

42/66

# LA COSTA DEL MAR PHASE II P.U.D.

A PORTION OF LAND LYING IN SECTION 27, TOWNSHIP  
47 SOUTH, RANGE 42 EAST, LYING IN PALM BEACH  
COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF  
TRACT 78-A BOCA DEL MAR PLAT NO. 7, AS RECORDED  
IN PLAT BOOK 30, PAGES, 210- 217 INCLUSIVE.

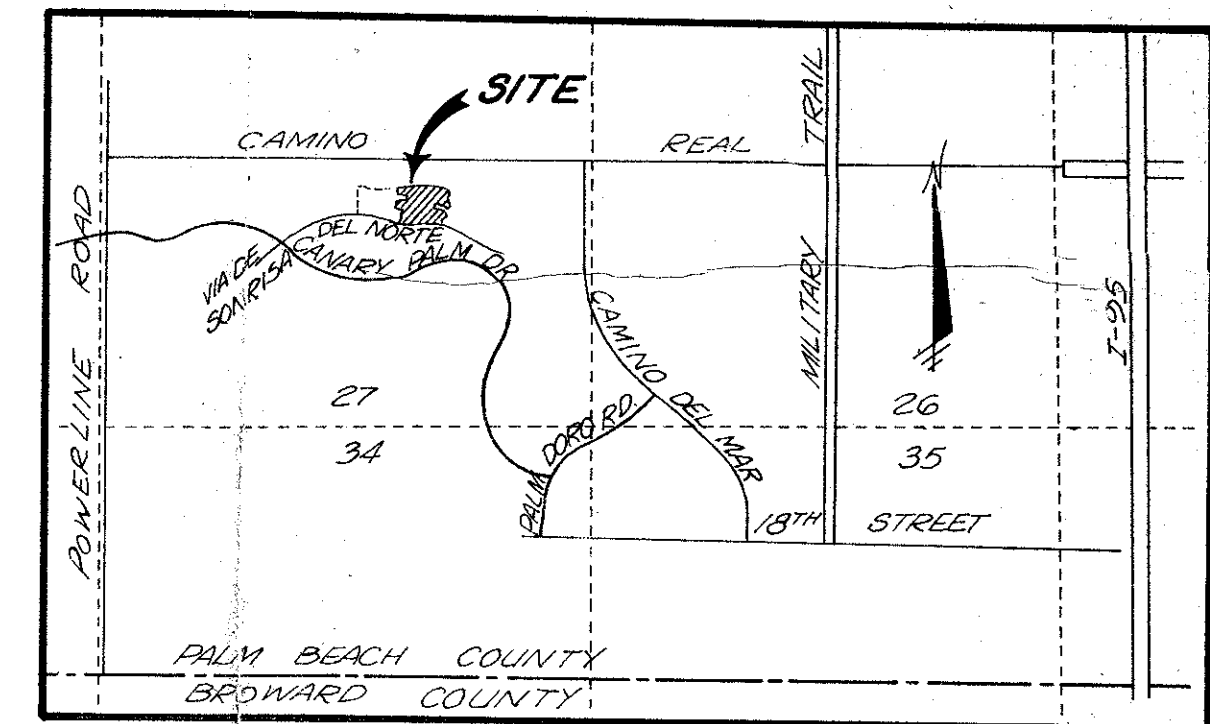
THIS INSTRUMENT PREPARED BY  
LEO E. NOBLE

**Craven-Thompson &  
Associates, Inc.**

LAND SURVEYORS - CIVIL ENGINEERS  
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100 N.E. 5TH AVENUE, DELRAY BEACH, FLA 33444  
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### P.U.D. DATA

TOTAL ACREAGE 4.718  
TOTAL UNITS 66  
TYPE UNITS Single Family Condominium  
DENSITY 13.81 DU/AC



LOCATION MAP  
SEC. 27, TWP. 47, R. 42

66

COUNTY OF PALM BEACH  
FILE NO. 111200  
RECORDED IN PLAT BOOK NO. 30  
PAGE 217  
DATE OF RECORDING April 9, 1981  
BY: Stanley E. Israel  
Kyle Shreffers, Notary Public

