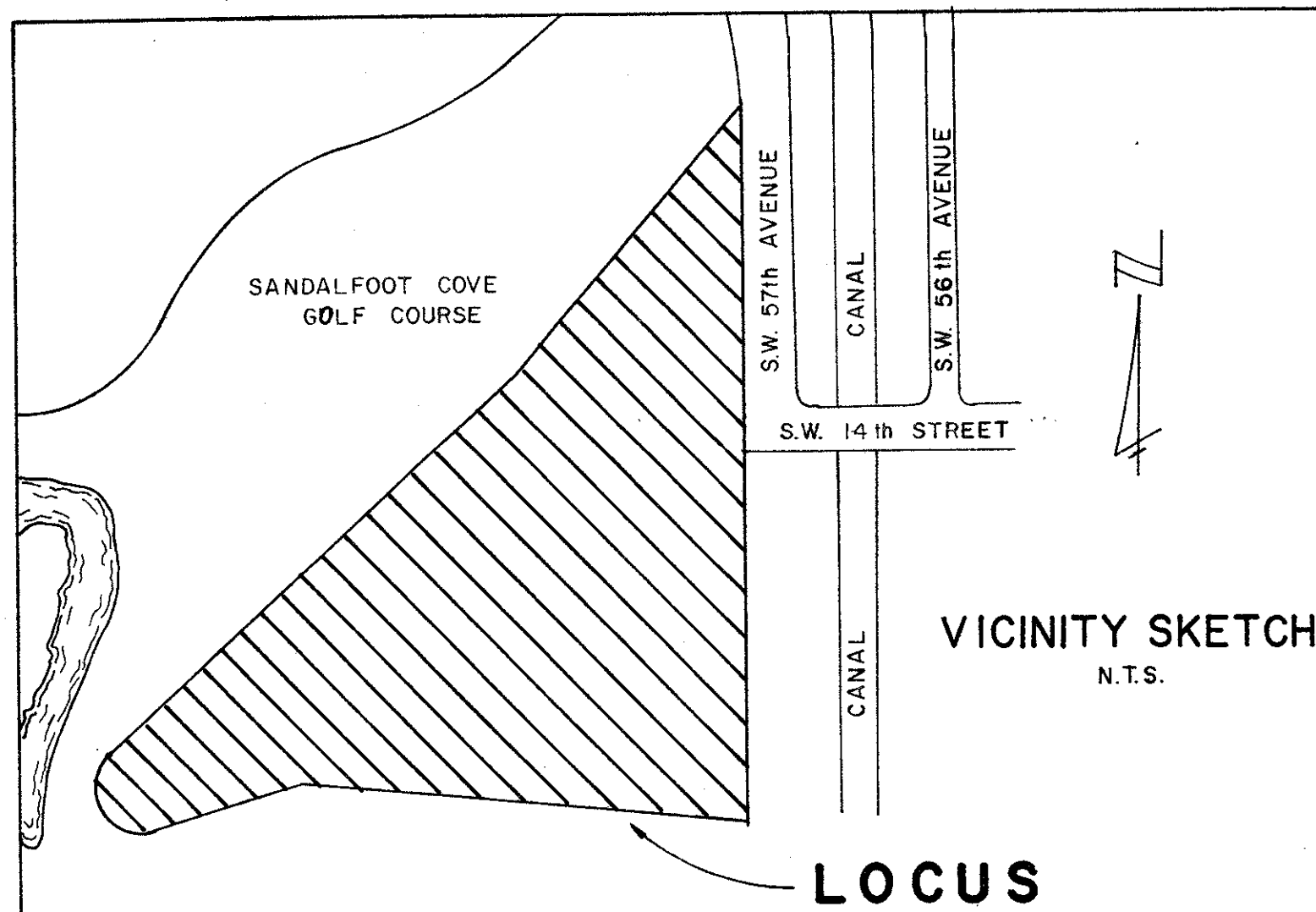


BOCA PATIOS

In Sections 30 & 31, Township 47 South, Range 42 East,
Palm Beach County, Florida.

BEING A REPLAT OF PORTIONS OF TRACTS 86, 87, 88, 103, 104 & 105, BLOCK 81,
PALM BEACH FARMS CO., PLAT NO. 3,
RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT GEORGE H. SPARLING AND DAN J. RICKER, TRUSTEES, THE OWNERS OF A TRACT OF LAND LYING AND BEING IN SECTIONS 30 AND 31, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA PATIOS, BEING A REPLAT OF PORTIONS OF LOTS 86, 87, 88, 103, 104, AND 105, BLOCK 81, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 86, BLOCK 81; THENCE SOUTH 65°50'15" WEST, A DISTANCE OF 159.53 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHWEST LYONS ROAD, AS SAID RIGHT OF WAY LINE IS SHOWN ON THE PLAT OF SANDALFOOT COVE SECTION EIGHT, RECORDED IN PLAT BOOK 30, PAGE 225 THROUGH 228, INCLUSIVE, PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH ON SAID RIGHT OF WAY LINE AND ITS SOUTH EXTENSION, A DISTANCE OF 1245.51 FEET; THENCE NORTH 84°08'30" WEST, A DISTANCE OF 645.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 600 FEET AND A CENTRAL ANGLE OF 19°53'40"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.33 FEET TO A TANGENT LINE; THENCE SOUTH 75°57'50" WEST ALONG SAID TANGENT LINE, A DISTANCE OF 208.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 85 FEET AND A CENTRAL ANGLE OF 152°24'09"; THENCE WESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 226.09 FEET TO A TANGENT LINE; THENCE NORTH 48°21'59" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 978.49 FEET; THENCE NORTH 41°27'02" EAST, A DISTANCE OF 598.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.35 ACRES MORE OR LESS.

