

45/13

109-58 #

Amalgose

AMENDED PLAT BRAMALEA UNICORP, BOCA RATON P. U. D.

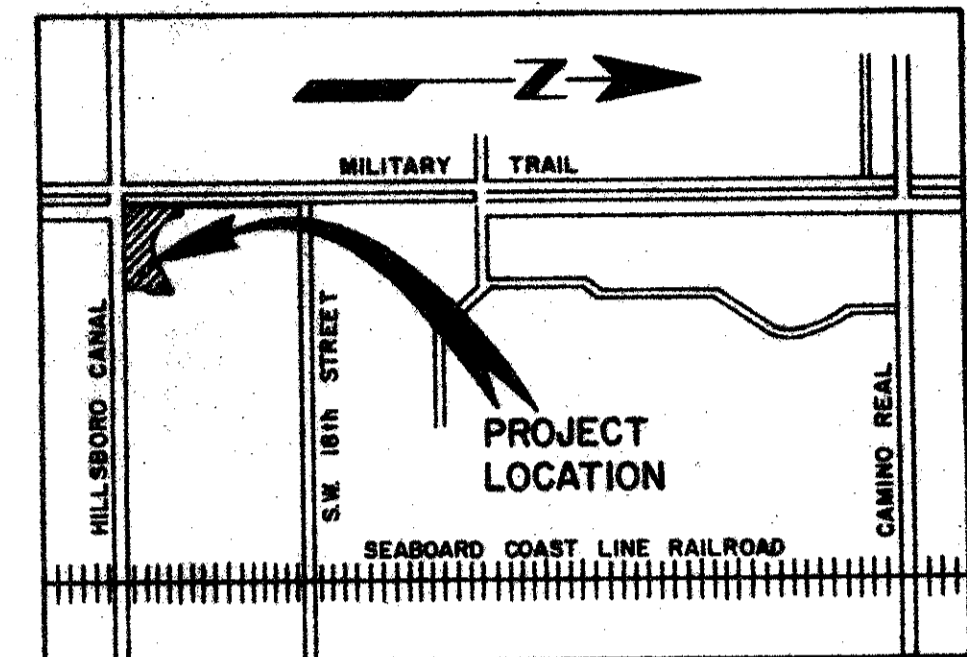
A PLAT OF A PORTION OF SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF BRAMALEA UNICORP, BOCA RATON AS RECORDED IN PLAT BOOK 42, PAGES 182, 183 & 184 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

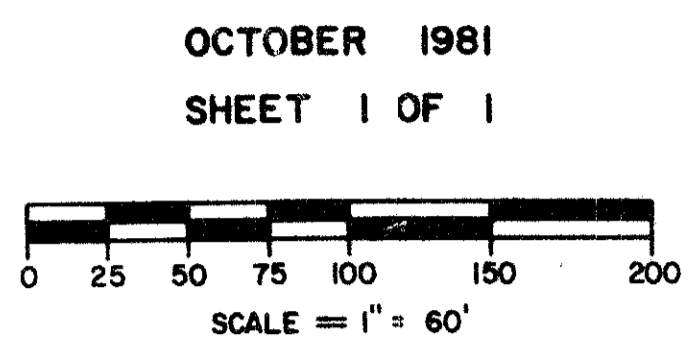
BOCA RATON, FLORIDA

PB 45
P 13
Recorded
Nov 4, 1982



AREAS TABLE

AREA OF BLOCK 10	0.952 AC.
AREA OF TRACT A-10	0.097 AC.
AREA OF TRACT D RECREATION	1.372 AC.
AREA OF TRACT E	0.363 AC.
TOTAL AREA THIS PLAT	2.784 AC.



NOTE:
No buildings, trees, shrubs will be placed on easements.

○ P.R.M. Indicates Permanent Reference Monument.
● P.C.P. Indicates Permanent Control Point.
U.E. Indicates Utility Easement.
D.E. Indicates Drainage Easement.
L.A.E. Indicates Limited Access Easement.

