

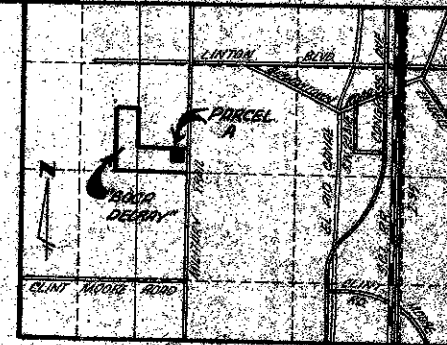
44/71

# BOCA DELRAY PARCEL A

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

A REPLAT OF PARCEL A OF "BOCA DELRAY"  
AS RECORDED IN PLAT BOOK 44 AT PAGES 22  
THRU 28 INCLUSIVE OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA, SITUATED IN SECTION  
26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM  
BEACH COUNTY, FLORIDA.

JANUARY 1982  
SHEET 1 OF 2 SHEETS



LOCATION MAP  
(NOT TO SCALE)

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat Book is recorded as  
PLAT BOOK 44  
and fully recorded in the  
Public Records of Palm Beach County, Florida, under  
Book 44, Page 22 thru 28  
John H. Fitchsen, Surveyor  
W. Bruce Anderson

## 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 PARCEL A, ALL OF PARCEL A, AS SHOWN ON THE PLAT OF BOCA DELRAY, AS RECORDED IN PLAT BOOK 44 OF PAGES 22 THRU 28 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 04°45'00" WEST, ALONG THE MOST WESTERLY BOUNDARY LINE OF SAID PARCEL A, A DISTANCE OF 458.34 FEET; THENCE NORTH 89°14'30" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL A (SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST), A DISTANCE OF 380.04 FEET; THENCE SOUTH 04°45'00" EAST, A DISTANCE OF 140.87 FEET; THENCE NORTH 78°32'21" EAST, A DISTANCE OF 327.74 FEET; THENCE NORTH 89°14'30" EAST, A DISTANCE OF 104.12 FEET; THENCE SOUTH 77°59'00" EAST, A DISTANCE OF 142.80 FEET; THENCE SOUTH 30°00'00" EAST, A DISTANCE OF 179.13 FEET; THENCE SOUTH 19°08'17" EAST, A DISTANCE OF 344.07 FEET; THENCE SOUTH 88°59'29" WEST, A DISTANCE OF 121.00 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 57°45'09" AND AN ARC LENGTH OF 85.60 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 17°48'37" AND AN ARC LENGTH OF 61.46 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 05°52'14" AND AN ARC LENGTH OF 33.10 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BOCA DELRAY BOULEVARD AS SHOWN ON SAID PLAT OF BOCA DELRAY); THENCE NORTH 30°00'00" WEST, NON-ADJACENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 60.05 FEET; THENCE NORTH 13°49'38" WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 84°58'16" WEST, A DISTANCE OF 21.41 FEET; THENCE NORTH 24°30'00" WEST, A DISTANCE OF 184.80 FEET; THENCE NORTH 61°15'00" WEST, A DISTANCE OF 115.90 FEET; THENCE SOUTH 77°50'00" WEST, A DISTANCE OF 147.43 FEET; THENCE SOUTH 49°10'00" WEST, A DISTANCE OF 182.38 FEET; THENCE NORTH 33°42'31" WEST, A DISTANCE OF 9.16 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 399.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 07°52'40" AND AN ARC LENGTH OF 51.17 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH A PORTION OF THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A AND WITH A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BOCA DELRAY BOULEVARD AS SHOWN ON SAID PLAT OF BOCA DELRAY), TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.  
SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 12.803 ACRES, MORE OR LESS.

WE 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 OR ASSIGNS.
2. THE UTILITY AND DRAINAGE EASEMENTS: AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. THE INGRESS AND EGRESS EASEMENTS: AS SHOWN HEREON ARE HEREBY ALSO DESIGNATED AS EASEMENTS RESERVED IN FAVOR OF BOCA RAY, INC. OR ITS SUCCESSORS OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER DISTRIBUTION, DRAINAGE SYSTEMS, ELECTRICITY AND TELEPHONE SERVICES.
4. 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.
5. THE 25 FOOT LANDSCAPE BUFFER: AS SHOWN HEREON IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY, INC. OR ITS SUCCESSORS OR 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 22<sup>nd</sup> DAY OF MARCH 1982.

