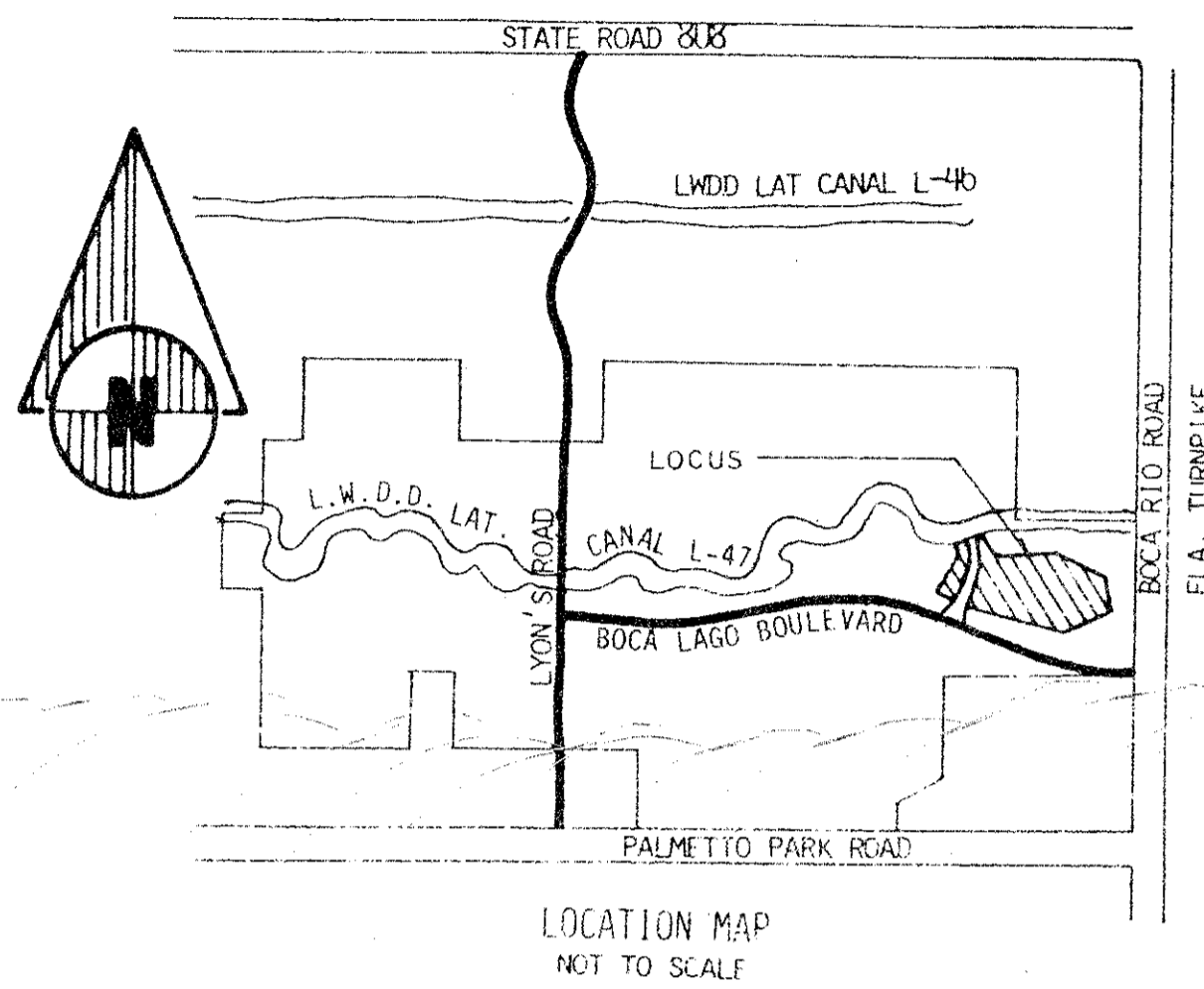


POD 8 AT BOCA LAGO

BEING A REPLAT OF A PART OF THE "REPLAT OF BOCA LAGO (P.U.D.)" AS RECORDED IN PLAT BOOK 31, PAGES 62-71 (INCLUSIVE), PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 20, TWP 47 SO., RGE 42 EAST.

