

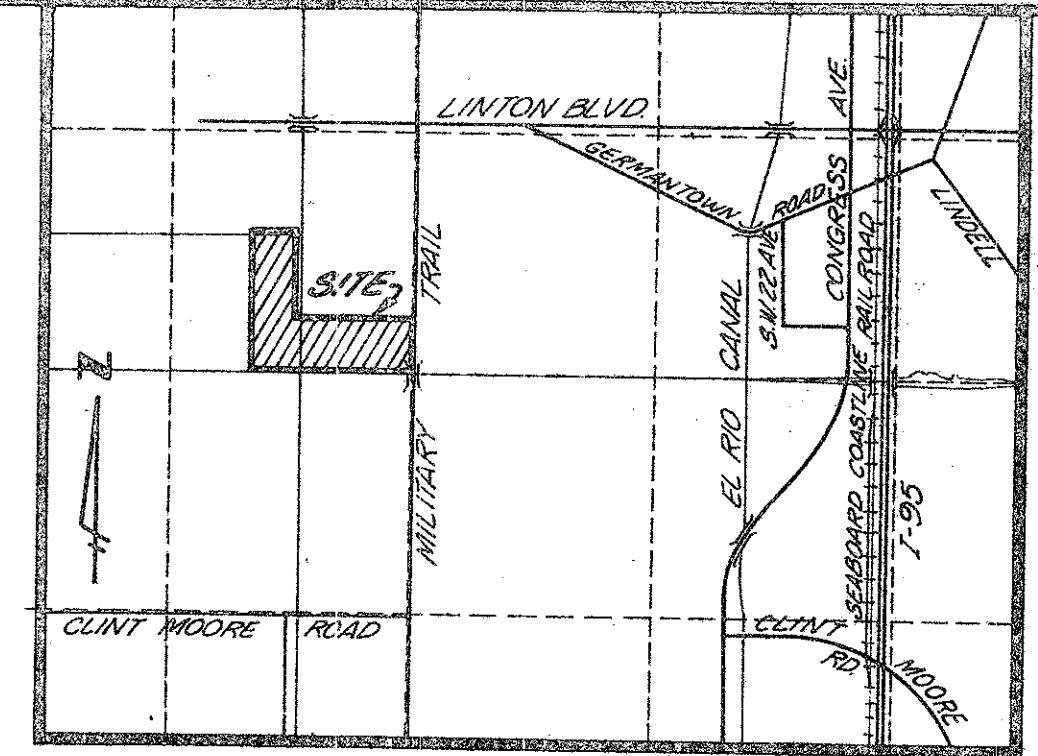
44/22

THIS INSTRUMENT PREPARED UNDER THE DIRECTION OF JOHN H. FITSCHEN  
CRAVEN THOMPSON & ASSOCIATES, INC.  
LAND SURVEYORS - CIVIL ENGINEERS  
3974 OKEECHOBEE BOULEVARD,  
WEST PALM BEACH, FLORIDA

# BOCA DELRAY

A P.U.D.  
A PORTION OF SECTION 26, TOWNSHIP 46  
SOUTH, RANGE 42 EAST, PALM BEACH  
COUNTY, FLORIDA.

NOVEMBER 1981



22

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record in  
this 4 day of February  
1982, and duly recorded in Plat  
44 on page 22-28  
JOHN B. DUNKLE, Clerk Circuit C  
John B. Dunkle

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RAY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA DELRAY, A P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 859.00 FEET OF THE SOUTHWEST ONE-QUARTER (3/4) OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, TOGETHER WITH THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (3/4) OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST; LESS THE EAST 75.00 FEET THEREOF FOR MILITARY TRAIL RIGHT-OF-WAY, TOGETHER WITH:

THE SOUTH THREE-QUARTERS (3/4) OF THE SOUTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (3/4) OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST; LESS THE EAST 75.00 FEET THEREOF FOR MILITARY TRAIL RIGHT-OF-WAY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°07'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°22'31" WEST, ALONG A LINE 75.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1345.88 FEET; THENCE SOUTH 89°14'37" WEST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (3/4) OF SAID SECTION 26, A DISTANCE OF 2798.01 FEET; THENCE NORTH 00°36'28" WEST, ALONG THE NORTH-SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 26, A DISTANCE OF 1350.74 FEET, TO THE CENTER OF SAID SECTION 26; THENCE SOUTH 89°21'39" WEST, ALONG THE EAST-WEST ONE-QUARTER SECTION LINE OF SAID SECTION 26, A DISTANCE OF 859.00 FEET; THENCE SOUTH 00°36'28" EAST, ALONG THE WEST LINE OF THE EAST 859.00 FEET OF THE SOUTHWEST ONE-QUARTER (3/4) OF SAID SECTION 26, A DISTANCE OF 2704.93 FEET; THENCE NORTH 89°07'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 859.00 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE CONTINUE NORTH 89°07'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 2608.19 FEET TO THE POINT OF BEGINNING.

