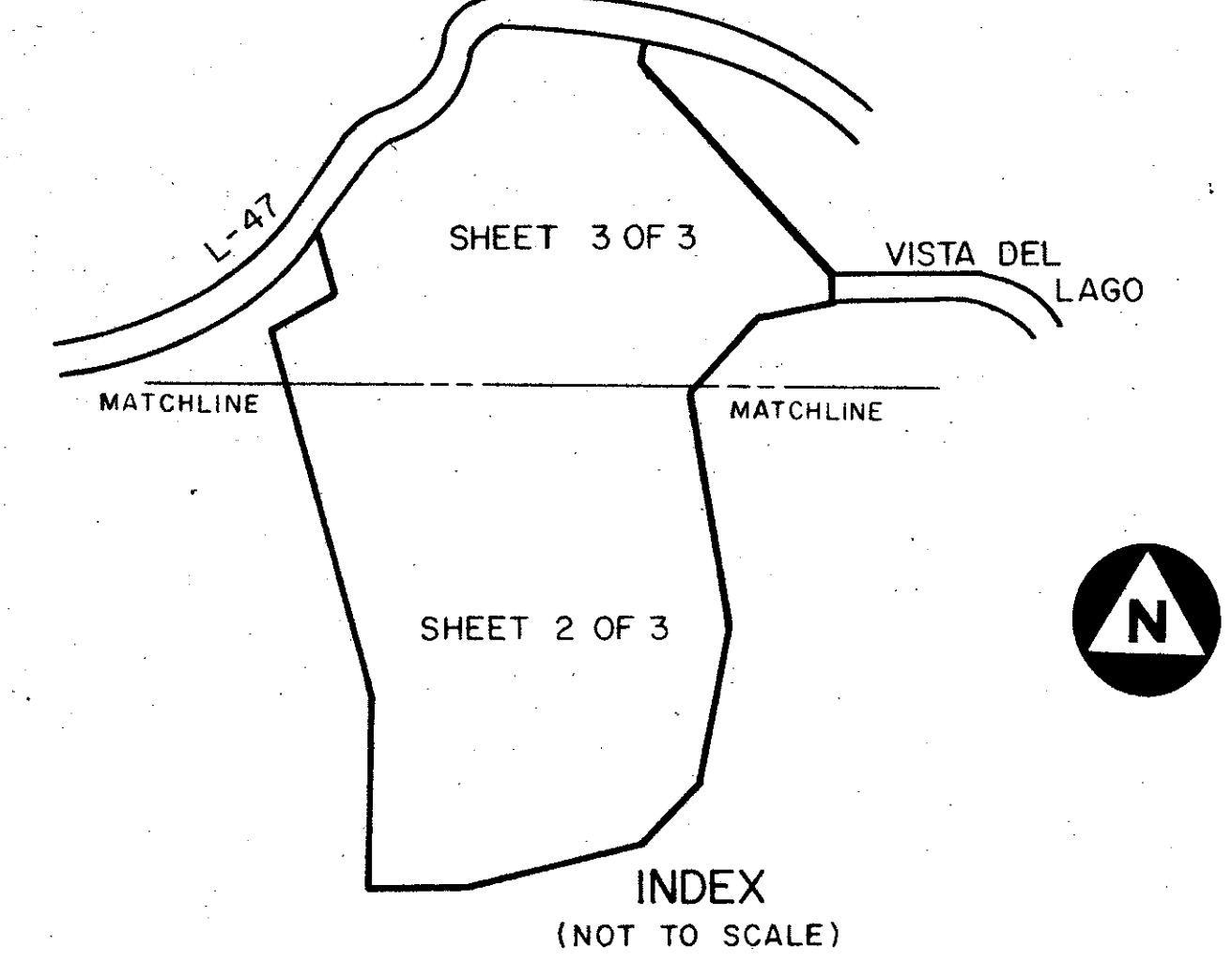
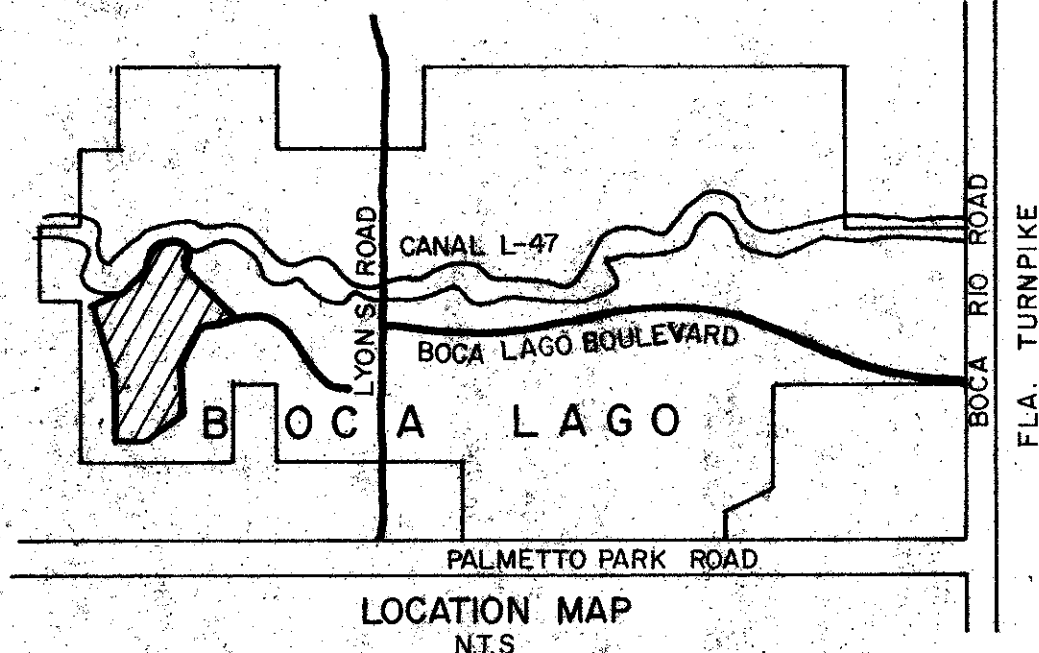


