

# VILLAS DEL MAR - UNIT 2

A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF TRACT N° 37 OF BOCA DEL MAR PLAT N° 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.

JULY 1978 SHEET 1 OF 2

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## 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 N° 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 SHOWN HEREON AS VILLAS DEL MAR UNIT 2, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S 01° 03' 02" E, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 1341.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BOCA DEL MAR DRIVE; THENCE N 88° 56' 58" E, ALONG SAID CENTERLINE 81.76 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2291.83 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THRU AN ANGLE OF 20° 16' 56", AN ARC DISTANCE OF 811.79 FEET; THENCE LEAVING SAID CENTERLINE ALONG RADIAL TO THE AFORESAID CURVE, S 21° 19' 58" E, 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BOCA DEL MAR DRIVE AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING N 68° 40' 02" E, RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2331.83 FEET, THRU AN ANGLE OF 6° 19' 57", AN ARC DISTANCE OF 257.72 FEET TO THE END OF SAID CURVE; THENCE N 62° 20' 05" E, 343.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 37; THENCE RUN ALONG THE BOUNDARY OF TRACT 37 THE FOLLOWING THREE COURSES AND DISTANCES: S 27° 39' 55" E, 316.84 FEET; S 26° 52' 58" W, 439.42 FEET; S 85° 22' 00" W, 430.00 FEET TO THE SOUTHWEST CORNER OF VILLAS DEL MAR UNIT 1, RECORDED IN PLAT BOOK 34 AT PAGE 119; THENCE RUN ALONG THE EASTERLY BOUNDARY OF UNIT 1, N 4° 30' 00" W, 135.67 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 1210.9 FEET; THENCE FROM A TANGENT BEARING N 55° 53' 23" E, RUN NORTHEASTERLY ALONG SAID CURVE THRU AN ANGLE OF 7° 17' 49" 15.25 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THRU A CENTRAL ANGLE OF 76° 39' 27", AN ARC DISTANCE OF 37.49 FEET TO THE END OF SAID CURVE; N 35° 20' 01" E, 25.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 11250 FEET; THENCE FROM A TANGENT BEARING N 54° 31' 59" W, RUN NORTH-WESTERLY ALONG THE ARC OF SAID CURVE, THRU AN ANGLE OF 39° 34' 28", 77.70 FEET TO THE END OF SAID CURVE; THENCE N 27° 24' 43" W, 141.91 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THRU A CENTRAL ANGLE OF 92° 00' 00", 40.14 FEET TO THE END OF SAID CURVE; THENCE N 26° 24' 43" W, 50.00 FEET TO A POINT; THENCE S 69° 35' 17" W, 310 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 8.36 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 179° 04' 45", AN ARC DISTANCE OF 26.13 FEET TO THE END OF SAID CURVE AND THE NORTHEAST CORNER OF THE AFORESAID UNIT 1 BEING ALSO THE POINT OF BEGINNING, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "I" AS STREET RIGHT-OF-WAY FOR PURPOSES AND APPURTENANCES TO VILLAS 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 "J" AS BUFFER AND CONTROL AREA 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 "O" 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 "M" AND PARCEL "N" 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 "L" AND PARCEL "K" 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 "I" AND PARCEL "K" 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 14 DAY OF July, 1978.

ATTEST: John O. Kirby  
SECRETARY

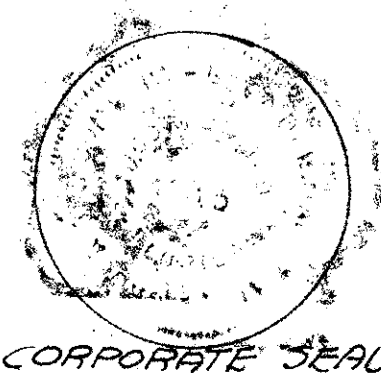
BY: Ronald A. Gargano  
VICE PRESIDENT

## 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 14 DAY OF July, 1978.



Ruth Ann Thelen  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12 June 1982

# VILLAS DEL MAR - UNIT 2

## 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 HEREOF 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 DAY OF 1978.