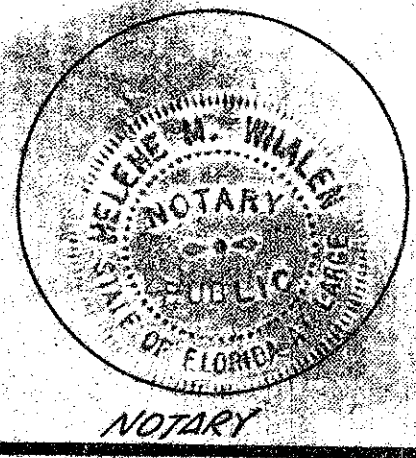
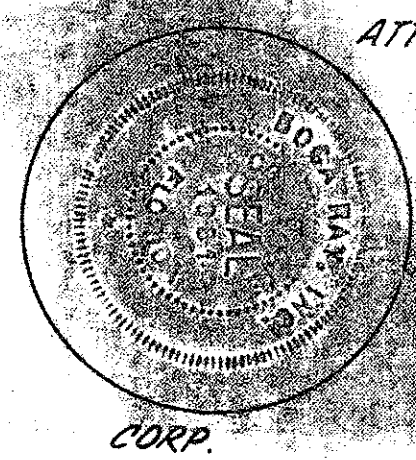
SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 133.87 ACRES MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS: (INGRESS AND EGRESS EASEMENTS) AS SHOWN HEREON ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY, INC. OR ITS SUCCESSORS AND ASSIGNS.
2. THE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED UNTO BOCA RAY, INC. OR ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. PARCEL "A" AS SHOWN HEREON IS RESERVED UNTO BOCA RAY, INC. OR ITS SUCCESSORS AND ASSIGNS AS A RECREATION AREA (GOLF COURSE) AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY, INC. OR ITS SUCCESSORS AND ASSIGNS.
4. PARCEL "B" AS SHOWN HEREON IS DESIGNATED AS A WATER MANAGEMENT TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY, INC. OR ITS SUCCESSORS AND ASSIGNS.
5. PARCEL "C" AS SHOWN HEREON IS DESIGNATED AS A RECREATION AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY, INC. OR ITS SUCCESSORS AND ASSIGNS.
6. THE INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY ALSO DESIGNATED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER DISTRIBUTION, DRAINAGE SYSTEMS, ELECTRICITY AND TELEPHONE SERVICES.
7. PARCEL "D" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
8. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
9. THE 25 FOOT LANDSCAPE BUFFER AS SHOWN HEREON IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY, INC. OR ITS SUCCESSORS AND ASSIGNS.

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 24th DAY OF January, 1982.

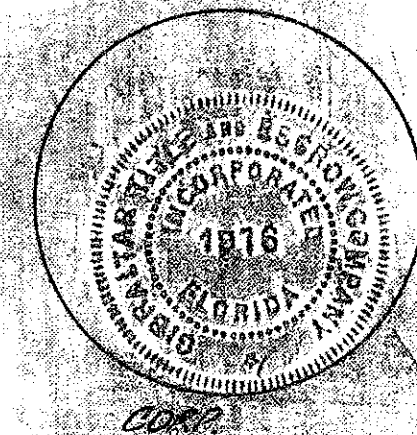
ATTEST: Charles F. Radice  
CHARLES F. RADICE, SECRETARY  
BOCA RAY, INC.  
CORPORATION OF THE STATE OF FLORIDA  
BY: Robert C. Radice  
ROBERT C. RADICE, PRESIDENT



STATE OF FLORIDA  
COUNTY OF BROWARD  
I, John H. Fitchsen, REGISTERED SURVEYOR NO. 3406 STATE OF FLORIDA  
DO HEREBY 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 CERTAIN PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUIDANCE AND SUPERVISION OF THE SURVEYOR AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: January 20, 1982  
APPROVAL - PALM BEACH COUNTY, FLORIDA  
BY: John H. Fitchsen  
REGISTERED SURVEYOR NO. 3406 STATE OF FLORIDA  
COUNTY ENGINEER  
BY: Kathryn & ...  
COUNTY ENGINEER

See Back  
December 17, 1984  
MY COMMISSION EXPIRES



## SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF 5.01° 22' 31" E. FOR THE EAST LINE OF SEC. 26-46-42.
- 2) P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
- 3) P.C.P. INDICATES PERMANENT CONTROL POINT.
- 4) EASEMENTS:
  - a) S.S. INDICATES SANITARY SEWER EASEMENT
  - b) WTR. INDICATES WATER DISTRIBUTION EASEMENT
  - c) DRAIN. EASE. INDICATES DRAINAGE EASEMENT.
  - d) F.P.L. CO. INDICATES FLORIDA POWER & LIGHT COMPANY EASEMENT.
  - e) S.B.T.T. CO. INDICATES SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY EASEMENT
  - f) NO BUILDINGS, TREES OR SHRUBS WILL BE PLACED ON DESIGNATED SANITARY SEWER, WATER DISTRIBUTION, DRAINAGE OR UTILITY EASEMENTS.