(SHEET 1 OF 2)



LOCATION MAP NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE REPLAT OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS POD 8 AT BOCA LAGO, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF HOUSING TRACT NO. 8 WITH THE SOUTHERLY RIGHT OF WAY LINE OF LAKE NORTH DRAINAGE DISTRICT LATERAL CANAL L-47; THENCE, NORTH 58°18'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 8, A DISTANCE OF 342.15 FEET; THENCE, SOUTH 20°22'00" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 8, A DISTANCE OF 119.80 FEET; THENCE, SOUTH 67°15'00" EAST, ALONG A PORTION OF SAID BOUNDARY LINE, A DISTANCE OF 100.00 FEET; THENCE, NORTH 82°58'31" EAST, A DISTANCE OF 315.20 FEET TO THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 8; THENCE, SOUTH 74°24'00" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 469.84 FEET; THENCE, SOUTH 23°15'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 313.22 FEET; THENCE, SOUTH 29°18'00" WEST, DEPARTING FROM SAID BOUNDARY LINE, A DISTANCE OF 155.19 FEET; THENCE, SOUTH 52°32'00" WEST, A DISTANCE OF 277.03 FEET TO THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 8; THENCE, NORTH 84°56'00" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 615.52 FEET; THENCE, NORTH 74°11'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 189.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CASA DEL LAGO AS SHOWN ON SAID REPLAT OF BOCA LAGO; THENCE, NORTH 60°00'00" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 8, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID CASA DEL LAGO; THENCE, NORTH 30°00'00" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 8, A DISTANCE OF 38.40 FEET; THENCE, NORTH 55°45'00" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 190.15 FEET; THENCE, NORTH 21°46'00" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 243.36 FEET; THENCE, NORTH 37°18'00" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 173.72 FEET TO THE POINT OF BEGINNING.

LESS HOWEVER, ALL THAT PART OF THE NON-PUBLIC RIGHT OF WAY OF CASA DEL LAGO AS SHOWN ON THE PLAT OF THE FAIRWAYS OF BOCA LAGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 36 THROUGH 39, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SAID HOUSING TRACT NO. 8 IN THE ABOVE DESCRIBED PARCEL OF LAND.

CONTAINING: 16.29 ACRES

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	16.29 ACRES
LESS ROAD RIGHTS OF WAY	1.63 ACRES
NET EFFECTIVE GROSS IDENTICAL AREA	14.66 ACRES

APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	191 UNITS (PROPOSED)
OPEN SPACE THIS PLAT	9.77 ACRES (PROPOSED)
DENSITY	8 UNITS PER ACRE

AREA TABULATIONS

AREA IN TRACT "A"	5.27 ACRES
AREA IN TRACT "B"	6.59 ACRES
AREA IN TRACT "C"	2.80 ACRES
AREA IN TRACT "D" (ROAD R/W)	1.63 ACRES

TOTAL AREA THIS PLAT 16.29 ACRES

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STATE TITLE & ABSTRACT COMPANY, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OF RECORD.

DATE: 2-27-78
BY: Dorothy M. Ash, Vice-President

SURVEYOR'S NOTES:

- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL PERMANENT REFERENCE MONUMENTS, PRM'S, ARE DESIGNATED THUS:
- ALL PERMANENT CONTROL POINTS, PCP'S, ARE DESIGNATED THUS:
- THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
- ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF "BOCA LAGO", (A PLANNED UNIT DEVELOPMENT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 244 THROUGH 253, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- TRACTS "A" THROUGH "C" ARE RESERVED FOR THE PURPOSES OF DWELLING UNIT CONSTRUCTION AND ALL OTHER LAWFUL PURPOSES.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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.

DATE: 29 DAY OF MARCH, AD, 1978. BY: Wm. R. Van Campen, Registered Surveyor No. 2424, State of Florida

APPROVAL: PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 TH DAY OF April, AD, 1978.

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 TH DAY OF April, AD, 1978.

ATTEST:

JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

111

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:05 P.M. THIS 13 TH DAY OF April, AD, 1978 AND DULY RECORDED IN PLAT BOOK 34 ON PAGES 111 AND 112.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

- EASTLAWE DRIVE AS SHOWN HEREON TRACT "D" IS HEREBY DEDICATED TO THE GREENS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PERPETUAL USE FOR PROPER ROAD PURPOSES BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATED UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH THE RIGHTS AND INTERESTS OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE POD 8 AT BOCA LAGO CONDOMINIUM ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME.
- THE UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, AS GENERAL PARTNER OF FRANKEL ASSOCIATES, THIS 24 TH DAY OF March, AD, 1978.

WITNESS: *[Signature]* BOCA LAGO ASSOCIATES, LTD. BY IT'S GENERAL PARTNER, FRANKEL ASSOCIATES

WITNESS: *[Signature]* BENJAMIN FRANKEL, GENERAL PARTNER OF FRANKEL ASSOCIATES

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BENJAMIN FRANKEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BENJAMIN FRANKEL, GENERAL PARTNER OF THE ABOVE NAMED FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 TH DAY OF March, AD, 1978.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 7-17-1991

POD 8 AT BOCA LAGO

54

20/47/42 1000-111

BENCH MARK
Land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC. PALM BEACH COUNTY FLORIDA			
POD 8 AT BOCA LAGO			
DESIGNED	DRAWN	CHECKED	JOB NO.
CWS	WSK	RJW	3600
DATE	SCALE	APPROVED	FILE NO.
11-30-77		CWS	111