

SIERRA DEL MAR 2

140

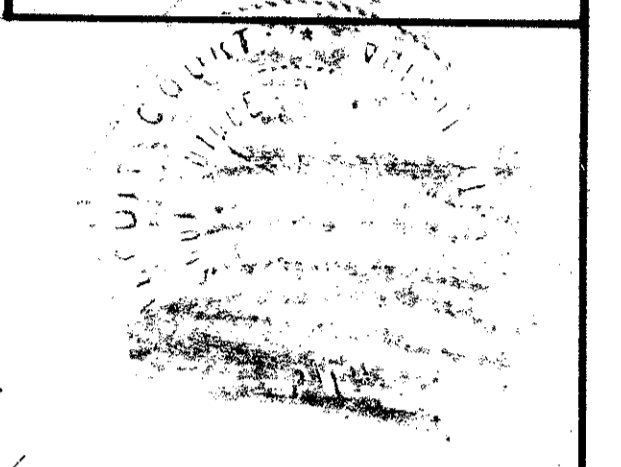
A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT NO 6 OF BOCA DEL MAR, PLAT NO 5 AS RECORDED IN PLAT BOOK 30, PAGES 127-128 OF THE PALM BEACH COUNTY PUBLIC RECORDS WALTER A. CORNNELL, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

JULY 1978 SHEET 1 OF 3

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 16.05.78
this 21 day of July, 1978
and duly recorded in Plat Book
37 on page 140, 141 + 142
JOHN B. DUNKLE, Clerk
Nyle Shreffo



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Housing Adventures, Inc., a Florida Corporation, owner of the land described hereon: A portion of Tract 6 of BOCA DEL MAR No 5, in Section 21, Township 47 South, Range 42 East, shown on the plat as recorded in Plat Book 30, Pages 127-128 of the Public Records of Palm Beach County, Florida, said portion of Tract 6 being more particularly described as follows: BEGINNING AT A POINT known as the Northwest corner of said Tract 6; thence run N63°26'56"E on an assumed bearing a distance of 138.23 feet to a point; thence N87°08'36"E a distance of 81.74 feet to the Northwest corner of the plat of SIERRA DEL MAR as recorded in Plat Book 34 at Pages 190 and 191 of the Public Records of Palm Beach County, Florida; thence S02°51'24"E along the west line of said SIERRA DEL MAR a distance of 513.99 feet to the Southwest corner of said SIERRA DEL MAR and a point on the South line of said Tract 6; thence S80°30'00"W along the South line of said Tract 6 a distance of 409.47 feet to the beginning of a curve to the right; thence Northwesterly along said curve, having a central angle of 98°35'27" and a radius of 532.96 feet, an arc distance of 870.68 feet through an angle of 93°36'09" to the POINT OF BEGINNING of this Parcel lying and being in Palm Beach County, Florida; containing 11.07 acres, more or less, and shown hereon as SIERRA DEL MAR 2; and

- Has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
- 1. Parcel A as Street Rights-of-Way to SIERRA DEL MAR Property Owners Association, Inc. for street purposes and is the maintenance obligation of said association.
- 2. Parcels A, B, C and D, the drainage easements and the utility easements in perpetuity for the construction and maintenance of drainage facilities and public utilities.
- 3. The areas indicated as Limited Access Easement to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- 4. Parcels B, C and D as Parking Tracts to SIERRA 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 E as a Pedestrian Way to SIERRA DEL MAR Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association.
- 6. Parcels F, G, H, I, J & K as Landscape Areas to SIERRA DEL MAR Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association.
- 7. Parcel L as Recreation Area to Sierra Del Mar Property Owners Association, Inc., in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 23 day of October, 1978.

Attest: Kenneth M. Endelson (Secretary)

HOUSING ADVENTURES, INC., a Corporation of the State of Florida.
By: Stanley Charles (President)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared Stanley Charles and Kenneth M. Endelson, 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 above named Housing Adventures, 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 23 day of October, 1978.
My Commission Expires Nov. 20, 1981
James F. Wattle
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the described property and does hereby join in and consent to the dedication of the lands described hereto by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2849, Pages 470 through 475 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Boca Del Mar Associates, A Florida Partnership
IN WITNESS WHEREOF, I do hereby set my hand and seal this 23rd day of February, 1979.

Sherran A. Harris
Sherran A. Harris

R.J. Haden
R.J. Haden, Vice President
Boca Del Mar Associates by
Texaco Boca Del Mar Inc., a General Partner.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared R.J. Haden, to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purpose expressed therein.
WITNESS my hand and official seal this 23rd day of February, 1979.
My Commission Expires November 16, 1981
William D. Gaudin
Notary Public

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Robert B. Tanner, a duly licensed attorney in the State of Florida hereby certify that I have examined the title to the hereon described property; that I found the property is vested to HOUSING ADVENTURES, INC.; that current taxes have been paid; and that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown and are true and correct as of this 17th day of March, 1979.

By: Robert B. Tanner
Attorney-at-Law, Licensed in Florida.

APPROVAL - PALM BEACH, FLORIDA BOARD OF COUNTY COMMISSIONERS

This Plat is hereby Approved for Record this 19 day of June, 1979.

By: Bill Bailey
Chairman, Bill Bailey

COUNTY ENGINEER

This Plat is hereby Approved for Record this 19 day of June, 1979.

By: H.F. Kahlert
County Engineer, H.F. Kahlert, P.E.

Attest: John B. Dunkle, Clerk
Board of County Commissioners

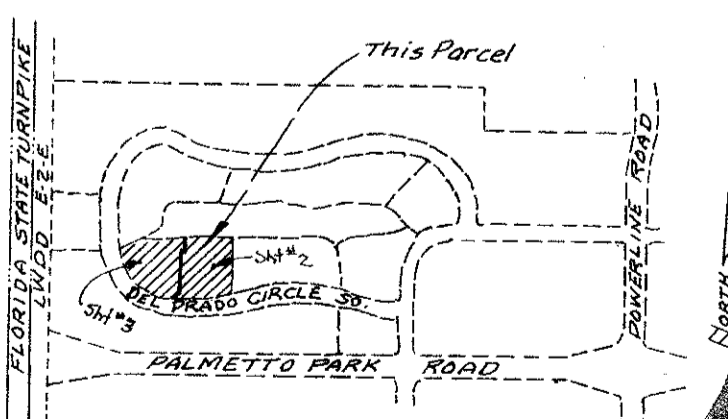
By: Maureen B. Jennings
Deputy Clerk

SURVEYOR'S 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 Permanent Reference Monuments (PRM's) have been placed and that Permanent Control Points (PCP's) 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.

By: Walter A. Cornnell
Walter A. Cornnell, P.E.
Registered Land Surveyor No 1757
State of Florida.

LOCATION MAP



0205-342

54

No Units	73
Area	11.07 Ac.
Units per Acre	6.59 Ac.
Area in Lots	7.93 Ac.
Area in Houses and Pavement	4.91 Ac.
Area in Open Space	6.16 Ac.

21/47/42

37/140

Sierra Del Mar 2 - Boca Del Mar PUD

