PALM BEACH hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested to TOLEDO PARK HOMES, a Florida Partnership, that the current taxes have been paid and that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown and are true and correct.

Ephraim Collins, Attorney

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 30th day of November A.D. 1976

John A. Grant, Jr. Registered Land Surveyor No. 1141 State of Florida

June 2, 1978 My Commission Expires

Oliver B. Keltner Notary Public, State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 6th day of September A.D. 1975

Lance Bytel Chairman

MORTGAGE CERTIFICATE STATE OF CALIFORNIA 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 2099, Page 1725 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 13th day of November A.D. 1976.

CONTINENTAL ILLINOIS REALTY Madeline Chen (Witness) Robert E. James (Agent for Continental Illinois Realty)

ACKNOWLEDGMENT

STATE OF CALIFORNIA Before me personally appeared an officer for CONTINENTAL ILLINOIS REALTY, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as AGENT for CONTINENTAL ILLINOIS REALTY of the above named CONTINENTAL ILLINOIS REALTY, a Real Estate Investment Trust doing business in the State of California 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 15th day of November A.D. 1976.

Patricia A. Calloway Notary Public, State of California My Commission Expires

MORTGAGE CERTIFICATE

STATE OF FLORIDA 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 2147, Pages 205-229 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 and attested by its respective Vice - Presidents, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 12th day of October A.D. 1976.

FIRST BANK AND TRUST COMPANY OF BOCA RATON, NATIONAL ASSOCIATION Robert Kraft (Witness) John P. Troyan (Vice President) Frederick R. Bauman (Vice President)

ACKNOWLEDGMENT

STATE OF FLORIDA Before me personally appeared JOHN P. TROYAN and FREDRICK R. BAUMAN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as JOHN P. TROYAN, Vice President, and FREDRICK R. BAUMAN, Vice President of the above named FIRST BANK AND TRUST COMPANY OF BOCA RATON NATIONAL ASSOCIATION, a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such Vice Presidents, 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 17th day of October A.D. 1976.

1-24-80 My Commission Expires Frances E. Shant Notary Public, State of Florida

COUNTY ENGINEER

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

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TOLEDO PARK HOMES, a Florida Partnership, owner of the land shown hereon being in Section 22 Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as TOLEDO PARK HOMES - SECTION I, being more particularly described as a portion of Tract 30, Boca Del Mar No. 4 as recorded in Plat Book 30, Pages 85 and 86 of the Public Records of Palm Beach County, and also being described as follows:

Beginning at the Southwest corner of Tract 30, Boca Del Mar No. 4, as recorded in Plat Book 30, Pages 85 and 86 of the Public Records of Palm Beach County, Florida; thence with a curve to the right along the West right-of-way line of Toledo Road having a tangent bearing of N. 8° 43' 05" E., a radius of 1105.27 feet, an arc length of 47.26 feet to a point; thence with a bearing of N. 11° 10' 00" E., a distance of 22.27 feet to a point; thence with a curve to the right, having a radius of 25.00 feet, an arc length of 39.27 feet to a point; thence with a bearing of S. 78° 50' 00" E. along the South right-of-way line of Palmetto (Arcs North), a distance of 17.82 feet to a point; thence with a curve to the left, having a radius of 1677.02 feet, an arc length of 358.51 feet to a point; thence with a bearing of N. 88° 55' 05" E., a distance of 232.76 feet to a point; thence with a curve to the left having a radius of 1677.02 feet, an arc length of 300.05 feet to a point; thence with a bearing of N. 78° 40' 00" E., a distance of 40.00 feet to a point; thence with a bearing of S. 2° 19' 49" W. a distance of 152.65 feet to a point; thence with a curve to the left, having a radius of 87° 40' 11" W a radius of 815.00 feet, an arc length of 16.05 feet to a point; thence with a bearing of S. 1° 12' 06" W., a distance of 115.00 feet to a point; thence with a curve to the left, having a radius of 88° 47' 54" W., a radius of 700.00 feet, an arc length of 369.40 feet to a point of 207.75 curvature; thence with a curve to the right, having a radius of 700.00 feet, an arc length of 491.14 feet to a point; thence with a bearing of N. 78° 50' 00" W., a distance of 192.98 feet more or less to the Point of Beginning.

have caused the same to be surveyed and platted as shown and do hereby dedicate as follows:

The streets as shown are hereby dedicated to the Board of County Commissioners, Palm Beach County, Florida, for the perpetual use of the public for street purposes. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The areas indicated as Limited Access easements as shown are dedicated to the Board of County Commissioners, Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said partnership, TOLEDO PARK HOMES, has caused these presents to be signed by its Managing Partner and its seal to be affixed hereto by and with the authority of its Board of Directors this 19th day of October A.D. 1976

TOLEDO PARK HOMES Seymour Rubin (Witness) Salvatore Virga (Managing Partner) Robert Kraft (Witness)

ACKNOWLEDGMENT

STATE OF FLORIDA Before me personally appeared SALVATORE VIRGA, to me well known and known to me to be the individual described in and who executed the foregoing instrument as SALVATORE VIRGA, Managing Partner of the above named TOLEDO PARK HOMES, a partnership, and he acknowledged to and before me that he executed such instrument as such Managing Partner 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 19th day of October A.D., 1976

Dec 1 1978 My Commission Expires John A. Grant, Jr. Notary Public, State of Florida

NOTES

Bearings shown hereon are based on bearings recorded by BOCA DEL MAR NO. 4, in Plat Book 30, Pages 85 and 86, Public Records of Palm Beach County, Florida.

There will be no building, tree, or shrub placed on easements.

0205-370

P. R. M. Indicates Permanent Reference Monuments P. C. P. Indicates Permanent Control Points U. E. Indicates Utility Easement D. E. Indicates Drainage Easement

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

TOLEDO PARK HOMES - SECT. I

33 109