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

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROADS AND/OR PARKING AREAS IS HEREBY GRANTED TO PALM BEACH COUNTY AND SOUTH PALM BEACH UTILITIES CORPORATION PERSONNEL FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING SAID DRAINAGE AND UTILITY EASEMENTS.
2. THE STREET AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
3. RECREATION AREA TRACTS A, B, C AND D ARE HEREBY DEDICATED TO THE BOCA PATIOS HOME OWNERS ASSOCIATION, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, WE, GEORGE H. SPARLING, AND DAN J. RICKER, TRUSTEES, DO HEREBY SET OUR HANDS AND SEALS THIS 21 DAY OF May, A.D., 1978.

WITNESS: George H. Sparling BY: George H. Sparling
WITNESS: B. Mason BY: George H. Sparling
WITNESS: Dan J. Ricker BY: Dan J. Ricker
WITNESS: B. Mason BY: Dan J. Ricker

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE H. SPARLING AND DAN J. RICKER, TRUSTEES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 21 DAY OF May, A.D., 1978.

Paul A. Murray
NOTARY PUBLIC

MY COMMISSION EXPIRES:

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, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2872, PAGE 1150, 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 Vice President AND ATTESTED BY ITS OPERATIONS OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF May, A.D., 1978.

BARNETT BANK OF PLANTATION
ATTEST: Manice J. Taylor BY: Jack DeWitt
OPERATIONS OFFICER Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jack DeWitt AND Manice J. Taylor TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice-President AND OPERATIONS OFFICER OF THE ABOVE NAMED BARNETT BANK OF PLANTATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH Vice President AND OPERATIONS OFFICER 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 21 DAY OF May, A.D., 1978.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, COUNTY TITLE AND ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, 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 GEORGE H. SPARLING AND DAN J. RICKER, TRUSTEES; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

COUNTY TITLE AND ABSTRACT COMPANY
BY: Stephen J. Spalding

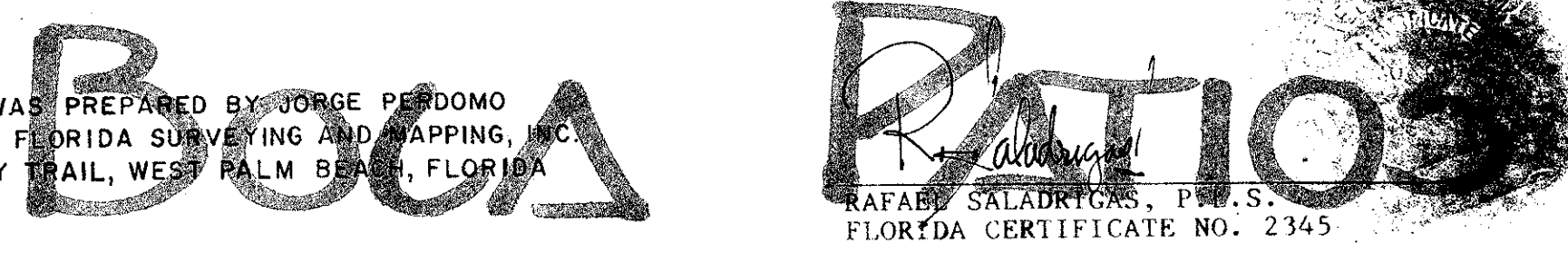
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF May, A.D., 1978, AT THE CITY OF BOCA RATON, COUNTY OF PALM BEACH, STATE OF FLORIDA.

Spring A. Coleman
NOTARY PUBLIC

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 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.

THIS INSTRUMENT WAS PREPARED BY JORGE PEDOMO IN THE OFFICES OF FLORIDA SURVEYING & MAPPING, INC. 941 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA



RAFABE SALADRIAS, P.E.
FLORIDA CERTIFICATE NO. 2345

27

104 P
November
22
78
36
27-28
John B. Dunkle

* O.K. Per County Com. For Party or Drainage Rule 1.1

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION, BY THE OWNER THEREOF, AND AGREE THAT MY MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2872, PAGE 1155, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, MARVIN S. CASSEL DO HEREBY SET MY HAND AND SEAL THIS 25 DAY OF May, 1978.

Sylvia M. Babson
WITNESS: BY: Marvin S. Cassel
Marvin S. Cassel
WITNESS: Marvin S. Cassel

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARVIN S. CASSEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF May, 1978.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
Sylvia M. Babson

SURVEYORS NOTES:

1. THE WEST RIGHT OF WAY LINE OF SOUTHWEST 57TH AVENUE AS SHOWN IS ASSUMED TO BEAR SOUTH, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY, FLORIDA.
3. THERE SHALL BE NO BUILDINGS, TREES, SHRUBS, OR CONSTRUCTION OF ANY KIND ON THE DRAINAGE AND/OR UTILITY EASEMENTS.
4. THERE SHALL BE NO SURFACE APPURTENANCES PERMITTED ON THE MAINTENANCE EASEMENTS.
5. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
6. DENOTES PERMANENT CONTROL POINT (P.C.P.).

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 21 DAY OF November, A.D., 1978.

1000-094 BY: Peggy E. Burt
PEGGY E. BURT, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 21 DAY OF May, A.D., 1978.

H. F. Kahler
H.F. KAHLER, COUNTY ENGINEER

John B. Dunkle
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: _____ DEPUTY CLERK

FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA 33401			
SCALE	DATE	BY	DATE
Field Book			
TITLE	BOCA PATIOS	NO	178-15

TURNOUT REQUIRED

