

40-14

# REPLAT LOT 66 and TRACT "B", THE TIMBERS OF BOCA, P.B. 37, Pp. 156-158

AND LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST,

PALM BEACH COUNTY FLORIDA,

SHEET 1 OF 1

14

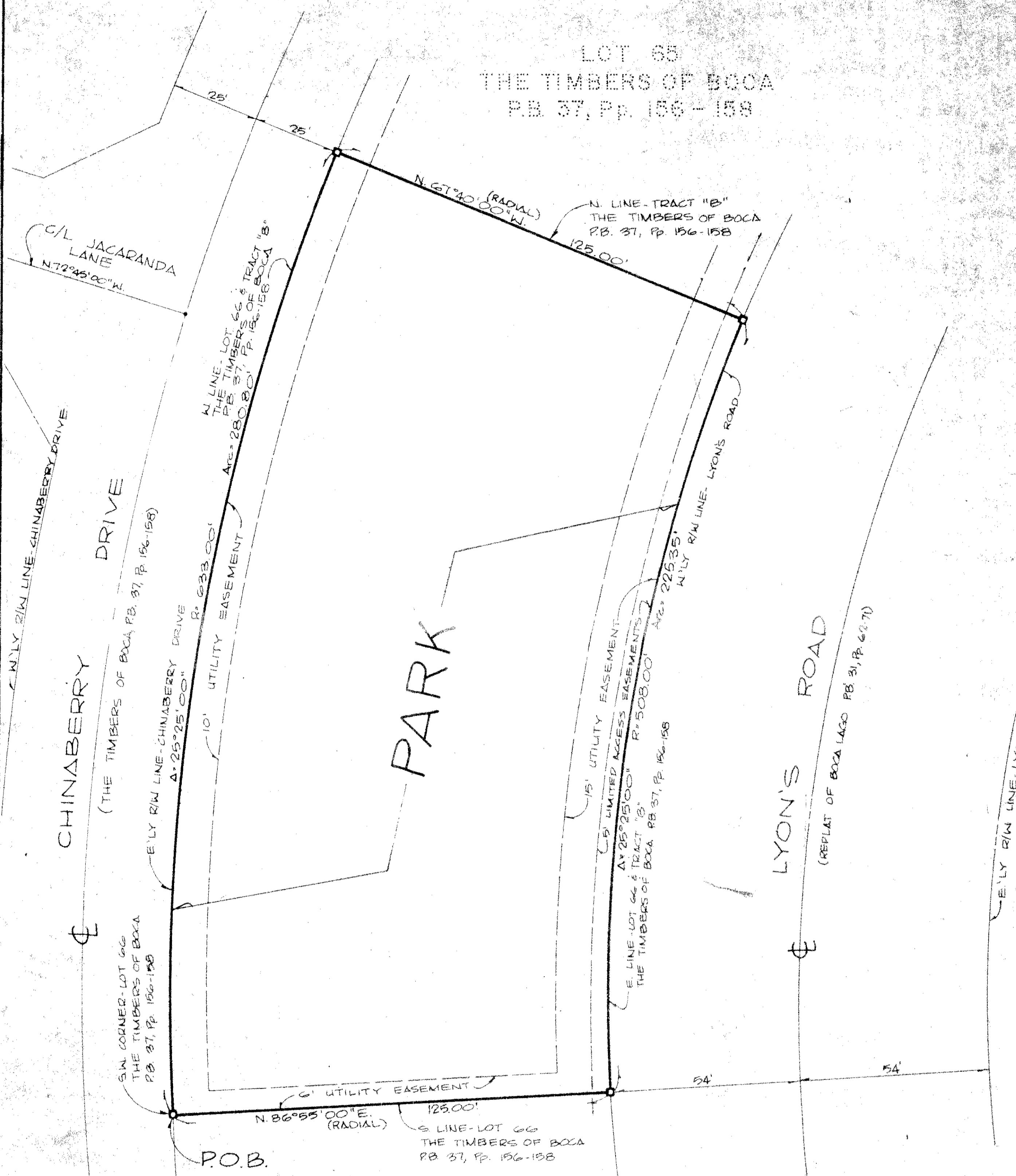
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 9:27 A.M.  
THIS 26 DAY OF June  
A.D. 1980, AND DULY  
ORDERED IN PLAT BOOK 40  
ON PAGES 14 AND

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
By: *John B. Dunkle*



0' 20' 40'  
GRAPHIC SCALE



LOT 66  
THE TIMBERS OF BOCA  
P.B. 37, Pp. 156-158

LOT 67  
THE TIMBERS OF BOCA  
P.B. 37, Pp. 156-158

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOT 66 AND THE NATURAL VEGETATION PARK (EYEPRESS HEAD) TRACT "B", THE TIMBERS OF BOCA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 156 THROUGH 158, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE REPLAT LOT 66 AND TRACT "B", TIMBERS OF BOCA, SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 66, THENCE, NORTH 86°55'00" EAST ALONG THE SOUTH LINE OF SAID LOT 66, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 66 AND A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 508.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 86°55'00" EAST; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°25'00", A DISTANCE OF 225.35 FEET TO THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE, NORTH 67°40'00" WEST, RADIAL TO SAID CURVE AND ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B" AND A POINT ON A CONCENTRIC CURVE, HAVING A RADIUS OF 633.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°25'00", A DISTANCE OF 280.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.73 ACRE, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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

1. UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
2. THIS PLAT, BEING DESIGNATED A PARK, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TIMBERS OF BOCA HOMEOWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
3. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF CADILLAC FAIRVIEW FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF June, 1980.

