

119
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:11 A.M. THIS 25 TH DAY OF JANUARY A.D. 1979 AND DULY RECORDED IN PLAT BOOK 36 ON PAGES 119 THROUGH 121
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

THE CYPRESSES OF BOCA LAGO

BEING A REPLAT OF A PART OF THE "REPLAT OF BOCA LAGO (P.U.D.) AS RECORDED IN PLAT BOOK 31, PAGES 62-71 (INCLUSIVE), PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 20, TWP. 47 SO., RGE 42 EAST.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF HOUSING TRACT NO. 3, REPLAT OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE CYPRESSES OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING NUMBERED COURSES ALONG THE BOUNDARY OF SAID HOUSING TRACT NO. 1:

- BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID HOUSING TRACT NO. 1; THENCE
- 1. SOUTH 14°00'00" EAST, A DISTANCE OF 593.10 FEET; THENCE
- 2. SOUTH 00°00'00" EAST, A DISTANCE OF 334.70 FEET; THENCE
- 3. NORTH 90°00'00" EAST, A DISTANCE OF 634.02 FEET; THENCE
- 4. SOUTH 09°49'00" EAST, A DISTANCE OF 205.00 FEET; THENCE
- 5. SOUTH 77°10'00" EAST, A DISTANCE OF 160.00 FEET; THENCE
- 6. NORTH 43°24'00" EAST, A DISTANCE OF 54.85 FEET; THENCE
- 7. SOUTH 18°16'00" EAST, A DISTANCE OF 281.82 FEET; THENCE
- 8. SOUTH 00°00'00" EAST, A DISTANCE OF 230.08 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 00°00'00" EAST, SAID POINT LYING IN THE NORTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-47 AS SHOWN ON REPLAT OF BOCA LAGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 244 THROUGH 253, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE
- 9. WESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 17°26'00", A DISTANCE OF 48.68 FEET TO THE POINT OF TANGENCY; THENCE
- 10. NORTH 72°34'00" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 163.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET; THENCE
- 11. WESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°34'00", A DISTANCE OF 212.69 FEET TO THE POINT OF TANGENCY; THENCE
- 12. SOUTH 84°52'00" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 232.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET; THENCE
- 13. NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 46°18'00", A DISTANCE OF 88.89 FEET TO THE POINT OF TANGENCY; THENCE
- 14. NORTH 48°50'00" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 51.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 131.00 FEET; THENCE
- 15. WESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 72°32'08", A DISTANCE OF 165.84 FEET TO THE END OF SAID CURVE; THENCE
- 16. NORTH 27°00'00" WEST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 559.26 FEET; THENCE
- 17. NORTH 60°26'00" WEST, A DISTANCE OF 640.45 FEET; THENCE
- 18. SOUTH 36°41'00" WEST, A DISTANCE OF 112.29 FEET; THENCE
- 19. SOUTH 48°33'00" EAST, A DISTANCE OF 308.82 FEET; THENCE
- 20. SOUTH 18°31'00" WEST, A DISTANCE OF 81.46 FEET; THENCE
- 21. SOUTH 85°34'00" WEST, A DISTANCE OF 335.00 FEET; THENCE
- 22. NORTH 60°57'00" WEST, A DISTANCE OF 108.77 FEET; THENCE
- 23. NORTH 27°29'00" WEST, A DISTANCE OF 191.64 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 125.00 FEET AND WHOSE LONG CHORD BEARS NORTH 43°33'57" EAST; THENCE
- 24. NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°57'54", A DISTANCE OF 104.64 FEET TO THE POINT OF TANGENCY; THENCE
- 25. NORTH 19°35'00" EAST, A DISTANCE OF 196.00 FEET; THENCE
- 26. NORTH 33°19'30" EAST, A DISTANCE OF 83.15 FEET; THENCE
- 27. NORTH 47°04'00" EAST, A DISTANCE OF 193.50 FEET; THENCE
- 28. NORTH 42°53'48" EAST, A DISTANCE OF 92.87 FEET; THENCE
- 29. NORTH 47°04'00" EAST, A DISTANCE OF 235.00 FEET; THENCE
- 30. NORTH 72°17'00" EAST, A DISTANCE OF 481.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 30.2334 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 HEREON IS HEREBY DEDICATED TO THE CYPRESSES OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, FOR THE PERPETUAL USE FOR PROPER ROAD PURPOSES BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT; TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE CYPRESSES OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME.

