

VILLAS DEL MAR - UNIT 1

118

A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF TRACT No. 37 OF BOCA DEL MAR PLAT No. 3 AS RECORDED IN PLAT BOOK 30 PAGES 82-84 OF THE PALM BEACH COUNTY PUBLIC RECORDS. WALTER A. CORNNELL, INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA.

SEPTEMBER 1977 SHEET 1 OF 2.

COUNTY OF PALM BEACH
PLAT No. 37 OF BOCA DEL MAR
THIS PLAT WAS FILED FOR RECORD ON 9:25 AM
ON THE 20th day of April
1978 and duly recorded in Plat Book
34 on page 118 & 119
WALTER A. CORNNELL, INC.
WALTER A. CORNNELL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CROCKER AND COMPANY-BOCA DEL MAR 37, INC., A FLORIDA CORPORATION, OWNER OF THE LAND DESCRIBED HEREON: A PORTION OF TRACT 37 OF BOCA DEL MAR No. 3, IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS SHOWN ON THE SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 30 PAGES 82-84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PORTION OF TRACT 37 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 RUN S 01°03'02" E ALONG THE WEST SECTION LINE A DISTANCE OF 1341.00 FEET TO THE CENTERLINE OF BOCA DEL MAR DRIVE, AS SHOWN ON THE AFORESAID PLAT; THENCE N 88°56'58" E ALONG SAID CENTERLINE A DISTANCE OF 81.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 26°36'53" AND A RADIUS OF 2291.83 FEET, THROUGH AN ANGLE OF 20°16'56" AN ARC DISTANCE OF 811.29 FEET; THENCE S 21°19'58" E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND A POINT OF REVERSE CURVE HAVING A TANGENT BEARING OF S 68°40'02" W THROUGH SAID POINT; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 179°04'45" AND A RADIUS OF 8.36 FEET, AN ARC DISTANCE OF 26.13 FEET; THENCE N 69°35'17" E A DISTANCE OF 3.10 FEET; THENCE S 20°24'43" E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 92°00'00" AND A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.14 FEET; THENCE S 22°24'43" E A DISTANCE OF 141.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 79°08'56" AND A RADIUS OF 112.50 FEET, THROUGH AN ANGLE OF 32°15'16" AN ARC DISTANCE OF 63.33 FEET; THENCE S 35°20'01" W ON A RADIAL LINE OF THE AFORESAID CURVE A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 76°39'27" AND A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.49 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUE WESTERLY ON A CURVE, HAVING A CENTRAL ANGLE OF 31°37'22" AND A RADIUS OF 121.09 FEET, THROUGH AN ANGLE OF 07°12'49" AN ARC DISTANCE OF 15.25 FEET TO A POINT ON SAID CURVE HAVING A TANGENT BEARING S 55°53'23" W THROUGH SAID POINT; THENCE S 04°38'00" E A DISTANCE OF 135.67 FEET; THENCE S 85°22'00" W A DISTANCE OF 605.00 FEET; THENCE N 52°51'47" W A DISTANCE OF 170.00 FEET; THENCE S 88°56'58" W A DISTANCE OF 150.00 FEET; THENCE N 01°03'02" W ALONG THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25 FEET, AN ARC DISTANCE OF 39.27 FEET; THENCE N 88°56'58" E ALONG THE SOUTH RIGHT OF WAY LINE OF BOCA DEL MAR DRIVE A DISTANCE OF 3.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A CENTRAL ANGLE OF 26°36'53" AND A RADIUS OF 2331.83 FEET, THROUGH AN ANGLE OF 20°16'56" AN ARC DISTANCE OF 825.45 FEET THE POINT OF BEGINNING, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "H" AS STREET RIGHT-OF-WAY FOR PURPOSES AND APPURTENANCES TO VILLA DEL MAR PROPERTY OWNERS ASSOCIATION, INC.
2. THE DRAINAGE EASEMENTS AND UTILITIES EASEMENTS IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND UTILITIES AND THE DRAINAGE FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAS DEL MAR PROPERTY OWNERS ASSOCIATION, INC.
3. THE AREAS INDICATED AS LIMITED ACCESS EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS FOR PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. PARCEL "A" AND PARCEL "B" AS BUFFER AND CONTROL AREAS TO VILLAS DEL MAR PROPERTY OWNERS ASSOCIATION, INC. IN PERPETUITY FOR THE PROTECTION AND PRIVACY OF ITS MEMBERS AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5. PARCEL "C" AS A RECREATIONAL AREA TO VILLAS DEL MAR PROPERTY OWNERS ASSOCIATION, INC. IN PERPETUITY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. PARCEL "D" AND PARCEL "E" AS CART PATH, BICYCLE AND PEDESTRIAN WAYS TO VILLAS DEL MAR PROPERTY OWNERS ASSOCIATION, INC. IN PERPETUITY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
7. PARCEL "F" AND PARCEL "G" AS PRIVATE STREET RIGHT-OF-WAY FOR ROAD PURPOSES AND APPURTENANCES TO VILLAS DEL MAR PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS IN PERPETUITY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
8. PARCEL "F" AND PARCEL "G" AS UTILITY EASEMENTS IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

CROCKER & COMPANY-BOCA DEL MAR 37, INC.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, RONALD A. GARGANO AND ATTESTED BY ITS SECRETARY, JOHN O. KIRBY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF OCTOBER, 1977.

