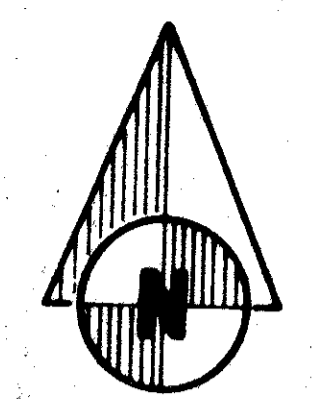


VISTA DEL BOCA

BEING A REPLAT OF TRACTS 20 AND 21 BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO.3, P.B. 2, PP. 45-54 INCLUSIVE, AND SITUATE IN SECTION 20, TWP. 47 SO., RGE. 42 EAST. PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1978

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:18 A.M. THIS 5 DAY OF APRIL A.D. 1978 AND DULY RECORDED IN PLAT BOOK 37 ON PAGES 55 AND 56
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *John B. Dunkle* DC

FLOOD ZONE "B"

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT VISTA DEL BOCA, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACTS 20 AND 21, BLOCK 79, TOGETHER WITH THE NORTH 15 FEET OF THAT CERTAIN FORMERLY PLATTED, (NOW ABANDONED), 30 FOOT ROAD RIGHT OF WAY LYING SOUTHERLY OF, ADJACENT AND CONTIGUOUS TO SAID TRACTS 20 AND 21, ALL AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VISTA DEL BOCA, SITUATE IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ESCONDIDO AT BOCA RATON PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 172 THROUGH 174, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 675.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE, NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID TRACTS 20 AND 21, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 21; THENCE, SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID TRACT 21 AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 675.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 15 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE REPLAT BOCA LAGO, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 90°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.227 ACRES, MORE OR LESS.

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

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES AND FOR THE USE OF, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE LAKE (TRACT "B") AS SHOWN HEREON IS HEREBY DEDICATED TO THE ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, VISTA DEL BOCA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GEORGE M. HARRIS, PRESIDENT AND TERESA VITKA, SECRETARY.

ATTEST: *Teresa Vitka* TERESA VITKA, SECRETARY BY: *George M. Harris* GEORGE M. HARRIS, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE M. HARRIS AND TERESA VITKA, 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 VISTA DEL BOCA, INC., A FLORIDA 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 4th DAY OF April, A.D., 1978.
NOTARY PUBLIC: *Carol A. Ubrin*
MY COMMISSION EXPIRES: Oct. 17, 1981

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK AT PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, ROBERT C. MILLS AND MARY D. MILLS, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEAL THIS 5th DAY OF April, A.D., 1978.

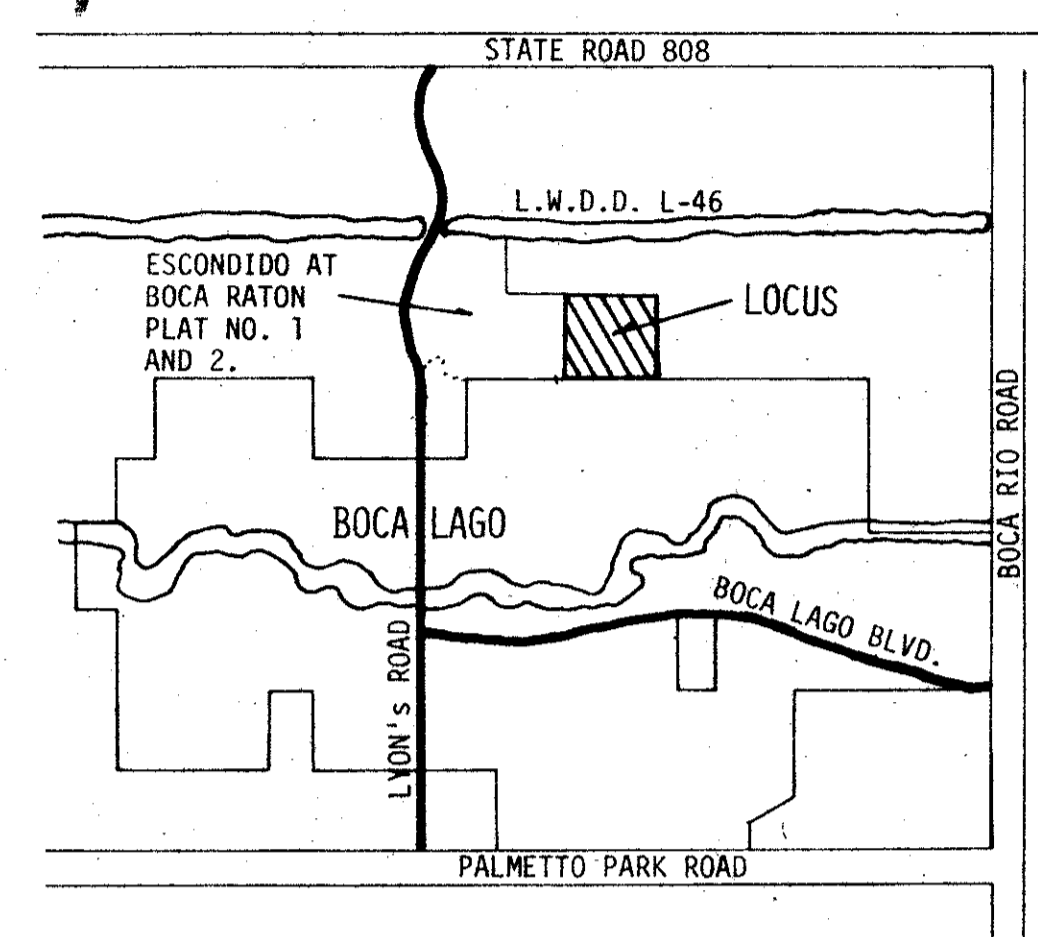
Witnesses: *Janet W. Amersa* *Robert C. Mills*
Joe L. Smith
Janet W. Amersa *Mary D. Mills*
Joe L. Smith

