

# BOCA AZUL - PHASE ONE

SHEET 1 OF 2 SHEETS

191

A PLAT OF A PORTION OF SECTION 5, TWP. 47 SOUTH RGE. 42 EAST

ALSO BEING A REPLAT OF A PORTION OF BLOCK 72, PALM BEACH FARMS COMPANY PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 19.856 Ac± PALM BEACH COUNTY, FLORIDA.

PREPARED BY  
GREGORY B. DARBY  
**DARBY AND WAY, P.A.**  
PROFESSIONAL LAND SURVEYORS  
8571 W. McNAB ROAD TAMARAC, FLORIDA  
DATE: 11/14/80

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plan was filed for record at 9:15 A.M. on the 5 day of March 1981 and duly recorded in Plat Book 47 on page 191 & 192 with a Duplicate Clerk Circuit Court Judge Shannon

**DEDICATION:**

Know all men by these presents that Key-Ess Realty Corp., a Florida Corporation, owner of the land shown hereon, being in Section 5, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA AZUL, being more particularly described as follows:

A portion of Tracts 46, 47, 48, 49, and 50, Block 72, of PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54 inclusive of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

**BEGINNING** at the intersection of the Northernly line of Tract 46 with the Easterly Right-of-Way line of Lyons Road, said Right-of-Way being 50 feet in width; thence on an assumed bearing of East, along the Northernly line of said Tracts 46 through 50 inclusive, a distance of 1197.94 feet; thence South, a distance of 227.16 feet to an intersection with the arc of a circular curve to the right; thence Northernly and Easterly along the arc of said curve, having a radius of 300 feet and whose radius point bears S. 39° 10' 59" E. from the last described point, an arc distance of 1617.5 feet; thence South, a distance of 541.88 feet to a POINT OF CURVATURE of a circular curve to the left; thence Southernly and Easterly along the arc of said curve, a radius of 188.00 feet, an arc distance of 243.47 feet; thence West along the Northernly Right-of-Way line of that certain 50 foot Road Right-of-Way as shown on the said Plat of PALM BEACH FARMS CO. PLAT NO. 3, a distance of 1499.23 feet; thence North along the Easterly Right-of-Way of said Lyons Road, a 50 foot Road Right-of-Way, a distance of 660.00 feet to the POINT OF BEGINNING of this description. Said lands situate, lying and being in Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes. The water management tracts, buffer, drainage and utility easements are hereby dedicated to the Boca Azul Homeowners Association for the proper purposes.

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 17th day of DECEMBER, A.D. 1979.

By: Daniel D. Brod and Mary Klison  
President and Secretary  
Key-Ess Realty Corp., a Florida Corporation

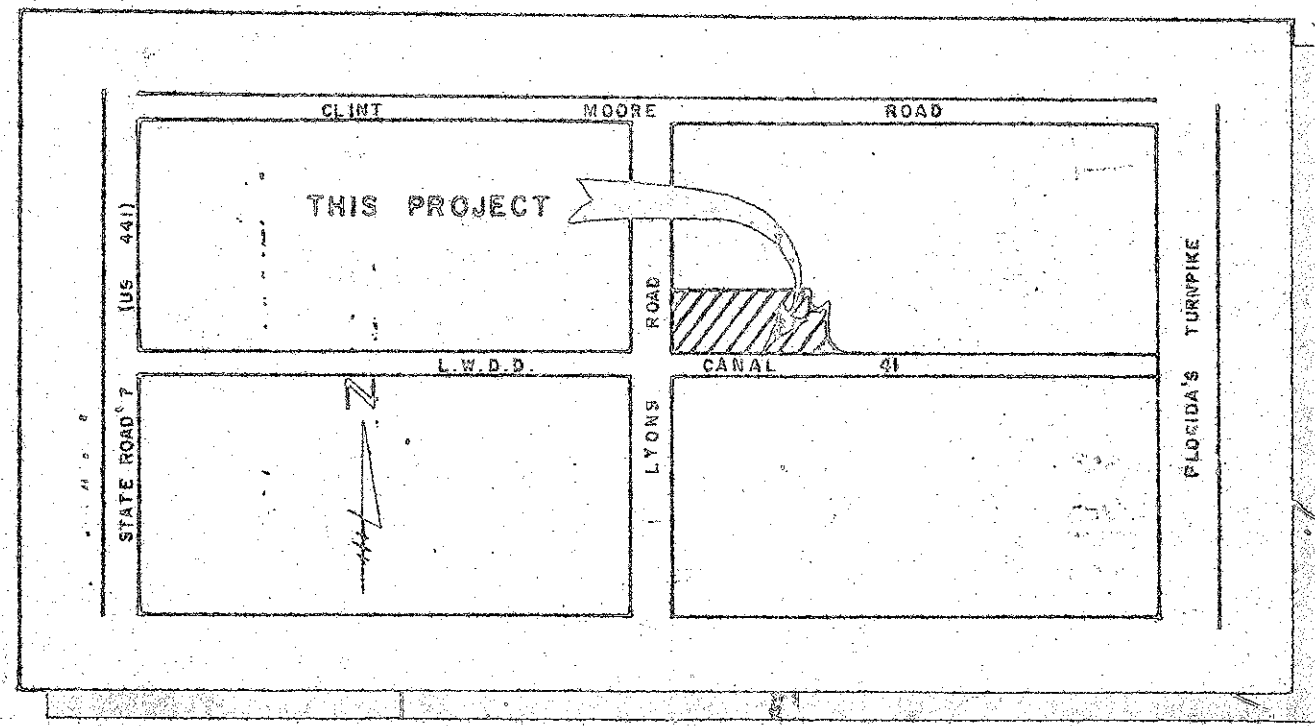
**ACKNOWLEDGEMENT**

State of Florida  
County of Palm Beach  
Before me personally appeared Daniel D. Brod and Mary Klison 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 Key-Ess Realty Corp., a Florida Corporation, and severally acknowledged to and before me that they executed the 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 17th day of December, A.D. 1979.

My commission expires: 7/11/83

Alison H. Shuman  
Notary Public



**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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, and (P.C.P.'s) Permanent Control Points, will be set under the guarantees posted with performance bond 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.

Darby, Way P.A.

By: Gregory B. Darby

**TITLE CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF BROWARD

I, Gerson Blatt, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Key-Ess Realty Corporation; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon.

Dated: March 5, 1981

Gerson Blatt  
GERSON BLATT

**APPROVAL - PALM BEACH COUNTY, FLORIDA**

Board of County Commissioners  
This Plat is hereby approved for record this 27th day of February, A.D. 1981

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

By: Lee Turley Deputy Clerk

County Engineer  
This Plat is hereby approved for record this 27th day of February, A.D. 1981.

By: John J. Kelly

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF DADE

The undersigned hereby certifies that it is the holder of of a mortgage, lien or other encumbrances 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, lien or other encumbrances is recorded in Official Record Book 3452 of page 1032 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 Vice President and attested to by its Assistant Cashier and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17th day of January, 1981.

FLORIDA NATIONAL BANK OF MIAMI, a United States corporation.

By: James M. Kelly Vice President  
Robert W. Kelly Assistant Cashier

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME personally appeared James M. Kelly and Robert W. Kelly, 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 Cashier of the FLORIDA NATIONAL BANK OF MIAMI, a United States 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 17th day of January, 1981.

My commission expires: \_\_\_\_\_

SEE BACK

