

# PLAT 1 OF BOCA RANCHO

BEING A REPLAT OF A PORTION OF TRACT 15, BLOCK 31, PALM BEACH FARMS CO., PLAT NO. 3, RECORDED IN P.B. 2, PG. 53  
IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

# 175

### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

Know all men by these presents that Boca Rancho Development Corporation, a Florida Corporation, owner of the land shown hereon, lying and being in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT OF BOCA RANCHO and being a replat of a portion of Tract 15, Block 31, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Page 53, public records of Palm Beach County, Florida, and being more particularly described as follows:

A parcel of land lying in Section 30, Township 47 South, Range 42 East, County of Palm Beach, State of Florida, said parcel being a portion of Tract 15, Block 31, Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 53, of the public records of said County, and more particularly described as follows:

Beginning at the Southwest corner of the Plat of Sandalfoot Cove, Section 4 as said Plat is recorded in Plat Book 29, Page 241, of the public records of said County; Thence N. 00°-56'-11" W. along the West line of said Plat (said West line also being the East line of Tract 15) a distance of 580.21 feet to a point on the North line of said Tract 15, said point also being the North-west corner of said Plat of Sandalfoot Cove; thence S. 89°-59'-03" W. along said North line a distance of 350.59 feet, thence South a distance of 270.81 feet; thence West a distance of 102.67 feet; thence North a distance of 98.00 feet; thence West a distance of 72.88 feet; thence South a distance of 53.00 feet; thence West a distance of 92.67 feet; thence South a distance of 118.55 feet; thence East a distance of 92.67 feet; thence South a distance of 53.00 feet; thence East a distance of 72.88 feet; thence North a distance of 101.55 feet; thence East a distance of 102.67 feet; thence South a distance of 249.22 feet; thence S. 45°-01'-00" W. a distance of 35.36 feet to the North right of way line of Southwest 3rd Street as said right of way line is shown on the Plat of Sandalfoot Cove, Section 3, recorded in Plat Book 29, Page 142, of the public records of said County, thence East along said right of way line a distance of 344.91 feet; thence S. 00°-56'-11" E. a distance of 10.00 feet; thence East a distance of 40 feet to the POINT OF BEGINNING.

Containing 4.762 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

1. Tract "A", as shown, is hereby dedicated to the Boca Rancho Homeowners Association Inc. for the purposes of providing parking spaces, green areas and ingress and egress rights over and across said Tract. The limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
2. Tract "B", as shown, is hereby reserved for recreational purposes for the use of the Boca Rancho Homeowners Association Inc., and is the perpetual maintenance obligation of said association.
3. The street as shown hereon as Boca Rancho Drive is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
4. The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
5. No building or any kind of construction or trees or shrubs shall be placed on easements.
6. All bearings shown hereon are referenced to the West line of Sandalfoot Cove, Section 4, P.B. 29, Pg. 241, assumed to bear North 00°-56'-11" West.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 31 day of October A.D. 1978.

ATTEST: BOCA RANCHO DEVELOPMENT CORPORATION  
Corporation of the State of Florida  
By: [Signature]  
Vice President

