

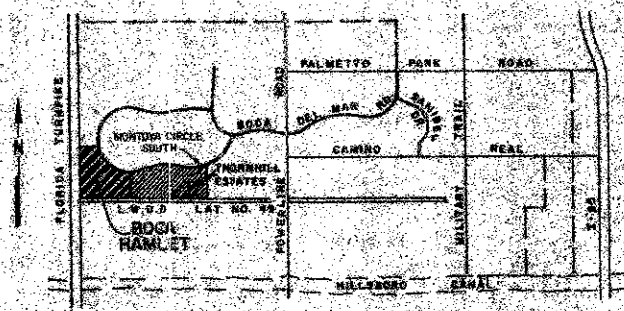
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"PART OF A P.U.D." BOCA HAMLET

A PLAT OF A PORTION OF SECT. 28, TWP. 47 S, RGE. 42 E.
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 18, BOCA DEL MAR, NO. 6, AS RECORDED IN
PLAT BOOK 30, PAGES 142 & 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH
PLAT BOOK 30, PAGE 142
RECORDED
OCTOBER 1982
BY
JOHN B. DUNLAP
COUNTY CLERK



THIS INSTRUMENT WAS PREPARED BY
T.D. BICKHAM - C.C.L. CONSULTANTS, INC.
440 E. SAMPLE ROAD, POMPANO BEACH,
FLORIDA 33064

DEDICATION

COME ALL MEN BY THESE PRESENTS that COSTAIN FLORIDA, INC. a Florida Corporation, owner of the land shown hereon, being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, do hereby dedicate to the public for the use of the people of the State of Florida, a portion of the land shown hereon, being a portion of Tract 18 of Boca Del Mar, No. 6, as recorded in Plat Book No. 30, Pages 142 and 143 of the Public Records of Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the West One Quarter (1/4) corner of said Section 28, thence run N 00°34'53" E 155.00 feet along the West line of said Section 28 to a point; thence run S 89°25'27" E 70.00 feet to the Northwest corner of said Tract 18 of Boca Del Mar No. 6; thence run S 00°24'50" E 550.00 feet along the East line of said Tract 18 and parallel with said East line of Section 28; said line also being the West line of said Tract 18; thence run S 89°25'27" E 70.00 feet to the East line of said Tract 18; thence run S 89°25'27" E 155.00 feet to the East line of said Section 28; thence run N 89°25'27" E 155.00 feet to a point on a curve, said curve being the Southwesterly right-of-way line of Montoya Circle South and terminating at the point where said curve bears E 66°00'00" W; thence run Southwesterly along said Southwesterly right-of-way line of Montoya Circle South, being a curve concave to the Northeast, having a radius of 100.00 feet and a central angle of 88°59'31" for an arc distance of 74.17 feet to a point on a curve, thence run W 40°20'32" E 193.99 feet along the South right-of-way line of Montoya Circle South to the Northwest corner of THORNHILL ESTATES, according to the first thereof recorded in Plat Book No. 30, Page 142 and 143 of the Public Records of Palm Beach County, Florida; thence run S 00°24'50" E 550.00 feet along the West line of said THORNHILL ESTATES to the Southwest corner thereof; said corner bears 75.00 feet North of, as measured at right angles, the East-West side-right-of-way line of said Section 28 and also being on the North right-of-way line of the Lake Forest Drainage District; thence run S 89°25'27" E 174.87 feet along said North right-of-way line being 15.00 feet West of and parallel with said East-West side-right-of-way line to a point on aforesaid East right-of-way line of the Lake Forest Drainage District; thence run N 00°34'53" E 518.70 feet along said East right-of-way line being 10.00 feet East of and parallel with aforesaid West line of Section 28 to the POINT OF BEGINNING. Above land containing an area of 18.88 acres, more or less.

Let it be the will of the Board of County Commissioners of Palm Beach County, Florida, that the above described land be surveyed and platted as shown hereon and does hereby dedicate as follows: the streets as shown hereon to be dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the public use of the people of the State of Florida; the utility easements and drainage easements as shown hereon to be dedicated in perpetuity for the construction and maintenance of utility lines and easements; the land shown hereon to be dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access thereto.

IN WITNESS WHEREOF, the aforesaid Corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14th day of August, 1982.

COSTAIN FLORIDA, INC.
a Corporation of the State of Florida

James Mackenzie
James Mackenzie, President

John B. Dunlap
John B. Dunlap, County Clerk

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES MACKENZIE, President of COSTAIN FLORIDA, INC., a Florida Corporation, and JAMES MACKENZIE and JAMES MACKENZIE, Vice Presidents of COSTAIN FLORIDA, INC., a Florida Corporation, do hereby acknowledge and certify that the above described land is the property of said Corporation, and that the same is being dedicated to the public use of the people of the State of Florida, and that said instrument is the free act and deed of said Corporation.

Witness my hand and official seal this 14th day of August, 1982.

John B. Dunlap
John B. Dunlap, County Clerk

Witness my hand and official seal this 14th day of August, 1982.

LOCATION SKETCH
(NOT TO SCALE)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, American Title Insurance Company, a Title Insurance Company, duly licensed in the State of Florida do hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to COSTAIN FLORIDA, INC. a Florida Corporation, that the current taxes have been paid, and that we find that the property is free of encumbrances.

Date: *September 1, 1982*
By: *Carol Peterson Carey*
CAROL PETERSON CAREY, Branch Manager
American Title Insurance Company

APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 14th day of October, 1982.
John B. Dunlap
John B. Dunlap, County Engineer

BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY

This plat is hereby approved for record this 16th day of October, 1982.
John B. Dunlap
John B. Dunlap, Chairman

ALSO: JOHN B. DUNLAP, Clerk
BOARD OF COUNTY COMMISSIONERS

Elizabeth Penick
Elizabeth Penick, County 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 Permanent Reference Markers have been placed as required by law and furthermore, that Permanent Control Points will be set and the monuments placed with said data being in compliance with the requirements of the Statutes of the State of Florida, Chapter 177, Florida Statutes, as amended, and Ordinance of Palm Beach County, Florida.

C.C.L. CONSULTANTS, INC.
T.D. Bickham
T.D. BICKHAM
Professional Land Surveyor
Florida Registration No. 12899

0205-310

C.C.L. CONSULTANTS, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
POMPANO BEACH, FLORIDA