Attorney at Law Licensed in Florida

## APPROVAL - PALM BEACH, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF October, 1978

By: Gregg C. Ewalt  
Chairman

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF October, 1978

By: Walter A. Cornnell  
County Engineer, H.F. Habbert

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

By: Marjorie B. Johnson  
Deputy Clerk

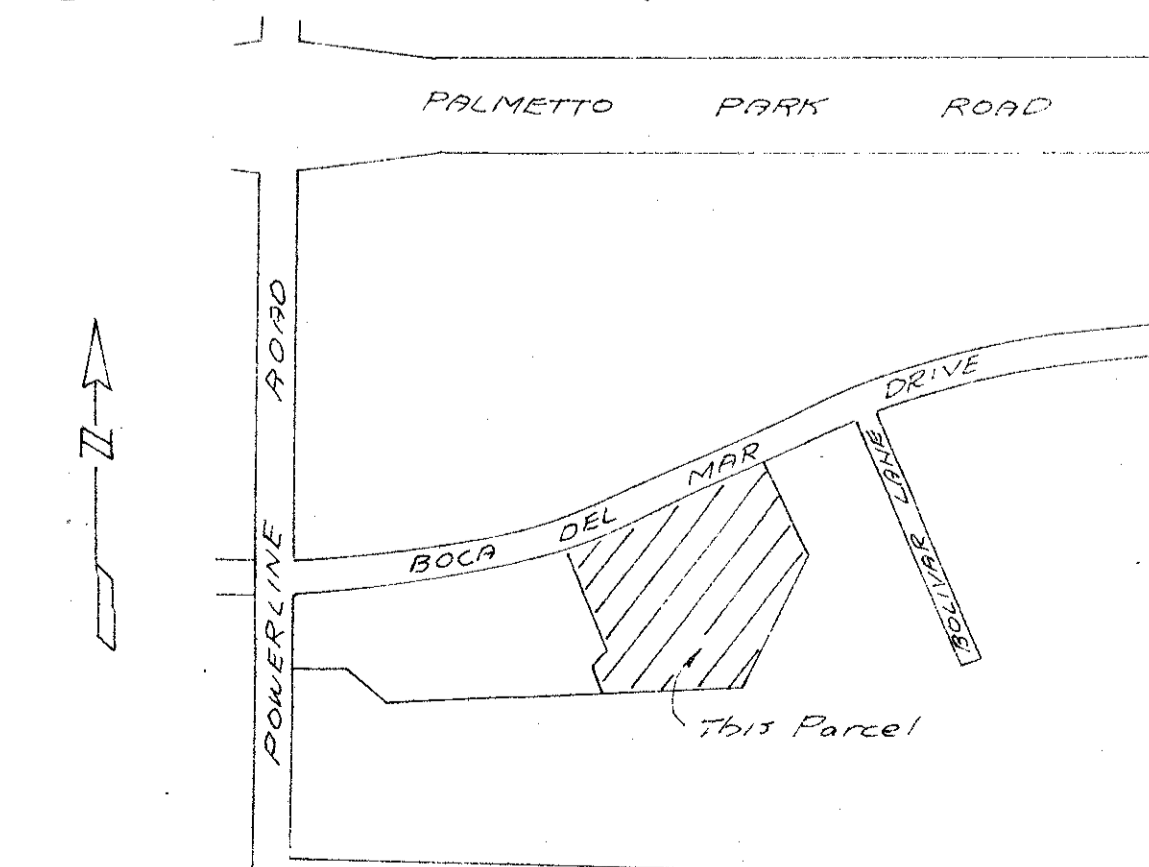
## SURVEYORS CERTIFICATE

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 (R.C.P.'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 STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Walter A. Cornnell  
Walter A. Cornnell PE  
Registered Land Surveyor N° 1757  
State of Florida



LOCATION MAP (NOT TO SCALE)



27/47/42

THIS INSTRUMENT WAS PREPARED BY WALTER A. CORNNELL, INC. 24 SE 4TH ST BOCA RATON, FL., 33432

0205-413

N° UNITS	30
AREA	7.24 A.
UNITS PER ACRE	4.14
AREA IN LOTS	81%
AREA IN HOUSE & PAVMT.	33%
AREA IN OPEN SPACE	67%
AREA OF PARCEL J	0.18 A.
AREA OF PARCEL O	0.22 A.

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