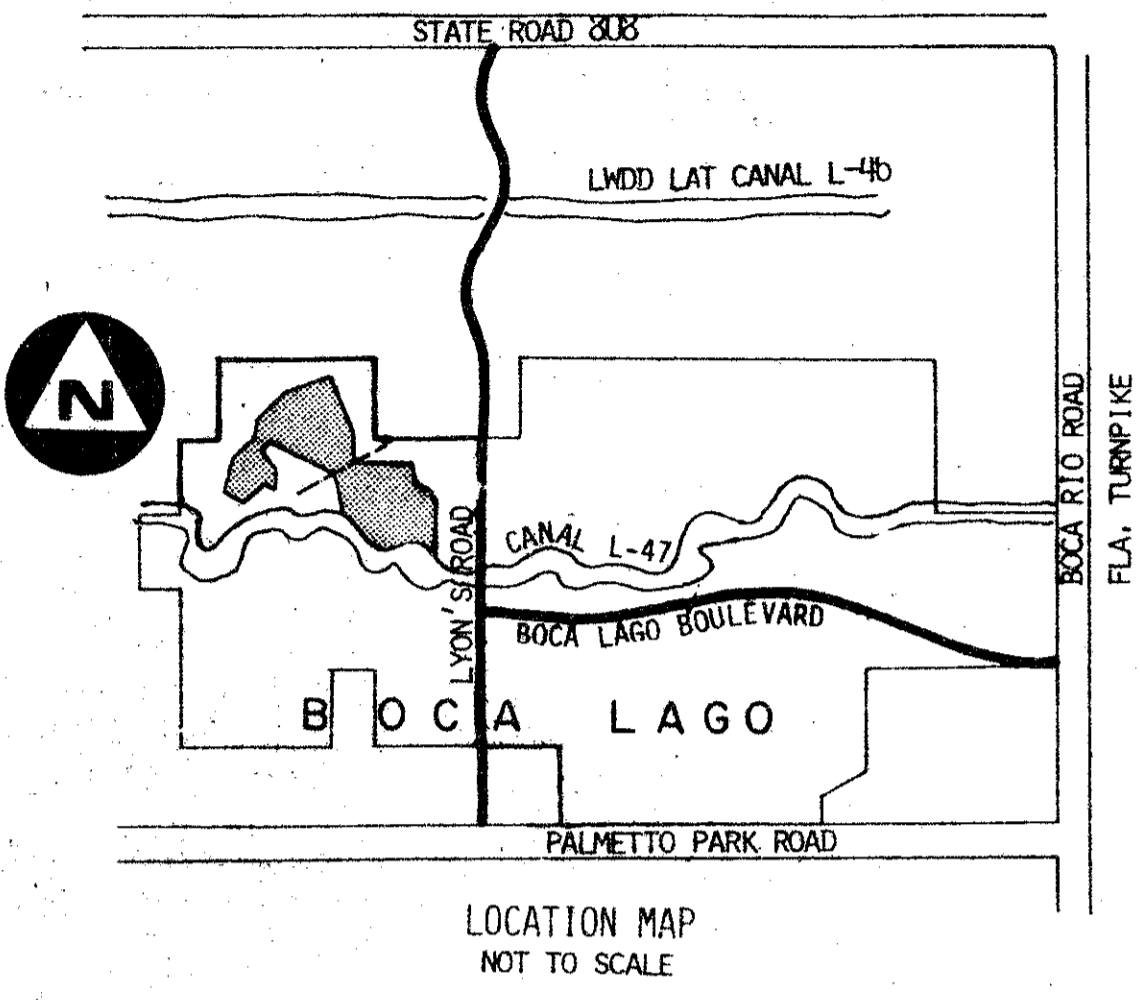
2. THE UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, AS GENERAL PARTNER OF FRANKEL ASSOCIATES, THIS 9 DAY OF JANUARY, A.D., 1979.

Charles H. Frankel BOCA LAGO ASSOCIATES, LTD.
BY IT'S GENERAL PARTNER, FRANKEL ASSOCIATES
WITNESS
G. Craig Joel Benjamin Frankel
BENJAMIN FRANKEL, GENERAL PARTNER OF
FRANKEL ASSOCIATES

ACKNOWLEDGMENT:
STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA
BEFORE ME PERSONALLY APPEARED BENJAMIN FRANKEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BENJAMIN FRANKEL, GENERAL PARTNER OF THE ABOVE NAMED FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF JANUARY, A.D., 1979.