ATTEST: *Donald McClosky* SECRETARY BY: *Larry Rosen* LARRY ROSEN, VICE-PRESIDENT  
CADILLAC FAIRVIEW FLORIDA, INC.

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY ROSEN AND DONALD MCCLOSKEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE-PRESIDENT AND SECRETARY OF CADILLAC FAIRVIEW FLORIDA, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS 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 ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF June, A.D. 1980.

NOTARY PUBLIC  
My Commission Expires: 12/31/81

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF BROWARD

I, PAUL ANTON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW FLORIDA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES

### 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 4-11-80 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 20 DAY OF June, A.D. 1980.  
BY: *Denris Koehler*  
DENRIS KOEHLER, CHAIRMAN

COUNTY ENGINEER:

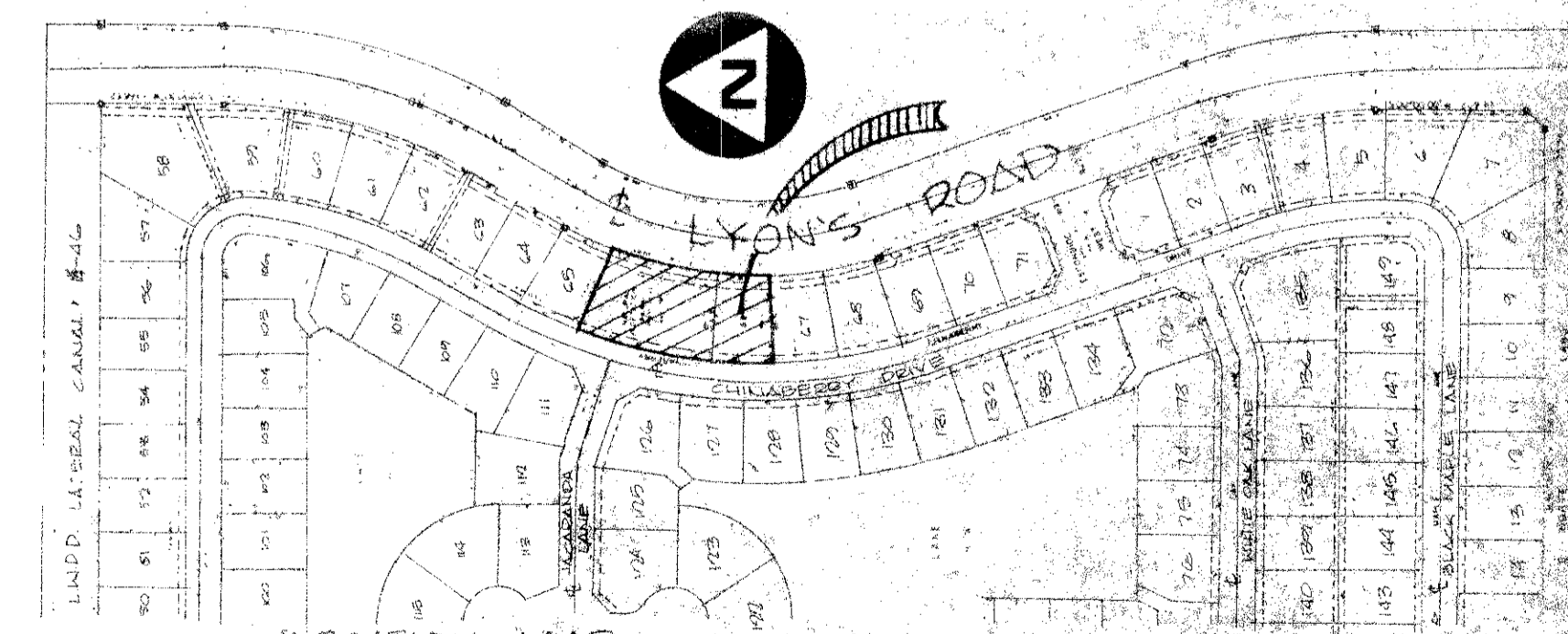
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF June, A.D. 1980.  
BY: *Herbert E. Maehle*  
HERBERT E. MAEHLE  
COUNTY ENGINEER - 0241-303

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*  
J.B.D.

### SURVEYOR'S NOTES

1. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
2. ALL BEARINGS STATED HEREON AND AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON TIMBERS OF BOCA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 156 THROUGH 158, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
3. THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409. PHONE: (305) 689-2111.
4.  INDICATES A 4" x 4" PERMANENT REFERENCE MONUMENT, FLA. CERT. #2424.



0241-303

SEAL OF CADILLAC FAIRVIEW FLORIDA, INC.  
SEAL OF DONALD MCCLOSKEY, SECRETARY  
SEAL OF LARRY ROSEN, VICE-PRESIDENT  
SEAL OF JOHN B. DUNKLE, CLERK  
SEAL OF COUNTY ENGINEER

**BENCH MARK**  
land surveying and mapping, inc.

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