

42/190

WEST BOCA LAKE

(PART OF WEST BOCA ESTATES, P.U.D.)

PLAT N^o ONE

190

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STURT CREEK N.V., A CURACAO CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 18, TOWNSHIP 147 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WEST BOCA LAKES, P.U.D. PLAT NO. ONE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF WEST BOCA ESTATES, P.U.D. PLAT NO. ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32 AT PAGES 181 AND 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 0°00'23"W ALONG THE EASTERLY LINE OF SAID PLAT OF WEST BOCA ESTATES, P.U.D. PLAT NO. ONE A DISTANCE OF 960.00 FEET; THENCE EAST CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 370.00 FEET; THENCE SOUTH CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 130.00 FEET TO A POINT ON THE CENTERLINE OF CAROUSEL CIRCLE SOUTH AS SHOWN ON SAID PLAT OF WEST BOCA ESTATES; THENCE EAST ALONG SAID CENTERLINE AND CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 35.00 FEET; THENCE SOUTH CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 167.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 808 (BOCA RATON WEST ROAD) AS SHOWN IN ROAD BOOK 2, PAGES 8 THRU 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 744.21 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 89, BLOCK 77, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 0°00'23"E ALONG THE WEST LINE OF TRACTS 89 AND 72 OF SAID PALM BEACH FARMS PLAT A DISTANCE OF 1256.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 45; THENCE N 89°59'58"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1149.24 FEET TO THE POINT OF BEGINNING. CONTAINING 30.51 ACRES MORE OR LESS.

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

- ALL INTERNAL RIGHTS-OF-WAY, AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 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 "A" AS SHOWN IS HEREBY DEDICATED TO THE WEST BOCA LAKE HOMEOWNERS ASSOCIATION FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION.
- 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.
- THE PARK AND RECREATION AREA TRACT "B" AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR 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 19th DAY OF September, 1979.

STURT CREEK N.V., A CORPORATION OF CURACAO
ATTEST: Oscar G. Montiel BY: Francisco Montiel
OSCAR MONTIEL, SECRETARY FRANCISCO MONTIEL, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED FRANCISCO MONTIEL AND OSCAR MONTIEL, 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 STURT CREEK N.V., A 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 19th DAY OF September, 1979.
MY COMMISSION EXPIRES: November 17, 1982
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE UNDERSIGNED HEREBY CERTIFIES 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 3139 AT PAGE 1125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE WEST BOCA ESTATES, LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF WEST BOCA BUILDERS, INC., ITS LIMITED PARTNER, AND ATTESTED TO BY THE SECRETARY OF SAID WEST BOCA BUILDERS, INC., AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF WEST BOCA BUILDERS, INC., ON BEHALF OF WEST BOCA ESTATES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, THIS 28 DAY OF August 1979.

WEST BOCA ESTATES LIMITED, A FLORIDA LIMITED PARTNERSHIP.
ATTEST: Bernard Jacovitz BY: Louis H. Hauser
BERNARD JACOVITZ, SECRETARY LOUIS H. HAUSER, PRESIDENT
WEST BOCA BUILDERS, INC. WEST BOCA BUILDERS, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED LOUIS H. HAUSER AND BERNARD JACOVITZ, 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 THE WEST BOCA BUILDERS, INC., A CORPORATION, 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 28 DAY OF August, 1979.
September 26, 1981
MY COMMISSION EXPIRES: September 26, 1981
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE UNDERSIGNED HEREBY CERTIFIES 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 3139 AT PAGE 1061 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE BANK OF CORAL SPRINGS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS CASHIER AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF September, 1979.

BANK OF CORAL SPRINGS, A CORPORATION OF THE STATE OF FLORIDA
ATTEST: William D. Kendrick BY: William D. Kendrick
H. WILLIAM CHINNERS, V.P. LOANS WILLIAM D. KENDRICK, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED WILLIAM D. KENDRICK AND H.W. CHINNERS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND V.P. LOANS OF THE BANK OF CORAL SPRINGS, A 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 19th DAY OF September, 1979.
November 17, 1982
MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE UNDERSIGNED HEREBY CERTIFIES 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 2693 AT PAGE 1541 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I BERNARD JACOVITZ DO HERETO SET MY HAND AND SEAL THIS 28 DAY OF August, 1979.
September 26, 1981
MY COMMISSION EXPIRES

APPLETON PROPERTIES, INC., A DELEWARE CORPORATION
ATTEST: Sydell Spear BY: Bernard Jacovitz
SYDELLE SPEAR, ASST. SECRETARY BERNARD JACOVITZ, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED BERNARD JACOVITZ AND SYDELLE SPEAR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF August, 1979.
September 26, 1981
MY COMMISSION EXPIRES

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE UNDERSIGNED HEREBY CERTIFIES 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 2693 AT PAGE 1541 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