NOTARY PUBLIC: *John B. Dolan*
MY COMMISSION EXPIRES: *[Signature]*



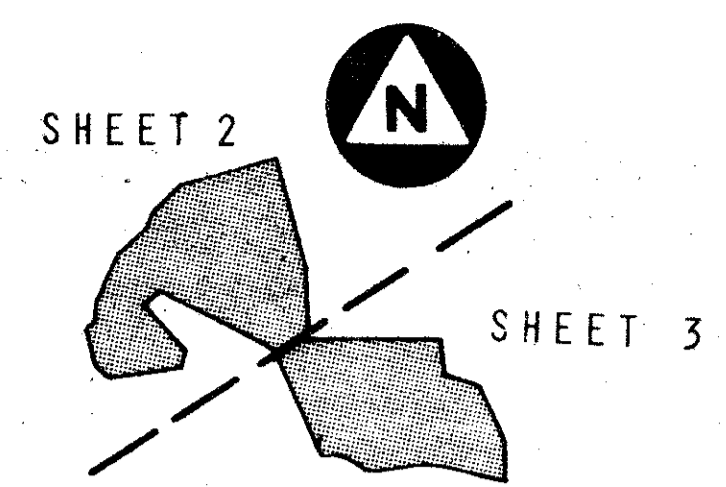
MORTGAGOR'S CONSENT
STATE OF NEW JERSEY
COUNTY OF ESSEX
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 2618 AT PAGE 1320 AND OFFICIAL RECORD BOOK 2618 AT PAGE 1289, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHERE, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF JANUARY, 1979.

ATTEST: *Robert W. Kopchans* BY: *Andrew P. Salemas*
ASST. SECRETARY Vice PRESIDENT
THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, A
NEW JERSEY CORPORATION

ACKNOWLEDGMENT
STATE OF NEW JERSEY
COUNTY OF ESSEX
BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHANS AND ANDREW P. SALEMAS, 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 MUTUAL BENEFIT LIFE INSURANCE COMPANY, A NEW JERSEY 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 SAID 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 8th DAY OF JANUARY 1979.
MY COMMISSION EXPIRES: MARCH 7, 1979
John B. Dolan
NOTARY PUBLIC OF STATE OF NEW JERSEY

- SURVEYOR'S NOTES:
1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 2. ALL PERMANENT REFERENCE MONUMENTS, PRM'S, ARE DESIGNATED THIS:
 3. ALL PERMANENT CONTROL POINTS, PCP'S, ARE DESIGNATED THIS:
 4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
 5. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF "BOCA LAGO", (A PLANNED UNIT DEVELOPMENT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 244 THROUGH 253, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
 6. TRACTS "B", "C", & "D" ARE RESERVED FOR THE PURPOSES OF DWELLING UNIT CONSTRUCTION AND ALL OTHER LAWFUL PURPOSES.



TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DANIEL H. JONES, 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 THAT THE TITLE IS VESTED TO BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON.
DATE: 12-27-78 BY: *Daniel H. Jones*
DANIEL H. JONES
MOYLE, GENTRY, JONES, FLANIGAN and GRONER

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH
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 (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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.
DATE: 10th DAY OF JANUARY AD, 1978. BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 TH DAY OF JANUARY AD, 1979.
BY: *Bill Bailey*
CHAIRMAN
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 TH DAY OF JAN AD, 1979.
BY: *[Signature]*
COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Margie B. Jennings*
D.C.

PLANNED UNIT DEVELOPMENT TABULATIONS

| | |
|--|------------------------|
| TOTAL AREA THIS PLAT | 30.23 ACRES |
| LESS ROAD RIGHTS OF WAY AND PARKING | 5.29 ACRES |
| EQUALS EFFECTIVE BASE RESIDENTIAL AREA | 24.94 ACRES |
| APPLICABLE DENSITY FACTOR | N.A. |
| TOTAL UNITS PERMITTED | N.A. |
| TOTAL UNITS THIS PLAT | 250 UNITS (PROPOSED) |
| OPEN SPACE THIS PLAT | 18.19 ACRES (PROPOSED) |
| DENSITY | 8.27 UNITS PER ACRE |

AREA TABULATIONS

| | |
|------------------------------|-------------|
| AREA IN TRACT "A" (ROAD R/W) | 4.07 ACRES |
| AREA IN TRACT "B" | 3.77 ACRES |
| AREA IN TRACT "C" | 19.72 ACRES |
| AREA IN TRACT "D" | 2.67 ACRES |

TOTAL AREA THIS PLAT 30.23 ACRES

1000-089
54

BENCH MARK
Land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

36/119
THE CYPRESSES
OF BOCA LAGO

| | | | | | | | |
|----------|-----|----------|-----|----------|------|-------------|--------|
| DESIGNED | WKS | CHECKED | RJM | JOB NO. | 5905 | DRAWING NO. | |
| DRAWN | WKS | APPROVED | CMS | FILE NO. | | SHEET | 1 OF 3 |