

AMERICAN HOMES AT BOCA RATON

PLAT NO. 4

139

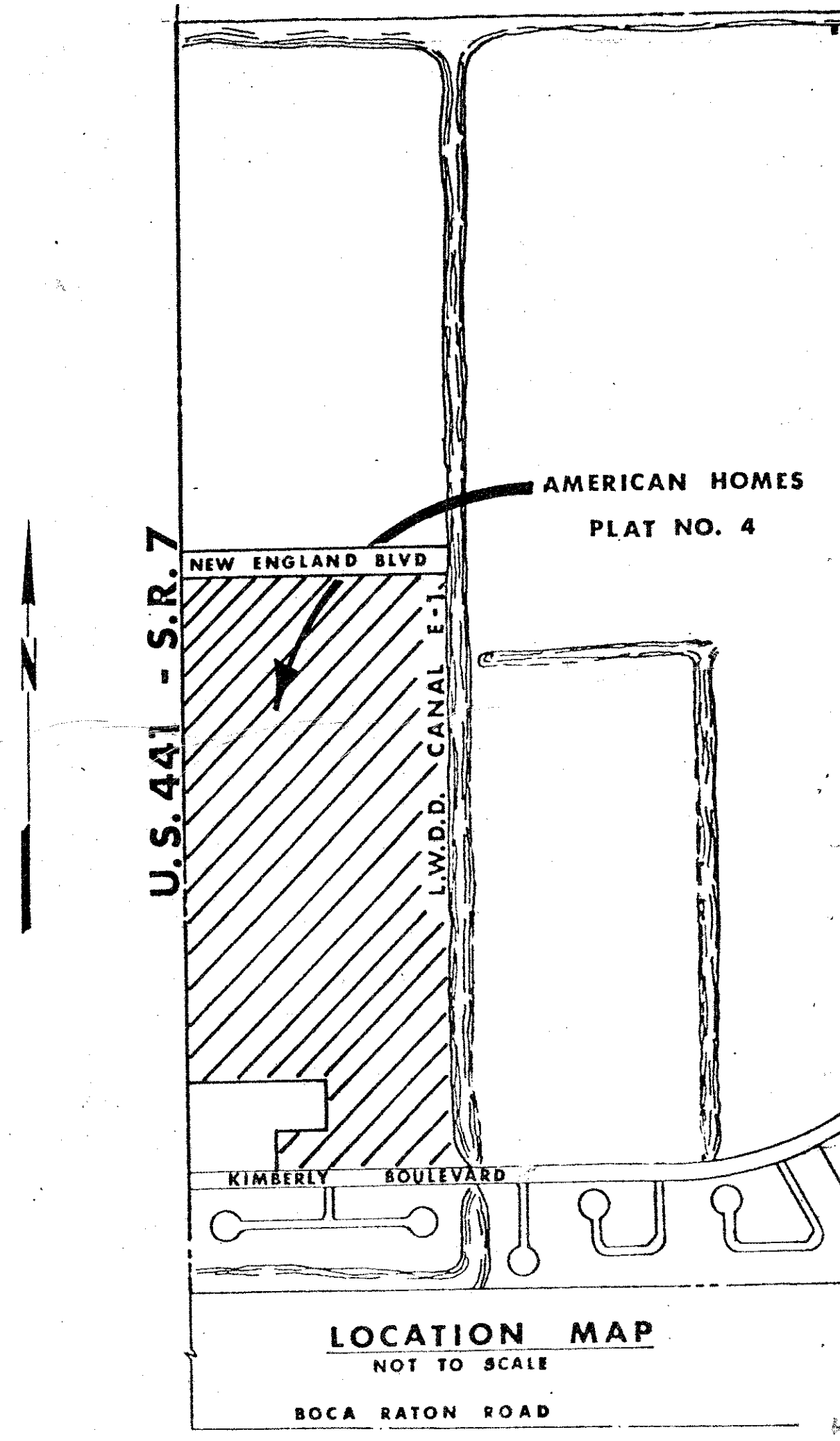
A SUBDIVISION OF A PORTION OF BLOCK 74, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP. 47 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA

WEIMER AND COMPANY

planners • land surveyors • engineers
land development consultants

SHEET 1 OF 2 SHEETS

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 1:52 P.M. on the 20th day of October 1977, and duly recorded in Plat Book 2, Page 33 on page 139 + 140
JOHN B. DUNKLE, Clerk, Circuit Court
Jyle, Shreffers



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA-HAMPTONS MANAGEMENT, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 4, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

TRACTS 47 THRU 50, 79 THRU 82 AND THE WEST 215 FEET OF TRACTS 45, 51, 78 AND 83, ALL BEING IN BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PART OF THE 30 FOOT ABANDONED ROAD RIGHT OF WAY LYING BETWEEN TRACTS 49 AND 80, 50 AND 79, AND THE WEST 215 FEET OF TRACTS 51 AND 78 AS DESCRIBED ABOVE.