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

## ACKNOWLEDGEMENT

STATE OF FLORIDA SS. BEFORE ME PERSONALLY APPEARED ROBERT C. RADICE AND CHARLES F. RADICE, COUNTY OF BROWARD, 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 BOCA RAY, INC., 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 COURSE AND AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF MARCH 1982.

Helen M. Whitman  
NOTARY PUBLIC  
DECEMBER 17 1984  
MY COMMISSION EXPIRES

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BOCA DELRAY AS RECORDED IN PLAT BOOK 44 AT PAGES 22 THRU 28 INCLUSIVE.
2. P.M. INDICATES PERMANENT REFERENCE MONUMENT.
3. P.C. INDICATES PERMANENT CONTROL POINT.
4. EASEMENTS  
A) SS. INDICATES SANITARY SEWER EASEMENT.  
B) WTR. INDICATES WATER DISTRIBUTION EASEMENT.  
C) DRAIN. 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) AND BUILDINGS, TREES OR SHRUBS WILL BE PLACED ON DESIGNATED SANITARY SEWER, WATER DISTRIBUTION, DRAINAGE OR UTILITY EASEMENTS.
5. S. DENOTES P.R.M.  
O. DENOTES P.C.P.

## P.D. TABULATION

|                           |                  |
|---------------------------|------------------|
| TOTAL ACREAGE             | 12.803           |
| TOTAL NUMBER OF DWELLINGS | 140              |
| ACRES DENSITY             | 10.94 UNITS/ACRE |

## TITLE CERTIFICATION

STATE OF FLORIDA SS. I, THE QIBALTAH TITLE AND ESCROW COMPANY, COUNTY OF BROWARD, SS. AGENTS FOR SARGED 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 ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: Philip H. Hopkins  
PHILIP H. HOPKINS  
RESIDENT  
DATE: MARCH 9, 1982

## MORTGAGEE'S CONSENT

STATE OF NEW YORK SS. THE UNDERSIGNED HEREBY CERTIFIES THAT I AM THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE BANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3022, PAGE 898 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATED SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 15<sup>th</sup> DAY OF MARCH, A.D. 1982.

CHEMICAL BANK, A NEW YORK BANKING CORPORATION  
ATTEST: William J. Patterson  
VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF NEW YORK SS. BEFORE ME PERSONALLY APPEARED WILLIAM J. PATTERSON, COUNTY OF NEW YORK, SS. AND SEVERAL WITNESSES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF THE ABOVE NAMED CORPORATION, A NEW YORK BANKING CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH VICE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF 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 15<sup>th</sup> DAY OF MARCH, A.D. 1982. MY COMMISSION EXPIRES: 12/31/84

## MORTGAGEE'S CONSENT

STATE OF FLORIDA SS. THE UNDERSIGNED HEREBY CERTIFY THAT THE HOLDERS OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE BANDS DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF, AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3022, PAGE 898 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 16<sup>th</sup> DAY OF MARCH 1982.

Stael J. Bunte  
WITNESS AS TO BOTH  
John Ann Spungo  
WITNESS AS TO BOTH  
Arthur V. Stroock  
ARTHUR V. STROCK, GENERAL PARTNER  
Arthur V. Stroock  
ARTHUR V. STROCK, TRUSTEE

## ACKNOWLEDGEMENT

STATE OF FLORIDA SS. BEFORE ME PERSONALLY APPEARED ARTHUR V. STROCK 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 16<sup>th</sup> DAY OF MARCH 1982.

John Ann Spungo  
NOTARY PUBLIC  
MARCH 8 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 (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE SUPERVISION OF THE SURVEYOR. THIS SURVEY DATA FOR THE PURPOSES OF THE FOREGOING INSTRUMENT IS SUBJECT TO FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

MARCH 23 1982  
DATE

BOCA DELRAY PARCEL A  
APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS FILED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNDER BOOK 44, PAGE 22 THRU 28.  
BY: William J. Patterson  
WILLIAM J. PATTERSON, SECRETARY  
BOCA RAY, INC.  
BOCA RAY, INC. BOARD OF COUNTY COMMISSIONERS

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26-46-22

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