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TRACT 78-A ASSOCIATES, A FLORIDA PARTNERSHIP OWNERS OF THE LAND HEREON BEING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LA COSTA DEL MAR PHASE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 78-A, BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210- 217 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Northwest corner of said Tract 78-A; THENCE North 89°22'13" East, along the North line of said Tract 78-A, a distance of 135.00 feet to a Point of Curvature of a circular curve to the left; THENCE Northerly and Easterly, along the arc of said curve, which has a radius of 247.93 feet, a distance of 98.68 feet, to a Point of Tangency; THENCE North 66°34'00" East, along the North line of said Tract 78-A, a distance of 94.00 feet to a Point of Curvature of a circular curve to the right; THENCE Northerly and Easterly, along the arc of said curve, which has a radius of 417.81 feet, an arc distance of 13.86 feet to the Point of Beginning of this description; THENCE continue along the arc of said curve, a distance of 201.26 feet to a Point of Tangency; THENCE South 89°56'00" East, a distance of 256.49 feet to a point; THENCE South 06°04'00" West, a distance of 124.68 feet; THENCE South 13°37'03" East, a distance of 61.63 feet; THENCE South 2°22'14" West, a distance of 25.00 feet to a point on the arc of a circular curve to the left whose radius bears South 54°22'14" West from the last described point; THENCE Northerly and Westerly along the arc of said curve, which has a radius of 185.09 feet, a distance of 311.89 feet to a point; THENCE South 12°35'05" East, along a line which is radial to the last described curve, a distance of 52.00 feet to a point on the arc of a circular curve to the right whose radius point bears South 42°10'35" East from the last described point; THENCE Easterly and Southerly along the arc of said curve, which has a radius of 133.09 feet, a distance of 22.26 feet to the Point of Tangency; THENCE South 35°37'47" East, a distance of 84.00 feet to a point; THENCE South 13°55'42" West, a distance of 138.12 feet to a point; THENCE South 89°22'13" West, a distance of 35.83 feet to a point; THENCE South 00°37'47" East, a distance of 98.86 feet to a point, said point also being on the South line of said Tract 78-A; THENCE North 87°27'00" West, along the South line of said Tract 78-A, a distance of 123.23 feet to the Point of Curvature of a circular curve to the right; THENCE Westerly and Northerly, along the arc of said curve, which has a radius of 740.43 feet, a distance of 198.80 feet to a Point of Reverse Curvature of a circular curve to the left; THENCE Westerly along the arc of said curve, which has a radius of 325.91 feet, a distance of 73.36 feet to a point; THENCE North 00°37'47" West, a distance of 136.15 feet to a point; THENCE South 89°22'13" West, a distance of 139.47 feet to a point; THENCE North 00°37'47" West, a distance of 80.00 feet to a point; THENCE North 89°22'13" East, a distance of 185.30 feet to the Point of Curvature of a circular curve to the left; THENCE Northerly and Easterly, along the arc of said curve, which has a radius of 119.99 feet, a distance of 100.52 feet to the Point of Tangency; THENCE North 41°22'15" East, a distance of 6.27 feet to a point; THENCE North 00°37'47" West, a distance of 80.64 feet to a point; THENCE South 89°22'13" West, a distance of 59.96 feet to a point; THENCE North 23°26'00" West, a distance of 145.31 feet to the Point of Beginning.

SAID land situated, lying and being in Palm Beach County, Florida, CONTAINING 4.718 acres, more or less.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE LA COSTA DEL MAR CONDOMINIUM ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION; THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE; THE WATER MANAGEMENT TRACT B AND/OR DRAINAGE RIGHTS OF WAY AS SHOWN ARE DEDICATED TO THE LA COSTA DEL MAR CONDOMINIUM ASSOCIATION FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION; P.U.D. COMMON AREAS ARE HEREBY DEDICATED TO THE LA COSTA DEL MAR CONDOMINIUM ASSOCIATION FOR THE PROPER PURPOSES AND MAINTENANCE.

IN WITNESS WHEREOF, I, GIROLAMO LICURI, PRESIDENT OF L.C. DEVELOPMENT, INC., GENERAL PARTNER OF THE SAX, MEYER & SIKRIN CO., MANAGING GENERAL PARTNER OF TRACT 78A ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY SET MY HAND AND SEAL THIS 4th DAY OF MARCH, 1981.

BY: Girolamo Licuri WITNESS Cathryn A. Halgel  
WITNESS William L. Lee, III

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared GIROLAMO LICURI to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 4th day of March, A.D. 1981.  
My commission expires: May 15, 1984  
Cathryn A. Halgel  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Stanley E. Israel, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to hereon described property, that I find the title to the property is vested to TRACT 78-A ASSOCIATES, that the current taxes have been paid, and that I find that the property is encumbered by the mortgages shown hereon and that I find that all the mortgages are shown and are true and correct.

DATE: March 4, 1981  
Stanley E. Israel  
STANLEY E. ISRAEL

### APPROVAL PALM BEACH COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY APPROVED FOR RECORD  
THIS 7th DAY OF April A.D. 1981.

BY: John B. Dunkle CHAIRMAN  
ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: John Tuley DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD  
THIS 7th DAY OF April A.D. 1981.

### 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 (PRM's) Permanent Reference Monuments have been placed as required by law, and (PCPs) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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.

Craven-Thompson & Associates, Inc.

BY: Leo E. Noble  
LEO E. NOBLE  
REGISTERED SURVEYOR NO. 3143  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE undersigned hereby certifies that they are the holders of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in the dedication hereto by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3058 at page 242 of the Public Records of Palm Beach County, Florida, shall be subordinate to the Dedication shown hereon.

BOCA DEL MAR ASSOCIATES, a general partnership between BOCA DEL MAR, INC. and TEXACO-BOCA DEL MAR, INC. IN WITNESS WHEREOF BOCA DEL MAR ASSOCIATES by TEXACO BOCA DEL MAR, INC., GENERAL PARTNER has caused these Presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 4th day of March, 1981 A.D.

WITNESS Linda M. Haffner WITNESS Leo E. Noble BY: RJ Haden  
RJ HADEN, VICE-PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared RJ HADEN to me well known and known to me to be the person described in and who executed the foregoing instrument as Vice-President of TEXACO-BOCA DEL MAR, INC., a Delaware Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 4th day of March, A.D. 1981.  
My commission expires: May 15, 1984  
Cathryn A. Halgel  
NOTARY PUBLIC

0205-017