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT C. MILLS AND MARY D. MILLS, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF April, A.D., 1978.
NOTARY PUBLIC: *Carol A. Ubrin*
MY COMMISSION EXPIRES: Oct. 17, 1981



LOCATION MAP

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK AT PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, IVAN J. SMITH AND GENE W. SMITH, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEAL THIS 4th DAY OF April, A.D., 1978.

Witnesses: *Janet W. Amersa* *Ivan J. Smith*
Joe L. Smith
Janet W. Amersa *Gene W. Smith*
Joe L. Smith

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED IVAN J. SMITH AND GENE W. SMITH, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, A.D., 1978.
NOTARY PUBLIC: *Carol A. Ubrin*
MY COMMISSION EXPIRES: Oct. 17, 1981

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM L. STEGE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO VISTA DEL BOCA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: April 4, 1978 BY: *William L. Stege* WILLIAM L. STEGE, ATTORNEY AT LAW

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: 14th DAY OF APRIL, A.D., 1978. BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

SURVEYOR'S NOTES:

- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL PERMANENT REFERENCE MONUMENTS, (P.R.M.'s), ARE DESIGNATED THUS:
- ALL PERMANENT CONTROL POINTS, (P.C.P.'s), ARE DESIGNATED THUS:
- THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
- ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON ESCONDIDO AT BOCA RATON, PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 172 THROUGH 174, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

APPROVAL:

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF April, A.D., 1978.
BY: *Bill Bailey*
BILL BAILEY, CHAIRMAN - COUNTY COMMISSION

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF APRIL, A.D., 1978.
BY: *Herbert F. Kahler*
HERBERT F. KAHLERT, P.E.,
COUNTY ENGINEER

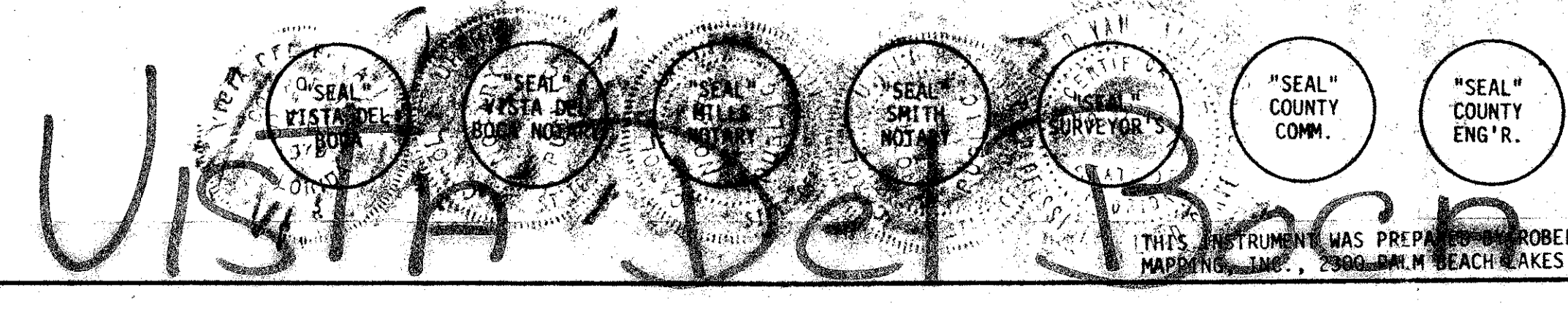
ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Sles Tuley* Deputy Clerk D.C.

54

20/47/42 1000-080 37/55
BENCH MARK
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC. PALM BEACH COUNTY, FLORIDA					
VISTA DEL BOCA					
DESIGNED CWS	DRAWN WSK	CHECKED RJW	JOB NO. 2300	DRAWING NO.	
DATE 1"=50'	SCALE CWS	APPROVED	FILE NO.	SHEET 1	OF 2



THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2900 PALM BEACH LAKES BLVD., SUITE 209, WEST PALM BEACH, FL 33409. PHONE 689-2111.