

43/194

PART OF A P.U.D. BOCA POINTE No. 4

A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST REPLAT OF A PORTION OF PALM BEACH FARMS CO., PLAT NO. 6 AS RECORDED IN PLAT BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

194

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 9/16/81
at 9:27 day of January
1981, and duly recorded in Plat Book
43 on page 194, 195 + 196
JOHN B. DUNKLE, Clerk Circuit Court
By [Signature]

DEDICATION

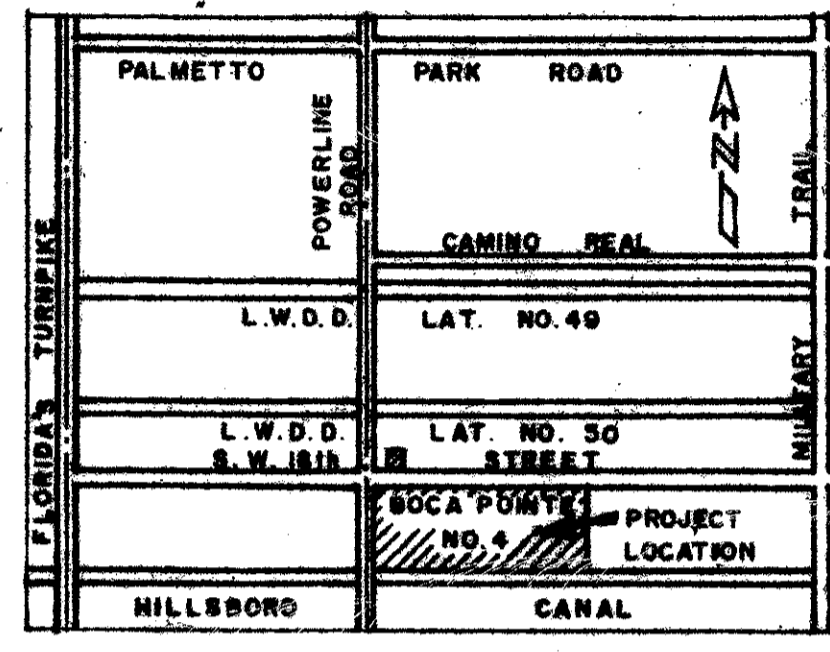
KNOW ALL MEN BY THESE PRESENTS THAT ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania Corporation not for profit (with respect to Tract F-2 shown hereon); FRED FRANKEL, individually and as Trustee (with respect to Tract T-2 shown hereon); and MARKBOROUGH PROPERTIES LIMITED, an Ontario Company authorized to do business in Florida (with respect to the balance of the lands platted, described and shown hereon), owners of the respective lands shown hereon, being in Section 34, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon taken together as BOCA POINTE NO. 4, being more particularly described as follows:

Commencing at the West Quarter corner of the aforesaid Section 34; thence with a bearing of N. 89° 30' 38" E., along the East-West Quarter line of Section 34, a distance of 49.79 feet to the Point of Beginning; thence with a curve concave to the Northeast, having a tangent bearing of N. 02° 59' 37" W., a radius of 17,155.75 feet, an arc length of 757.62 feet to a point; thence with a bearing of N. 02° 27' 48" W., a distance of 779.45 feet to a point; thence with a bearing of N. 89° 36' 55" E., a distance of 20.00 feet to a point; thence with a bearing of S. 89° 18' 39" E., a distance of 100.79 feet to a point; thence with a bearing of N. 02° 27' 48" W., a distance of 260.00 feet to a point; thence with a bearing of N. 89° 32' 12" E., a distance of 186.73 feet to a point; thence with a bearing of N. 02° 27' 48" W., a distance of 305.23 feet to a point; thence with a bearing of N. 89° 36' 55" E., a distance of 849.89 feet to a point; thence with a bearing of S. 02° 28' 08" E., a distance of 602.90 feet to a point; thence with a bearing of N. 89° 36' 55" E., a distance of 3059.39 feet to a point lying on the East line of Tract 6, located in the North half of the aforesaid Section 34, as shown on PALM BEACH FARMS COMPANY PLAT NO. 6, recorded in Plat Book 5, Page 75 of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 1° 55' 54" E., along the East line of said Tract 6, a distance of 1479.98 feet to a point on the East-West Quarter line of Section 34, thence with a bearing of S. 89° 30' 38" W., along the East-West Quarter line of Section 34, a distance of 4080.33 feet, more or less, to the Point of Beginning.

