

44-177

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	7.2196 ACRES
LESS ROAD RIGHTS OF WAY	0.6076 ACRES
EQUAL EFFECTIVE BASE RESIDENTIAL AREA	6.6120 ACRES
APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	36 UNITS (PROPOSED)
OPEN SPACE THIS PLAT	5.8 ACRES (PROPOSED)
DENSITY	5.0 UNITS PER ACRE

AREA TABULATIONS

AREA IN TRACT "A" (ROAD R/W)	0.6076 ACRES
AREA IN TRACT "B"	6.6120 ACRES

TOTAL AREA THIS PLAT 7.2196 ACRES

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. 4, REPLAT OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THIS 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 PALMS 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. 4:

- 1. BEGINNING AT THE NORTHEAST CORNER OF SAID HOUSING TRACT NO. 4, THENCE
- 1. SOUTH 00°30'00" EAST, A DISTANCE OF 669.27 FEET TO A POINT ON CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 132.37 FEET AND WHOSE RADIUS POINT BEARS NORTH 90°00'00" WEST, THENCE
- 2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'00", A DISTANCE OF 219.13 FEET, THENCE
- 3. NORTH 18°18'00" WEST, A DISTANCE OF 175.60 FEET, THENCE
- 4. NORTH 12°30'00" WEST, A DISTANCE OF 149.00 FEET, THENCE
- 5. NORTH 02°10'00" WEST, A DISTANCE OF 73.00 FEET, THENCE
- 6. SOUTH 72°52'00" WEST, A DISTANCE OF 95.03 FEET, THENCE
- 7. NORTH 24°36'00" WEST, A DISTANCE OF 276.66 FEET, THENCE
- 8. NORTH 08°12'00" EAST, A DISTANCE OF 94.00 FEET, THENCE
- 9. NORTH 21°40'00" WEST, A DISTANCE OF 130.00 FEET, THENCE
- 10. SOUTH 68°12'00" WEST, A DISTANCE OF 99.80 FEET, THENCE
- 11. NORTH 24°16'00" WEST, A DISTANCE OF 188.28 FEET, THENCE
- 12. NORTH 00°00'00" EAST, A DISTANCE OF 29.44 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF BOCA LAGO BOULEVARD, THENCE
- 13. NORTH 00°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 226.38 FEET TO A POINT IN A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1062.61 FEET, AND WHOSE RADIUS POINT BEARS NORTH 00°00'00" EAST, THENCE
- 14. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 17°28'24", A DISTANCE OF 334.06 FEET TO THE POINT OF BEGINNING.
- 15. NORTH 72°01'37" EAST, A DISTANCE OF 70.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.72 ACRES MORE OR LESS.

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

- 1. TRACT "A" AS SHOWN HEREON IS BEING DEDICATED TO THE PALMS 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 WITHIN THE BOUNDARY OF THIS SUBDIVISION TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE PALMS 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.

A DRAINAGE UTILITY EASEMENT IS HEREBY DEDICATED IN PERPETUITY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AND FLORIDA POWER AND LIGHT COMPANY, THEIR SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON TRACTS "A" AND "B", AS SHOWN HEREON, EXCEPTING HOWEVER ANY AREAS PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE, IN ORDER TO PROVIDE UNDERGROUND COMMUNICATION OR POWER FACILITIES TO EACH BUILDING SITE IN THIS SUBDIVISION.

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 27th DAY OF January, A.D., 1980.

*Benjamin Frankel*  
 BENJAMIN FRANKEL, GENERAL PARTNER OF FRANKEL ASSOCIATES

*Paul Zylke*  
 BOCA LAGO ASSOCIATES, LTD.  
 BY ITS GENERAL PARTNER, FRANKEL ASSOCIATES

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BENJAMIN FRANKEL, TO ME WELL KNOWN TO BE TO BE THE INDIVIDUAL DESCRIBED IN AND 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 27th DAY OF January, A.D., 1980.

