

43/179

# BOCA GROVE PLANTATION

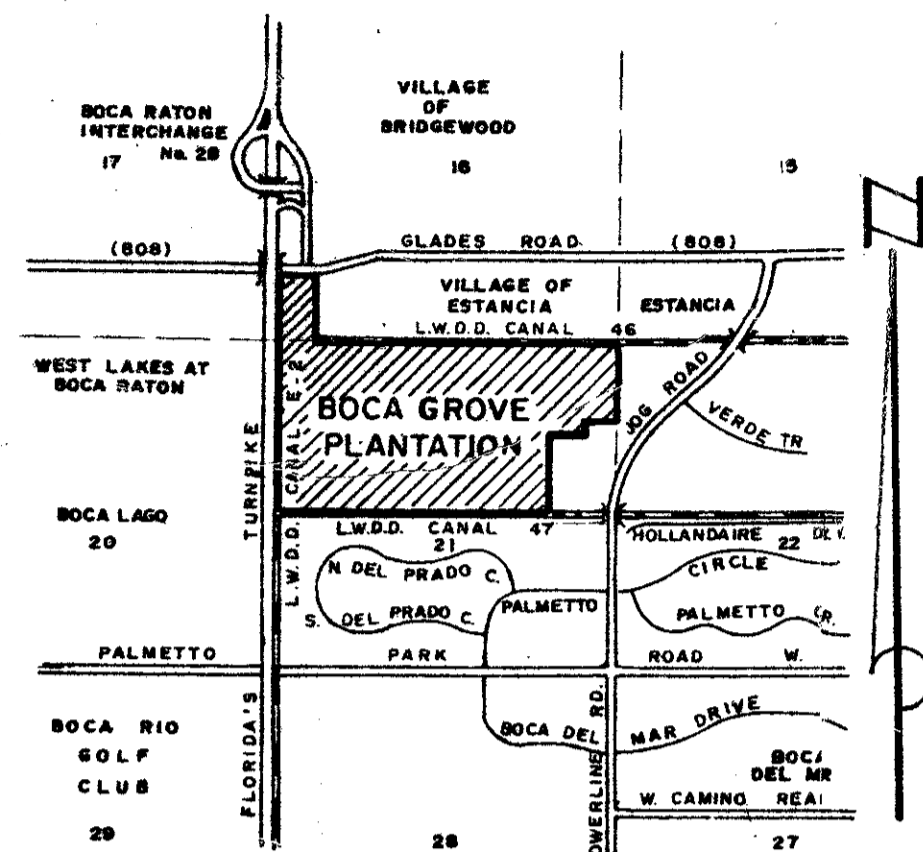
P. U. D.