## NOTE:

BOCA RAY, INC., ITS SUCCESSORS AND ASSIGNS, SHALL RESERVE UNTO ITSELF PARCELS "A", "B", "C", AND "D" FOR FUTURE RESIDENTIAL DEVELOPMENT, WHICH TRACTS SHALL BE REPLATTED PRIOR TO DEVELOPMENT.

## TITLE CERTIFICATION

STATE OF FLORIDA SS. WE, GIBRALTAR TITLE AND ESCROW COMPANY, AGENTS FOR COUNTY OF BROWARD SAFECO TITLE INSURANCE COMPANY, A TITLE INSURANCE CORPORATION DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RAY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

GIBRALTAR TITLE AND ESCROW COMPANY  
BY: Phillip H. Hopkins  
PHILLIP H. HOPKINS, PRESIDENT  
January 11, 1982  
DATED

## ACKNOWLEDGEMENT

STATE OF FLORIDA SS. BEFORE ME PERSONALLY APPEARED PHILLIP H. HOPKINS, COUNTY OF BROWARD TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GIBRALTAR TITLE AND ESCROW COMPANY, A TITLE INSURANCE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN 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 14th DAY OF January, 1982.

Helen M. Whalen  
NOTARY PUBLIC  
Dec. 17, 1984  
MY COMMISSION EXPIRES

## MORTGAGEE'S CONSENT (INDIVIDUAL)

STATE OF FLORIDA SS. THE UNDERSIGNED HEREBY CERTIFIES COUNTY OF PALM BEACH THAT SHE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT HER MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3057, PAGE 453 AND AMENDED IN OFFICIAL RECORD BOOK 3222, PAGE 504 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, I, MARTHA C. BONDESEN DO HEREBY SET MY HAND AND SEAL THIS 14th DAY OF January, 1982.

WITNESS: John H. Fitchsen BY: Martha C. Bondesen  
WITNESS: John H. Fitchsen MARTHA C. BONDESEN

## ACKNOWLEDGEMENT

STATE OF FLORIDA SS. BEFORE ME PERSONALLY APPEARED MARTHA COUNTY OF PALM BEACH C. BONDESEN 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 SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, 1982.

MY COMMISSION EXPIRES: Aug. 3, 1985  
John H. Fitchsen  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT

STATE OF FLORIDA SS. THE UNDERSIGNED HEREBY CERTIFY TO COUNTY OF BROWARD ARE THE HOLDERS OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3622, PAGE 893 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, PAOLO VERDE II, LTD. A FLORIDA LIMITED PARTNERSHIP BY ARTHUR V. STROCK GENERAL PARTNER, AND ARTHUR V. STROCK TRUSTEE DO HEREBY SET THEIR HAND AND SEAL THIS 18th DAY OF January, 1982.

PAOLO VERDE II, LTD., A FLORIDA LIMITED PARTNERSHIP  
WITNESS: AS TO BOTH  
Margaret B. Morgan  
WITNESS AS TO BOTH  
Arthur V. Strock, General Partner  
Arthur V. Strock, Trustee

## ACKNOWLEDGEMENT

STATE OF FLORIDA SS. BEFORE ME PERSONALLY APPEARED ARTHUR V. STROCK COUNTY OF BROWARD TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER AND TRUSTEE OF PAOLO VERDE II, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS GENERAL PARTNER AND AS TRUSTEE. WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF January, 1982.

Margaret B. Morgan  
NOTARY PUBLIC  
March 25, 1983  
MY COMMISSION EXPIRES

## 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 CERTAIN PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUIDANCE AND SUPERVISION OF THE SURVEYOR AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: January 20, 1982  
APPROVAL - PALM BEACH COUNTY, FLORIDA  
BY: John H. Fitchsen  
REGISTERED SURVEYOR NO. 3406 STATE OF FLORIDA  
COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF February, 1982  
BY: John B. Dunkle  
ATTEST: John B. Dunkle  
BOARD OF COUNTY COMMISSIONERS  
COUNTY ENGINEER

BY: Kathryn & ...  
COUNTY ENGINEER  
SHEET 1 OF 7 SHEETS