

# AMERICAN HOMES AT BOCA RATON

## PLAT NO. 6

PART OF THE "HAMPTONS AT BOCA RATON" - A P.U.D.

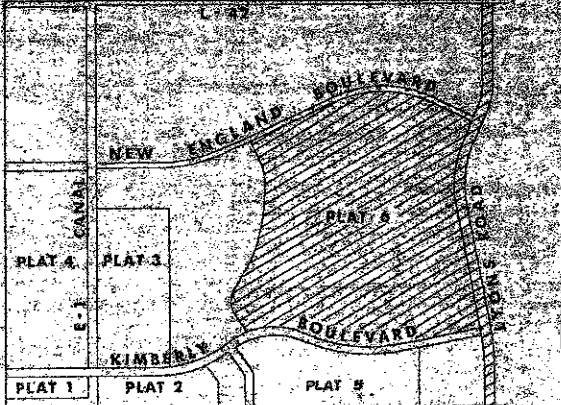
A SUBDIVISION OF A PORTION OF BLOCK 74, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP 47 S, RGE 42 E, PALM BEACH COUNTY, FLORIDA

### 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. 6, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING PART OF BLOCKS 74 AND 75, 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, SAID PARCEL, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:  
THENCE, AT A POINT 423.00 FEET SOUTH OF AND 301.00 FEET EAST OF THE NORTHEAST CORNER OF TRACT 97, SAID BLOCK 74;  
THENCE, DUE NORTH, A DISTANCE OF 450.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1926.00 FEET, A CENTRAL ANGLE OF 115°-15'-00", AND A CHORD BEARING OF NORTH 05°-52'-30" WEST;  
THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 394.38 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 11°-25'-00" WEST, A DISTANCE OF 104.71 FEET;  
THENCE, SOUTH 35°-15'-00" WEST, A DISTANCE OF 35.36 FEET;  
THENCE, SOUTH 79°-19'-00" WEST, A DISTANCE OF 821.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1839.86 FEET, A CENTRAL ANGLE OF 85°-00'-00", AND A CHORD BEARING OF NORTH 85°-00'-00" WEST;  
THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1036.74 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 69°-05'-00" WEST, A DISTANCE OF 98.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.72 FEET, A CENTRAL ANGLE OF 47°-31'-39", AND A CHORD BEARING OF SOUTH 86°-19'-10" WEST;  
THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 725.69 FEET TO THE END OF SAID CURVE;  
THENCE, NORTH 36°-36'-18" WEST, A DISTANCE OF 279.96 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 65°-35'-38", AND A CHORD BEARING OF NORTH 03°-48'-09" WEST;  
THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.91 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 29°-00'-00" EAST, A DISTANCE OF 392.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 12°-30'-00", AND A CHORD BEARING OF NORTH 23°-00'-00" EAST;  
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 303.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2600.00 FEET, A CENTRAL ANGLE OF 12°-00'-00" AND A CHORD BEARING OF NORTH 11°-00'-00" EAST;  
THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 540.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 29°-00'-00" AND A CHORD BEARING OF NORTH 09°-30'-00" WEST;  
THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 293.56 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 24°-00'-00" WEST, A DISTANCE OF 235.00 FEET;

SHEET 1 OF 2 SHEETS



2. 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.

3. EASEMENTS:  
A. 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.  
B. 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.

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 5th DAY OF JUNE, 1978.

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

STATE OF FLORIDA ) COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED PETER A. RAPPAPORT 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 5th DAY OF JUNE, 1978.  
MY COMMISSION EXPIRES: 06/29/1979