179

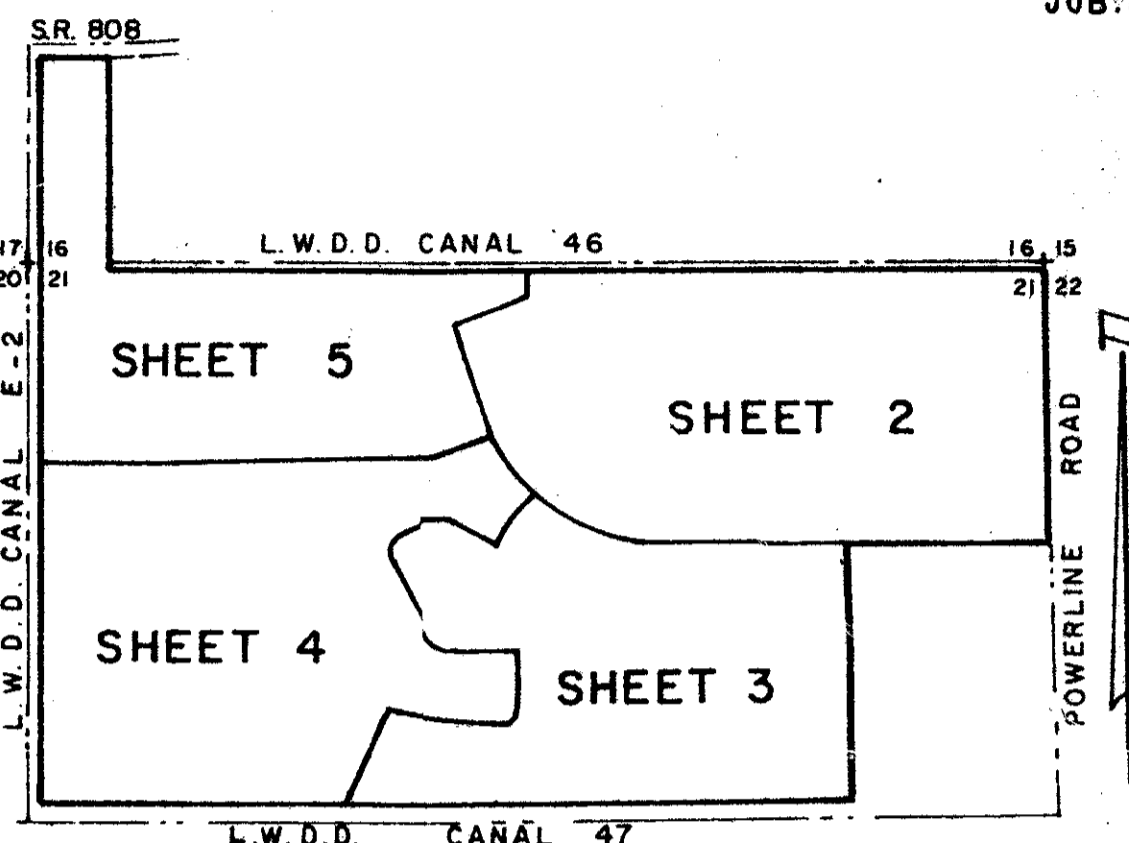
BEGING PORTIONS OF SECTIONS 16 AND 21 TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF THE PLAT OF BOCA GROVE, RECORDED IN PLAT BOOK 32, PAGES 12 AND 13 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DATE: JUNE, 1981

JOB:100-181



LOCATION MAP  
0 1/4 1/2 3/4 Mile  
GRAPHIC SCALE



KEY MAP  
1000' 500' 0 1000'  
GRAPHIC SCALE

### CERTIFICATE OF DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that Boca Grove Associates, a Florida General Partnership, hereon, being Sections 16 and 21, Township 47 South, Range 42 East, Palm Beach County, Florida, Boca Grove Plantation, P.U.D., being more particularly described as follows:

Parcel 1 and Parcel 2 of the Plat of "Boca Grove" as recorded in Plat Book 32, pages 12 and 13, of the Public Records of Palm Beach County, Florida;  
LESS AND EXCEPT the following described portion of Sunstream Boulevard in Parcel No. 1: Begin at the intersection of the North right of way line of Sunstream Boulevard and the East line of Section 21, Township 47 South, Range 42 East; thence North 89°07'35" West 400.00 feet along said North right of way line; thence South 00°52'25" East 80.00 feet to a point in the South right of way line of Sunstream Boulevard; thence North 89°07'35" East along said South right of way line 431.19 feet to a point in Section 21, Township 47 South, Range 42 East; thence North 01°14'09" West 80.00 feet to a point in the North right of way line of Sunstream Boulevard; thence South 89°07'35" West 30.68 feet along said North right of way line to the Point of Beginning.  
AND ALSO the East 9.50 feet of the Westerly 69.50 feet of the Southwest quarter in Section 16, Township 47 South, Range 42 East, lying South of State Road No. 808;  
AND ALSO the East 344.54 feet of the West 404.54 feet of the North 85.00 feet of the North half of Section 21, Township 47 South, Range 42 East;  
AND ALSO the South 42.5 feet of the North 85 feet of the North half of said Section 21; LESS the West 404.54 feet thereof; Containing 294.833 acres, more or less;