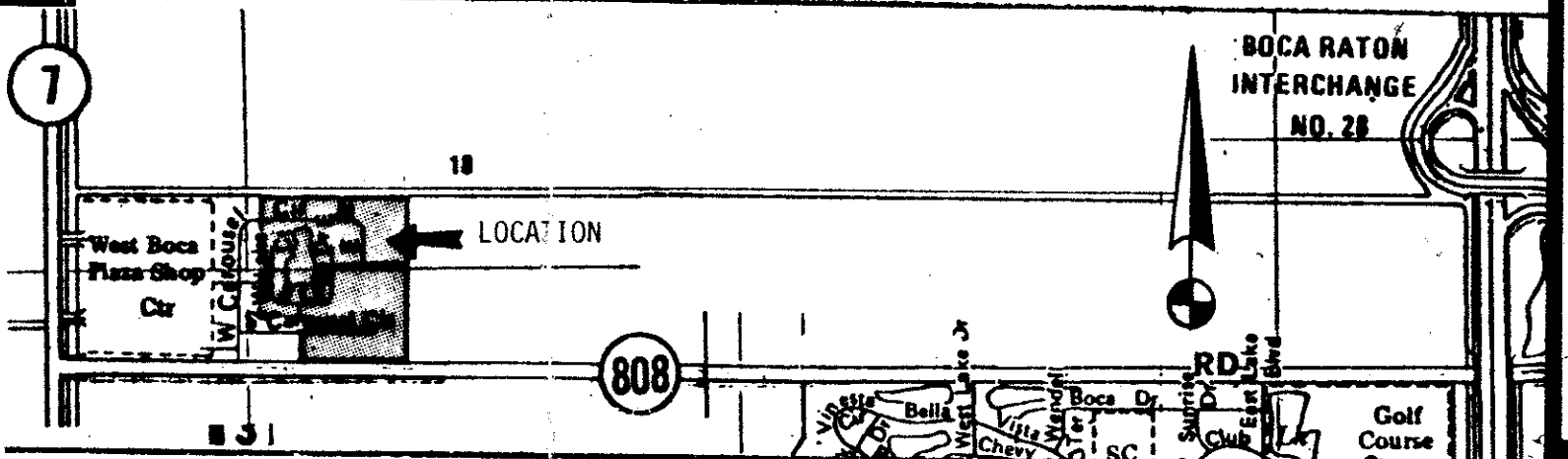
IN WITNESS WHEREOF, I FOY B. FLEMING DO HERETO SET MY HAND AND SEAL THIS 29 DAY OF August, 1979.
September 26, 1981
MY COMMISSION EXPIRES

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED FOY B. FLEMING, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF August, 1979.
September 26, 1981
MY COMMISSION EXPIRES

BEING A REPLAT OF A PORTION OF TRACTS 73,74,75,76,85,86,87 & 88 OF BLOCK 77, PALM BEACH FARMS COMPANY PLAT NUMBER 3, AS SHOWN IN PLAT BOOK 2, ON PAGES 45 THRU 54, LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



LOCATION SKETCH

TITLE CERTIFICATION
STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I, WILLIAM BLYLER, 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 STURT CREEK N.V.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 18 JUNE, 1981
WILLIAM BLYLER, ATTORNEY

SURVEYOR'S CERTIFICATION

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 SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS 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: DECEMBER 21, 1979
WAYNE LARRY PISH
REGISTERED LAND SURVEYOR NO. 3238
STATE OF FLORIDA

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS:
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF July, 1981
BY: Frank M. Foster
FRANK M. FOSTER, CHAIRMAN

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF July, 1981
BY: Herbert F. Kahlert
HERBERT F. KAHLERT, COUNTY ENGINEER

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

BY: Deo Tuley
DEPUTY CLERK

JURNOUT REQUIRED

THIS INSTRUMENT WAS PREPARED BY TOM WALKER IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC. 2300 PALM BEACH LAKES BLVD. WEST PALM BEACH, FLORIDA.