ATTEST: John O. Kirby
SECRETARY

BY: Ronald A. Gargano
VICE PRESIDENT

ACKNOWLEDGMENT

CROCKER & COMPANY-BOCA DEL MAR 37, INC.
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD A. GARGANO, AND JOHN O. KIRBY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED CROCKER & COMPANY-BOCA DEL MAR 37, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 11th DAY OF OCTOBER, 1977.

John O. Kirby
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT B. TANNER, 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 PROPERTY IS VESTED TO CROCKER & COMPANY-BOCA DEL MAR 37, INC.; THAT CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES THIS 11th DAY OF OCTOBER, 1977.

Robert B. Tanner
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVAL - PALM BEACH, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF April, 1978

BY: Peggy B. Evatt
CHAIRMAN, PEGGY B. EVATT

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF APRIL, 1978

BY: H.F. Kahlert
COUNTY ENGINEER, H.F. KAHLERT

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

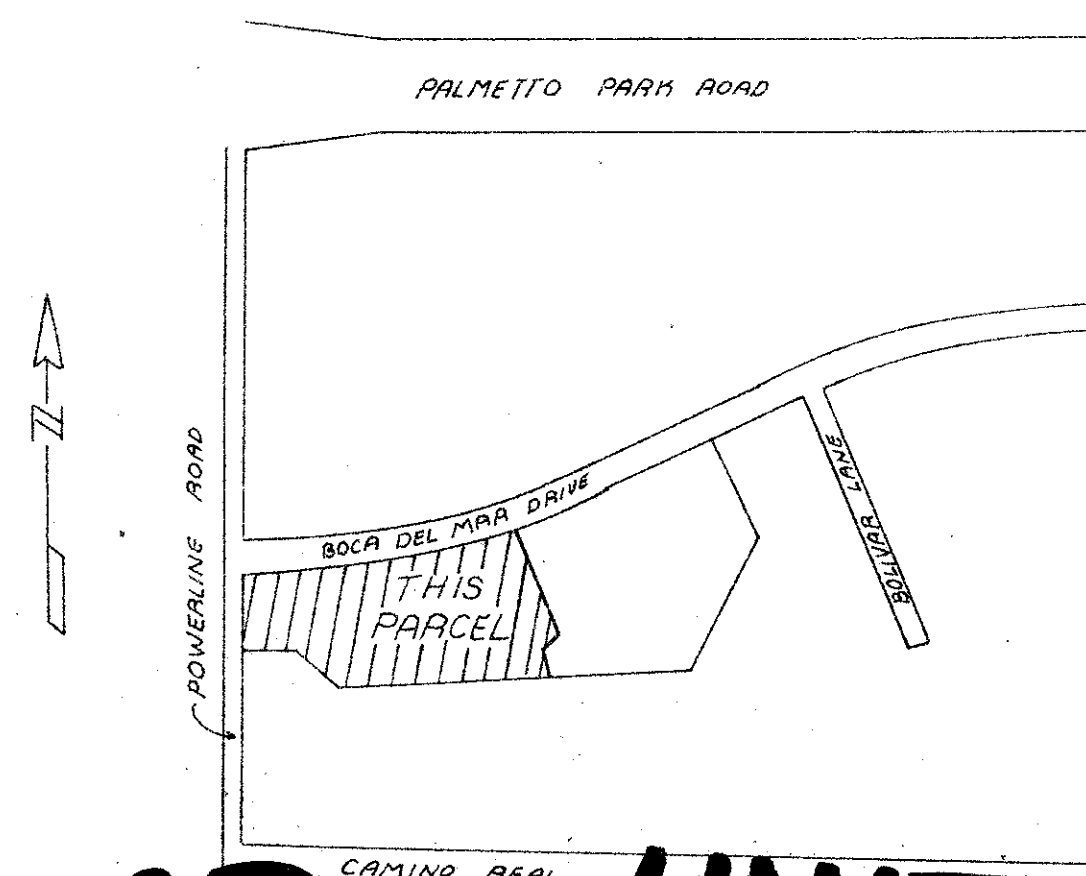
BY: Marie B. Jennings
REPUTY CLERK

SURVEYORS' 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 AND (PCP's) PERMANENT CONTROL POINTS SHALL BE PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA, AS AMMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Walter A. Cornnell
WALTER A. CORNNELL, P. E.
REGISTERED LAND SURVEYOR No. 1757
STATE OF FLORIDA

LOCATION MAP (NOT TO SCALE)



27/47/42

0205-357

THIS INSTRUMENT WAS PREPARED BY WALTER A. CORNNELL, JR. UNDER THE DIRECTION OF WALTER A. CORNNELL, P.E. 24 SOUTH EAST FOURTH STREET, BOCA RATON, FLORIDA, 33432.

No. UNITS	26
AREA	7.02 AC.
UNITS PER ACRE	3.70
AREA IN LOTS	76%
AREA IN HOUSES & PAVE.	43%
AREA IN OPEN SPACE	57%
AREA OF PARCEL A&B	0.12 AC.
AREA OF PARCEL C	0.31 AC.

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VILLAS DEL MAR - UNIT 1