# HOUSING TRACT NO. 2 OF BOCA LAGO

BEING A REPLAT OF HOUSING TRACT #2 OF "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.



# 145

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:30 A.M. THIS 21 DAY OF JUNE AD. 1979, AND DULY RECORDED IN PLAT BOOK 31 ON PAGES 62 AND 63.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *[Signature]*

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. 2, 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 HOUSING TRACT #2 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. 2.

- BEGINNING AT THE SOUTHWEST CORNER OF SAID HOUSING TRACT #2, THENCE, . . . . .
1. NORTH 00°20'00" EAST, A DISTANCE OF 521.95 FEET; THENCE, . . . . .
  2. NORTH 14°29'00" WEST, A DISTANCE OF 779.84 FEET; THENCE, . . . . .
  3. NORTH 63°19'00" EAST, A DISTANCE OF 229.46 FEET; THENCE, . . . . .
  4. NORTH 14°58'00" WEST, A DISTANCE OF 272.69 FEET; THENCE, . . . . .
  5. NORTH 33°43'00" EAST, A DISTANCE OF 170.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO RIGHT, HAVING A RADIUS OF 150.00 FEET; THENCE, . . . . .
  6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°17'00", A DISTANCE OF 147.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET; THENCE, . . . . .
  7. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°10'00", A DISTANCE OF 197.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO RIGHT, HAVING A RADIUS OF 77.50 FEET; THENCE, . . . . .
  8. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°40'00", A DISTANCE OF 96.94 FEET TO THE POINT OF TANGENCY; THENCE, . . . . .
  9. SOUTH 68°30'00" EAST, A DISTANCE OF 380.15 FEET; THENCE, . . . . .
  10. SOUTH 21°30'00" WEST, A DISTANCE OF 35.05 FEET; THENCE, . . . . .
  11. SOUTH 33°25'00" EAST, A DISTANCE OF 552.91 FEET; THENCE, . . . . .
  12. SOUTH 00°00'00" WEST, A DISTANCE OF 80.00 FEET; THENCE, . . . . .
  13. SOUTH 90°00'00" WEST, A DISTANCE OF 103.17 FEET; THENCE, . . . . .
  14. SOUTH 55°57'00" WEST, A DISTANCE OF 93.21 FEET; THENCE, . . . . .
  15. SOUTH 40°56'00" WEST, A DISTANCE OF 350.58 FEET; THENCE, . . . . .
  16. SOUTH 17°57'00" EAST, A DISTANCE OF 373.12 FEET; THENCE, . . . . .
  17. SOUTH 06°55'00" WEST, A DISTANCE OF 348.53 FEET; THENCE, . . . . .
  18. SOUTH 46°30'00" WEST, A DISTANCE OF 170.04 FEET; THENCE, . . . . .
  19. SOUTH 75°17'00" WEST, A DISTANCE OF 421.00 FEET; THENCE, . . . . .
  20. SOUTH 90°00'00" WEST, A DISTANCE OF 200.50 FEET TO THE POINT OF BEGINNING, (P.O.B.)
- CONTAINING 35.75 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 PINES 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 PINES 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 21 DAY OF JUNE A.D. 1979.