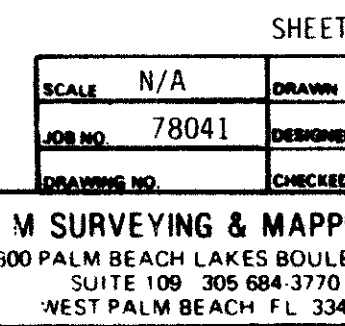
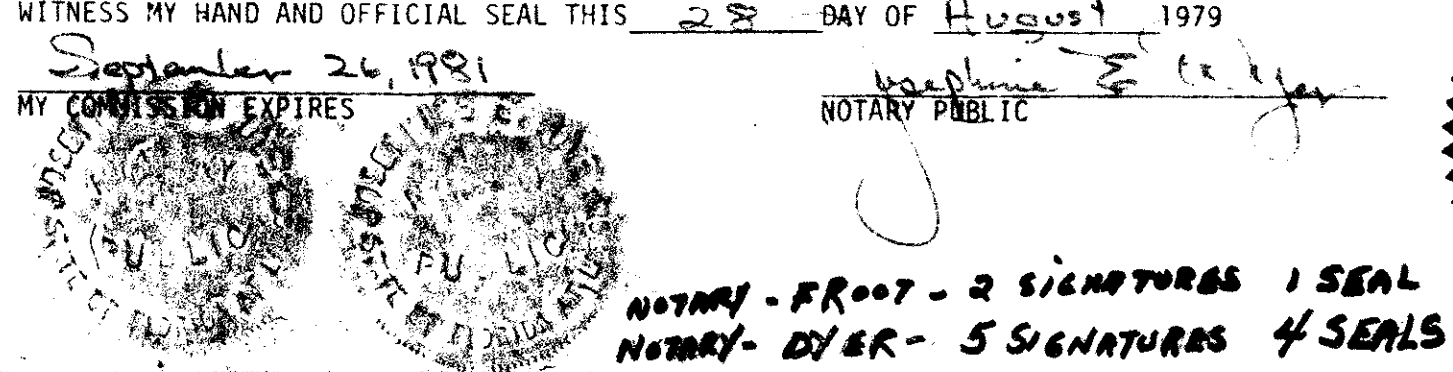
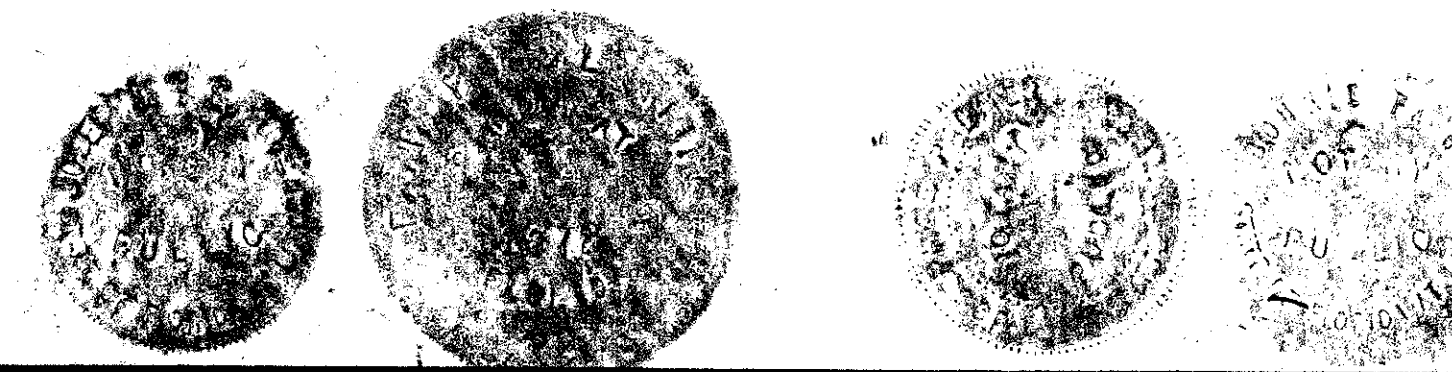
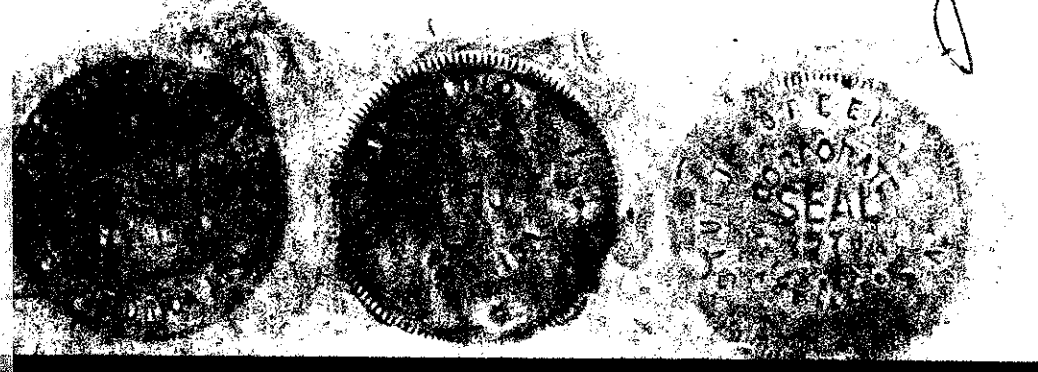
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SHEET 2 OF 2 MAP SHEET
0335-001
18147142-32
F52
FH-NO
#11

SURVEYOR'S NOTES
BEINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF WEST BOCA ESTATES (P.U.D.) PLAT NO. 1 AS RECORDED IN PLAT BOOK 32, PAGES 181 AND 182.

West Boca Lake #1
42/190

SCALE: N/A DRAWN: WALKER
JOB NO: 78041 DESIGNED: WALKER
DRAWING NO: CHECKED: HERX

EDM EDM SURVEYING & MAPPING INC.
2300 PALM BEACH LAKES BOULEVARD
SUITE 106 305 684 3770
WEST PALM BEACH FL 33409



NOTARY - FR007 - 2 SIGNATURES 1 SEAL
NOTARY - DYER - 5 SIGNATURES 4 SEALS