THENCE, NORTH 66°-00'-00" EAST, A DISTANCE OF 1042.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1392.39 FEET, A CENTRAL ANGLE OF 47°-15'-00", AND A CHORD BEARING OF NORTH 89°-37'-30" EAST;  
THENCE, EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.826 FEET TO THE POINT OF TANGENCY;  
THENCE, SOUTH 66°-45'-00" EAST, A DISTANCE OF 366.81 FEET;  
THENCE, SOUTH 21°-45'-09" EAST, A DISTANCE OF 35.36 FEET;  
THENCE, NORTH 23°-15'-00" EAST, A DISTANCE OF 321.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 706.00 FEET, A CENTRAL ANGLE OF 23°-15'-00" AND A CHORD BEARING OF NORTH 11°-37'-30" EAST;  
THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 286.49 FEET TO THE POINT OF TANGENCY;  
THENCE, DUE NORTH, A DISTANCE OF 720.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 42;  
THENCE, DUE EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 108.00 FEET;  
THENCE, DUE SOUTH, A DISTANCE OF 720.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 814.00 FEET, A CENTRAL ANGLE OF 23°-15'-00" AND A CHORD BEARING OF SOUTH 11°-37'-30" WEST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 370.31 FEET TO THE POINT OF TANGENCY;  
THENCE, SOUTH 23°-15'-00" WEST, A DISTANCE OF 509.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1121.00 FEET, A CENTRAL ANGLE OF 33°-00'-00" AND A CHORD BEARING OF SOUTH 05°-15'-00" WEST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 684.78 FEET TO THE POINT OF TANGENCY;  
THENCE, SOUTH 11°-45'-00" EAST, A DISTANCE OF 1433.96 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2034.00 FEET, A CENTRAL ANGLE OF 11°-45'-00" AND A CHORD BEARING OF SOUTH 05°-52'-30" EAST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.12 FEET TO THE POINT OF TANGENCY;  
THENCE, DUE SOUTH, A DISTANCE OF 450.00 FEET;  
THENCE, DUE WEST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING.

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

1. WATER MANAGEMENT TRACTS:  
TRACT "A" IS HEREBY DECLARED AS A WATER MANAGEMENT TRACT DEDICATED TO "BOCA-HAMPTONS MANAGEMENT, INC." A FLORIDA CORPORATION, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

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 AS RECORDED IN OFFICIAL RECORD BOOK 2821, PAGE 169, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
FIRST AMERICAN BANK OF LAKE WORTH, N.A.  
IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS AUTHORIZED OFFICER, AND ITS SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF JUNE, A.D. 1978.

FIRST AMERICAN BANK OF LAKE WORTH, N.A.  
ATTEST: MORTGAGE LOAN OFFICER BY: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA ) COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED JAMES J. MCGARRY AND GLORIA JONES, 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 AUTHORIZED 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 AUTHORIZED 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 5th DAY OF JUNE, A.D. 1978.  
MY COMMISSION EXPIRES: 06/29/1979

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 BK 2090, PG 1069; BK 2763, PG 1017, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF JUNE, 1978.  
DONALD J. LUNNY, TRUSTEE

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 SUCH INSTRUMENT AS TRUSTEE AND INDIVIDUALLY FOR THE PURPOSES THEREOF.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF JUNE, A.D. 1978.  
NOTARY PUBLIC

P.U.D. TABULATION

TOTAL ACRES (THIS PLAT)	146.74
TOTAL ACRES R/W (COLLECTOR)	11.27
TOTAL NET ACREAGE	135.47
TOTAL NO. OF UNITS	0
MAXIMUM DENSITY	0 U/A

87

WEIMER AND COMPANY  
planners - land societies - engineers  
land development consultants

QUALITY OF PALM BEACH COUNTY, FLORIDA  
This Plat was filed for record on August 3, 1978  
at 11:30 AM  
by J. J. Weimer  
Professional Land Surveyor  
Florida Certificate No. 3025

NOTES:  
1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.  
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.  
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.  
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS:  PERMANENT CONTROL POINTS SHOWN THUS:   
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

COUNTY APPROVAL  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 22 DAY OF August, 1978.  
BY: H.F. KANLERT, COUNTY ENGINEER (SEAL)

BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 27th DAY OF August, A.D. 1978.  
BY: Chairman (SEAL)

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

0194-306

TITLE CERTIFICATION  
STATE OF FLORIDA ) COUNTY OF PALM BEACH )  
WE, COUNTY TITLE ABSTRACT CO., DULY LICENSED 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-HAMPTONS MANAGEMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
DATE: 6/12/78  
PHYLLIS L. SPALDING

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 GUARANTEES 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.  
ROLF ERNS WEIMER 3025  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3025