ALSO TOGETHER WITH THE 25 FOOT ABANDONED ROAD RIGHT OF WAY LYING WEST OF AND ADJACENT TO SAID TRACTS 48, 49, 80 AND 81.

LESS, HOWEVER, THE NORTH 405 FEET THEREOF.

ALSO LESS, HOWEVER, THE PARCEL OF LAND MARKED THEREON AS TRACT "D", HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:**
THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:**
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- WATER MANAGEMENT TRACTS:**
THE WATER MANAGEMENT TRACTS SHOWN AS TRACTS "B" AND "C" ARE DEDICATED TO THE AMERICAN HOMES HOMEOWNERS ASSOCIATION, #1, INC. FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- RECREATION AREA:**
THE RECREATION AREA SHOWN AS TRACT "A" IS HEREBY DEDICATED TO THE AMERICAN HOMES HOMEOWNERS ASSOCIATION, #1, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE AREA SHOWN AS TRACT "E" IS HEREBY DEDICATED TO SOUTH PALM BEACH UTILITIES CORPORATION FOR THE PURPOSE OF MAINTAINING THE LIFT STATION.
- THE AREA SHOWN AS TRACT "F" IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSE OF "SAFE CORNER RIGHT OF WAY" FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID BOCA-HAMPTONS MANAGEMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS BOARD OF DIRECTORS THIS 29th DAY OF September, A.D. 1977.

ATTEST: HARRY K. SMITH BY: PETER A. RAPAPORT
HARRY K. SMITH, SECRETARY PETER A. RAPAPORT, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PETER A. RAPAPORT AND HARRY K. SMITH, 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 BOCA-HAMPTONS MANAGEMENT, 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 September, A.D. 1977.
Rolf Ernst Weimer
NOTARY PUBLIC

MORTGAGEE'S CONSENT

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 IS RECORDED IN OFFICIAL RECORD BOOK 2651 PAGE 169 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS MORTGAGE LOAN OFFICER AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF September, A.D. 1977.

FIRST AMERICAN BANK OF LAKE WORTH, N.A.
ATTEST: Shirley L. Dorfman BY: James C. Pate
MORTGAGE LOAN OFFICER SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. MCGARRY AND SHIRLEY A. DORFMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.PRES. AND MORTGAGE LOAN OFFICER OF THE ABOVE NAMED FIRST AMERICAN BANK OF LAKE WORTH, N.A., AN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND MORTGAGE LOAN OFFICER, RESPECTIVELY, OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF SEPTEMBER, A.D. 1977.
John B. Dunkle
NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPT. 15, 1978

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2090 AT PAGE 1069, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10-2-77 DATE
Donald J. Lunny BY: Donald J. Lunny
DONALD J. LUNNY, TRUSTEE

* Note: (New [redacted] setbacks - straight zoning 7/47/77)

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD J. LUNNY, 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 AS TRUSTEE AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF September, A.D. 1977.
John B. Dunkle
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 20, 1978

TABULATION

TOTAL ACRES (this plat)	47.85 ac.
TOTAL ACRES R/W (collector)	2.27 ac.
TOTAL NET ACREAGE	44.95 ac.
TOTAL NO. OF UNITS (max)	147 u.
MAXIMUM DENSITY (this plat)	3.27 u/a
REC AREA ACREAGE	0.63 ac.
SINGLE FAMILY ONLY	

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 10 DAY OF October, A.D. 1977.

BY: H.F. Jahlert (SEAL)
H.F. JAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 18th DAY OF October, A.D. 1977.

BY: John B. Dunkle (SEAL)
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: John B. Dunkle
DEPUTY CLERK

NOTES:

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

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FL. 33406

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JEFFREY D. KNEEN, 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 BOCA-HAMPTONS MANAGEMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10-2-77 DATE
Jeffrey D. Kneen
JEFFREY D. KNEEN

0194-307

SURVEYOR'S CERTIFICATION

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 SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10-2-77 DATE
Rolf Ernst Weimer
ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2025

AMERICAN HOMES AT BOCA RATON