WITNESS *[Signature]* BOCA LAGO ASSOCIATES, LTD.  
BY IT'S GENERAL PARTNER, FRANKEL ASSOCIATES  
WITNESS *[Signature]* 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 21 DAY OF JUNE A.D., 1979.

NOTARY PUBLIC:  
MY COMMISSION EXPIRES: *[Signature]*

MORTGAGEE'S CONSENT  
STATE OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 31 AT PAGE 62 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 TO BY ITS VICE PRESIDENT AND IT CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF JUNE 1979.

ATTEST: *[Signature]* THE CONTINENTAL BANK, A PENNSYLVANIA CORPORATION  
BY: *[Signature]* VICE PRESIDENT

ACKNOWLEDGMENT  
STATE OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA  
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* AND WILLIAM M. ENNS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE CONTINENTAL BANK, A PENNSYLVANIA 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 SEAL THIS 19 DAY OF JUNE 1979.

MY COMMISSION EXPIRES: 5-27-79  
*[Signature]* NOTARY PUBLIC

MORTGAGEE'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 5TH DAY OF JUNE 1979.

ATTEST: *[Signature]* THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, A NEW JERSEY CORPORATION  
ASSISTANT SECRETARY BY: *[Signature]* VICE PRESIDENT

ACKNOWLEDGMENT:  
STATE OF NEW JERSEY  
COUNTY OF ESSEX  
BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHAINS AND B. BRUCE ANDERSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT 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 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 5th DAY OF JUNE 1979.

MY COMMISSION EXPIRES: 9/22/82  
*[Signature]* 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: *[Symbol]*
  3. ALL PERMANENT CONTROL POINTS, PCP's, ARE DESIGNATED THIS: *[Symbol]*
  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 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.

TITLE CERTIFICATION:  
STATE OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA  
I, G. CRAIG LORD, A DULY LICENSED ATTORNEY IN THE STATE OF FLA., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON 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 ENCLUMBERED BY THE MORTGAGES SHOWN HEREON.  
DATE: 1979 BY: G. CRAIG LORD  
BLANK, ROME, COMISKY AND Mc CAULEY

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 PERMANENT REFERENCE MONUMENTS AND 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: 7th DAY OF June AD. 1979. BY: *[Signature]*  
W.M. 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 19 DAY OF June AD, 1979.  
BY: *[Signature]*  
BILL BAILY  
CHAIRMAN OF THE BOARD

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF June AD, 1979.  
BY: *[Signature]*  
COUNTY ENGINEER, P.E.

ATTEST:  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *[Signature]*  
D.C.

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	35.75 ACRES
LESS ROAD RIGHTS OF WAY AND PARKING	5.91 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	29.84 ACRES
APPLICABLE DENSITY FACTOR	N.A.
TOTAL UNITS PERMITTED	N.A.
TOTAL UNITS THIS PLAT	268 (PROPOSED)
OPEN SPACE THIS PLAT	19.72 ACRES (PROPOSED)
DENSITY	7.50 UNITS PER ACRE

AREA TABULATIONS

AREA IN TRACT "A" (ROAD R/W)	4.18 ACRES
AREA IN TRACT "B"	16.11 ACRES
AREA IN TRACT "C"	15.46 ACRES
TOTAL AREA THIS PLAT	35.75 ACRES

1000-071

54

BENCH MARK  
land surveying and mapping, inc.

W. SCHLEFER CONSULTING ENGINEERS INC.  
PALM BEACH COUNTY, FLORIDA

37/45

HOUSING TRACT NO. 2  
OF BOCA LAGO

DESIGNED	DRAWN	CHECKED	DATE	SCALE	APPROVED	FILE NO.	DRAWING NO.
			2-15-79	1"=50'		6600	6600

# Housing Tract No. 2 of Boca LAGO P.U.D.