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

- Streets:  
The tracts for private road purposes as shown are hereby dedicated to the Boca Grove Plantation Property Owner's Association, Inc., and are the perpetual maintenance obligation of said association.
- Easements:  
Utility and Drainage Easements: The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage and are the perpetual maintenance obligation of the Boca Grove Plantation Property Owner's Association, Inc.  
Limited Access Easements: The Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.  
Water Management Easements: The Water Management Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of water management facilities and are the perpetual maintenance obligation of the Boca Grove Plantation Property Owner's Association, Inc.
- Tracts:  
Tract A is designated for governmental services and is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida.  
Tracts B, C and D are reserved for residential purposes and must be replatted prior to development.  
Tracts E and F are designated for recreational purposes and are reserved unto the owner, Boca Grove Associates, its successors and assigns and are the perpetual maintenance obligation of said owner.  
Tracts G, H, J, K and L are designated for golf course purposes and are reserved unto the owner, Boca Grove Associates, its successors and assigns and are the perpetual maintenance obligation of said owner.  
Tract M is designated for golf course maintenance purposes and Tract N is designated for golf course supervisor's residence, and both are reserved unto the owner, Boca Grove Associates, its successors and assigns and are the perpetual maintenance obligation of said owner.  
Tracts P, Q, R and S are designated as open space for the residents of the development and are hereby dedicated to the Boca Grove Plantation Property Owner's Association, Inc. and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the above-named general partnership has caused these presents to be executed by its partners by and with the authority of their Boards of Directors, this 6th day of November, 1981.

LABONTE DIVERSIFIED DEVELOPMENT, INC., a corporation of the State of Florida, General Partner  
By: Jeffrey N. Labonte, President  
JACK L. LABONTE, Secretary  
CAMPEAU CORPORATION OF FLORIDA, a corporation of the State of Florida, General Partner  
By: Christopher J. Brown, Vice President  
SEE BACK

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF PALM BEACH.  
BEFORE ME personally appeared Jeffrey N. Labonte and Jack L. Labonte, 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 Labonte Diversified Development, Inc., a Florida corporation, and severally acknowledged to and before me that they 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 6th day of November, 1981.

My commission expires: 13 May 1984  
0209-000  
Criminal Division  
Notary Public

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF PALM BEACH.  
BEFORE ME personally appeared Christopher J. Brown and J.M. Bourasso, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of Campeau Corporation of Florida, a Florida 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 6th day of November, 1981.

My commission expires: November 11, 1984  
0209-000  
Criminal Division  
Notary Public

BOCA GROVE PLANTATION  
THIS INSTRUMENT WAS PREPARED BY:  
DONALD W. MCINTOSH ASSOCIATES, INC.  
ENGINEERS PLANNERS SURVEYORS  
581 NE 91st STREET, MIAMI SHORES, FLORIDA 33138 (305) 754-0824

### CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

We, the Gold Coast Title Company, a title insurance company, duly licensed in the State of Florida, as a general partnership, that the current taxes have been paid; and that to the hereon described property by the mortgage shown hereon; and that we find that all mortgages shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

GOLD COAST TITLE COMPANY  
By: J. Herman Dance, President  
Date: 11/6/81

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF DADE )

The undersigned hereby certifies that 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 3486 at pages 1218-1236 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 Agent and attested to by its Witness and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of November, 1981.

BANK OF NOVA SCOTIA, a Canadian corporation  
By: K. D. Taylor, Agent  
Witness: Josef E. Velasquez, W. Manuel

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME personally appeared K.D. Taylor and J.E. Velasquez, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Agent and Witness of the Bank of Nova Scotia, a corporation, and severally acknowledged to and before me that they executed the foregoing 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 3rd day of November, 1981.

My commission expires: Oct 21, 1985  
Seal Hernandez  
Notary Public

### NOTES:

- PRM indicates Permanent Reference Monument.
- PCP indicates Permanent Control Point.
- B.G.P.P.O.A. indicates Boca Grove Plantation Property Owners Association.
- Bearing Reference-Florida State Plane System, Grid North.
- Minimum Building Floor Elevation is 1'

### P.U.D. TABULATION:

No. of Units — 500 Maximum.  
Type of Units — Single Family, Townhouses, Villus and Townhouse Clusters.  
Total Acres — 294.853  
Unit per Acre — 1.69

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 19 day of January 1982.  
By: Norman Rodriguez, Chairman

COUNTY ENGINEER  
This plat is hereby approved for record this 19 day of Jan 1982.  
By: H. F. Kahlert, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
By: Kathryn S. Miller, Deputy Clerk

### 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, that (P.C.P.'s) 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.

DONALD W. MCINTOSH ASSOCIATES, INC.  
By: Daniel C. Fortin  
Daniel C. Fortin, Vice President  
Registered Surveyor No. 2853, State of Florida