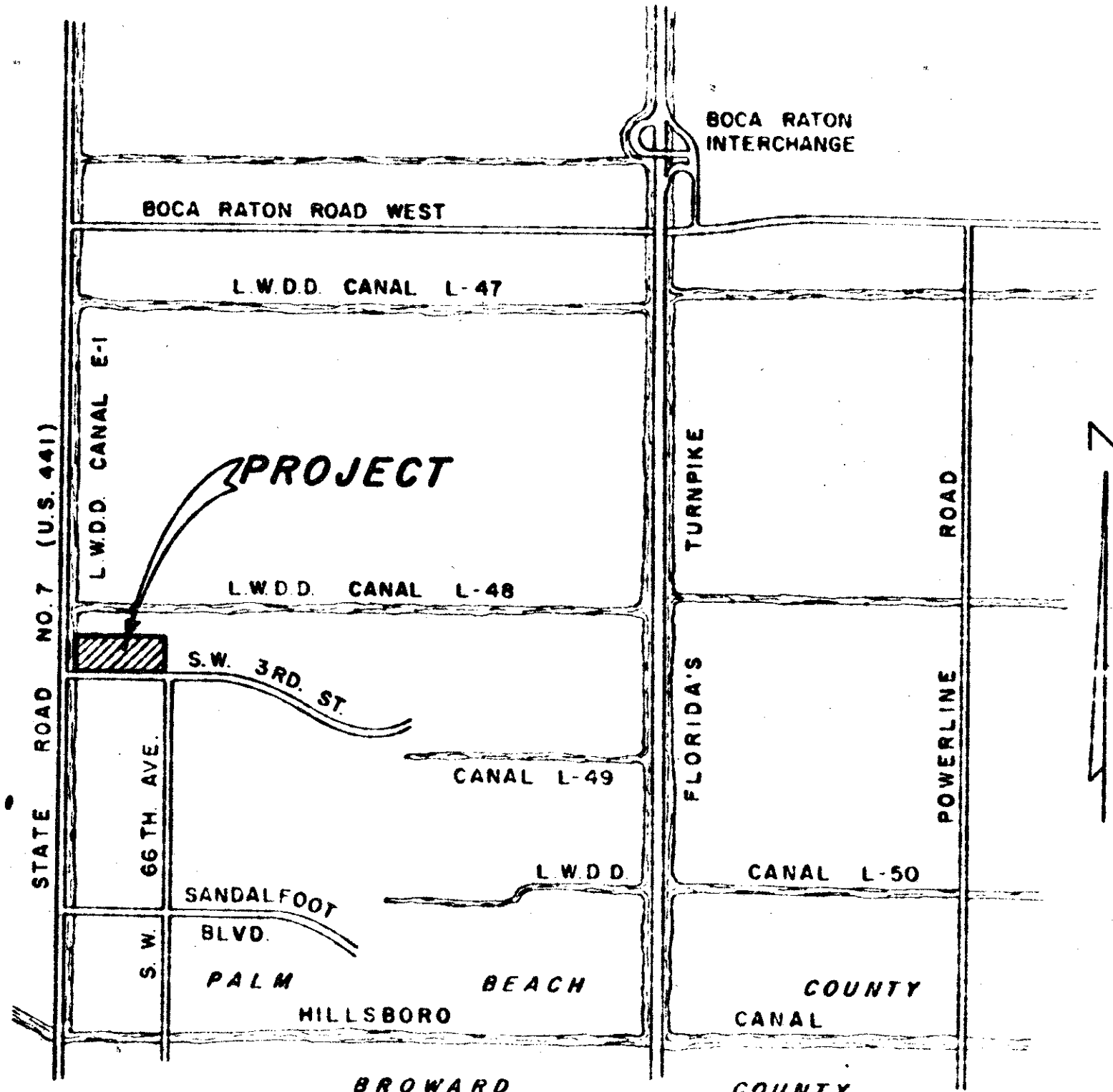
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

BEFORE ME personally appeared JOHN H. UNDERWOOD and SAMUEL A. KLURMAN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of the Boca Rancho Development Corporation, 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 30 day of October A.D. 1978.

Notary Public  
My Commission Expires



### LOCATION MAP

### MORTGAGEE CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage, upon a part of the hereon described property and does hereby join in and consent to the dedication of the land described in the dedication hereto, by the owner thereof and agrees that its mortgage, which (is) recorded in Official Record Book 2834 page 1666 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30 day of October A.D. 1978.

ATTEST: MADISON DEVELOPMENT CORPORATION  
Corporation of the State of Florida  
By: [Signature]  
Vice President  
By: [Signature]  
President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared Richard Komar, 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 Richard Komar executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 30 day of October A.D. 1978.

My Commission Expires

### ACKNOWLEDGEMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

Before me personally appeared Edward Komar, 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 Edward Komar executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 30 day of October A.D. 1978.

Notary Public  
My Commission Expires

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 31 DAY OF October A.D. 1978

By: [Signature]  
PEGGY EVATT, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 31 DAY OF Oct A.D., 1978

By: [Signature]  
H.F. KAHLERT, COUNTY ENGINEER

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

By: [Signature]  
DEPUTY CLERK

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

I, Virginia B. Puder-Harris, 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 RANCHO DEVELOPMENT CORPORATION; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Date: [Signature] Virginia B. Puder-Harris

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

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 set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with 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.

Registered Land Surveyor, No. 1000-692  
State of Florida # 2349

# 35/175

FLORIDA SURVEYING & MAPPING, INC.  
REGISTERED LAND SURVEYORS  
WEST PALM BEACH FLORIDA 33401

ROSSI AND MALAVASI  
ENGINEERS, INC.  
WEST PALM BEACH,  
FLORIDA

PLAT OF BOCA RANCHO  
PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO.

Date	Designed	Scale	Sheet
Approved	Drawn	Job No.	
	Checked	File No.	

# BOCA RANCHO