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

- Streets:**
The streets 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.
- Easements:**
The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- Limited Access Strips:**
The areas indicated as limited access strips as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- Canal Right-of-Way:** (Hillsboro Canal)
The canal right-of-way as shown hereon is hereby dedicated to the South Florida Water Management District for water management purposes.

SHEET 1 OF 3
JULY 1981



SHEET INDEX
SHEET 1 & 2 - TITLE SHEET
SHEET 3 - DETAIL SHEET

NOTE:
Tracts (D, E, F-1 and F-2) must be replatted prior to development.

TRACT	AREA	NO. UNITS	USE
+ D	22.976	252	APTS
+ * E	29.712	331	APTS
* F-1	30.000	360	APTS
* F-2	30.035	360	APTS
T-1	1.035	0	COMMERCIAL
T-2	8.965	0	COMMERCIAL
ROAD R/W	16.329		PUBLIC R/W
* CANAL	8.937		HILLSBORO CANAL
TOTAL PLAT NO. 4	147.989	1303	
GROSS DENSITY PROPOSED PLAT NO. 4		8.81 UNITS/AC.	
TOTAL UNITS PLATS NO. 1 & 4		3510	
TOTAL AREA PLATS NO. 1 & 4		637.223	
DENSITY PLATS NO. 1 & 4		5.51	

* Areas computed to existing N. R/W Line of Hillsboro Canal.
+ Areas include 50' buffer strip on E. PUD line.

IN WITNESS WHEREOF, the above-named corporation, ADULT COMMUNITIES TOTAL SERVICES, INC., 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 12th day of November, 1981.

ADULT COMMUNITIES TOTAL SERVICES, INC.
a Pennsylvania corporation not for profit

Attest: [Signature]
DANIEL J. BARTKOW, Secretary
By: [Signature]
RICHARD S. COONS, President

IN WITNESS WHEREOF, I, FRED FRANKEL, individually and as Trustee, do hereunto set my hand and seal this 11th day of December, 1981.

[Signature]
WITNESS
[Signature]
FRED FRANKEL, individually as Trustee
[Signature]
WITNESS

IN WITNESS WHEREOF, the above-named Company, MARKBOROUGH PROPERTIES LIMITED, has caused these presents to be signed by its Project Manager, D. A. SINCLAIR and attested by its Project Engineer, WILLIAM C. POWELL and its seal to be affixed hereto by and with the authority of its Board of Directors, this 29th day of DECEMBER, A.D., 1981.

MARKBOROUGH PROPERTIES LIMITED

Attest: [Signature]
WILLIAM C. POWELL, Project Engineer
By: [Signature]
D. A. SINCLAIR, Project Manager



ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) ss Before me personally appeared RICHARD S. COONS and DANIEL J. BARTKOW 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 above named ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania corporation not for profit authorized to do business in Florida, 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 12th day of November, A.D., 1981.

August 29, 1983
My Commission expires: [Signature]
Notary Public, Commonwealth of Pennsylvania

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss Before me personally appeared FRED FRANKEL, to me well known and known to me to be the person 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 11th day of December, 1981.

Dec 1, 1982
My Commission expires: [Signature]
Notary Public, State of Florida

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss Before me personally appeared D.A. SINCLAIR and WILLIAM C. POWELL, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Project Manager and Project Engineer of the above named MARKBOROUGH PROPERTIES LIMITED, an Ontario Company authorized to do business in Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said Company, and that the seal affixed to the foregoing instrument is the seal of said Company and that it was affixed to said instrument by due and regular authority and that said instrument is the free act and deed of said Company.

WITNESS my hand and official seal, this 29th day of DECEMBER, A.D., 1981.

My Commission expires: 4/6/85
[Signature]
Notary Public, State of Florida

0211-305

This instrument prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
5353 North Federal Highway, Boca Raton, Florida 33431

BOCA POINTE #4 43/194