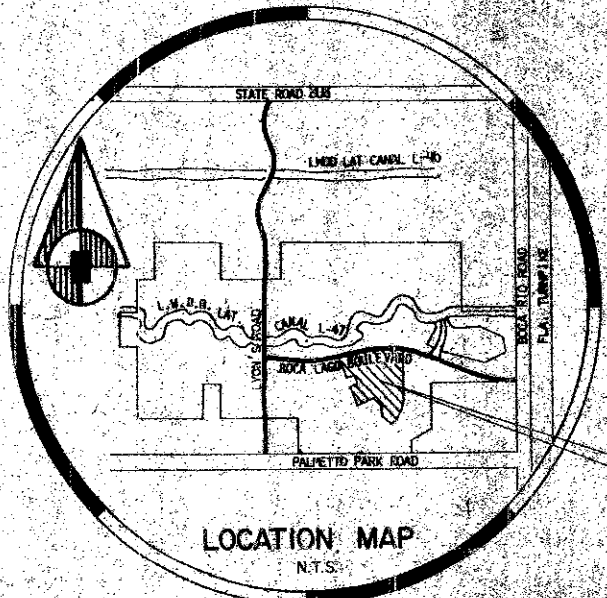
*James C. [Signature]*  
 JAMES C. [Signature]

A PART OF A P.U.D.

THE PALMS OF BOCA LAGO

BEING A REPLAT OF HOUSING TRACT NO. 4, REPLAT OF BOCA LAGO, PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLA., LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY 1980



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 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 1286, OF THE 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 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 17th DAY OF JANUARY, 1980.

ATTEST: *Andrew J. [Signature]* BY: *[Signature]*  
 ASST. SECRETARY VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW JERSEY  
 COUNTY OF ESSEX

BEFORE ME PERSONALLY APPEARED ROBERT M. KOPCHAINS AND ANDREW P. GALENAS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASST. 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 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 17th DAY OF JANUARY, 1980.

MY COMMISSION EXPIRES: *March 7, 1984*

SEAL: MUTUAL BENEFIT LIFE INSURANCE COMPANY  
 SEAL: ANDREW P. GALENAS  
 SEAL: ROBERT M. KOPCHAINS  
 SEAL: JAMES C. [Signature]

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT HAS BEEN FOR RECORD AT 11:47 A.M. THIS 17th DAY OF JANUARY, 1980, AND DULY RECORDED IN PLAT BOOK 31, PAGES 62, 63, AND 64.

JOHN D. DUNKLE, CLERK  
 CIRCUIT COURT

- NOTES:
1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  2. ALL PERMANENT REFERENCE POINTS (R.M.P.'S) ARE DESIGNATED THIS...
  3. ALL PERMANENT CONTROL POINTS (C.P.'S) ARE DESIGNATED THIS...
  4. (A) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, OR TREES OR SHRUBS PLACED SO AS TO IMPEDOR OR INTERFERE WITH ANY OBSTACLES AS DEFINED UNDER DRAINAGE EASEMENTS, OR DRAINAGE 72-41.
  - (B) THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT PORTION OF ANY "BRACKET" TYPE UTILITY EASEMENTS OR UTILITY TRACES WHICH SPECIFICALLY SUPPLY WATER, SEWER, OR OTHER AVAILABLE PUBLIC UTILITIES.
  - (C) THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS OTHER THAN THOSE CONDITIONS OUTLINED IN THE IMMEDIATELY PRECEDING NOTE.
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 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
6. THE PORTION OF THE PLAT CONTAINING OPEN SPACE MAY NOT BE VACATED IN WHOLE OR IN PART UNLESS THE FUTURE BEING VACATED.

TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

WE, SIGNITALE AND BRISMAST CO., A FULLY LICENSED TITLE AND ABSTRACT COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON.

BY: *[Signature]*  
 FRANCIS R. HALLINAN, JR.  
 SURVEYOR

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 ALL PERMANENT REFERENCE POINTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT ALL PERMANENT CONTROL POINTS HAVE BEEN PLACED UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE APPLICABLE KNOWLEDGE AND FIDELITY THAT THE SURVEY DATA CORRELATES WITH ALL THE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: *Jan 11, 1980* BY: *[Signature]*  
 FRANCIS R. HALLINAN, JR.  
 SURVEYOR

APPROVAL: PALM BEACH COUNTY, FLORIDA  
 BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS *17th* DAY OF *January*, 1980.

BY: *[Signature]*  
 CHARLES J. [Signature]

COUNTY ENGINEER: *[Signature]*  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS *17th* DAY OF *January*, 1980.

BY: *[Signature]*  
 COUNTY ENGINEER, HERBERT KAHLERT

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

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WILGON IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2382 EXCHANGE COURT, SUITE 301, WEST PALM BEACH, FLORIDA 33409, PHONE 688-2111.

BENCH MARK  
 Land Surveying and Mapping, Inc.

CORNELL A. SCHAEFFER CONSULTING ENGINEERS, INC. PALM BEACH COUNTY, FLORIDA	
THE PALMS OF BOCA LAGO	