ACKNOWLEDGMENT

PROVINCE OF ONTARIO ss BEFORE ME personally appeared PAUL D. SNYDER and G. STUART GUNN COUNTY OF YORK ss to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Vice President and Senior Account Manager of THE MERCANTILE BANK OF CANADA, 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 corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 1st day of APRIL, 1982

[Signature]
Notary Public: MICHAEL SCOTT ALLEN
My commission is unlimited as to time.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BRAMALEA INC., a Delaware Corporation owner of the land shown hereon, being in Section 35, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as AMENDED PLAT OF BRAMALEA UNICORP, BOCA RATON being more particularly described as follows:

A Replat of Tract D, Tract A-10, Block 1, and a portion of Tract E of BRAMALEA UNICORP, BOCA RATON as recorded in Plat Book 42, Pages 182, 183 and 184 (the Public Records of Palm Beach County, Florida, said Replat being more particularly described as follows:

Beginning at the Southwest corner of Tract D of the aforementioned Plat of BRAMALEA UNICORP, BOCA RATON; thence with a bearing of N. 02° 13' 07" W., along the West line of said Tract "D", a distance of 337.32 feet to the Northwest corner of Tract "D"; thence with a bearing of N. 7° 46' 53" E., a distance of 12.00 feet to a point; thence with a curve to the left having an initial tangent bearing of S. 02° 43' 07" E., a radius of 175.00 feet, an arc length of 332.76 feet to a point; thence with a bearing of N. 68° 50' 00" E., a distance of 320.79 feet to a point; thence with a bearing of S. 00° 29' 05" W., a distance of 301.47 feet to a point lying on the North right-of-way line of the Hillsboro Canal; thence with a bearing of N. 89° 30' 55" W. along said North right-of-way line, a distance of 533.61 feet, more or less, to the Point of Beginning.

Subject to easements and rights-of-way record.

has caused said land to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

- The tract for private road purposes, shown as Tract A-10, is hereby dedicated to the WATERSIDE AT BOCA TRAIL COMMUNITY ASSOCIATION INC., and is the perpetual maintenance obligation of said association, its successors, or assigns.
- The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
- The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- The recreation area, shown hereon as Tract D, is hereby dedicated to the WATERSIDE AT BOCA TRAIL COMMUNITY ASSOCIATION INC., and is the perpetual maintenance obligation of said association, its successors, or assigns.
- The open space tract, shown hereon as Tract E, and all areas not located within the Lot Lines and not otherwise dedicated on this Plat to government authorities, are hereby dedicated to the WATERSIDE AT BOCA TRAIL COMMUNITY ASSOCIATION INC., and as the perpetual maintenance obligation of said association, its successors, or assigns.

IN WITNESS WHEREOF, the above-named Corporation has caused these presents to be signed by its Vice President and attested by its General Manager, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 2nd day of FEBRUARY, A.D. 1982.

BRAMALEA INC.
a Delaware Corporation
authorized to do business in Florida

Attest: *[Signature]* RONALD L. YUTER, General Manager
By: *[Signature]* G. L. DESON, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA ss Before me personally appeared G. L. DESON and RONALD L. YUTER to me well known COUNTY OF PALM BEACH ss and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and General Manager of the above named BRAMALEA INC., a Delaware 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 2nd day of February, A.D. 1982.
My Commission Expires: Dec. 1, 1982
[Signature]
John A. Grant III
Notary Public
State of Florida

MORTGAGE CERTIFICATE

PROVINCE OF ONTARIO ss The undersigned hereby certifies that it is the holder of a mortgage upon the property described COUNTY OF YORK ss hereon and does hereby join in and consent to the dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3667 at page 1 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 Assistant Vice President and attested to by its Senior Account Manager, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 1st day of APRIL, 1982.

THE MERCANTILE BANK OF CANADA

Attest: *[Signature]* G. STUART GUNN, Senior Account Manager
By: *[Signature]* PAUL D. SNYDER, Assistant Vice President

TITLE CERTIFICATE

STATE OF FLORIDA ss I, KEITH J. KANOUSE of the firm of Fleming, O'Bryan and Fleming, a duly COUNTY OF PALM BEACH ss licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title of the property is vested to BRAMALEA INC.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; that all mortgages are shown and are true and correct; and that there are no other encumbrances of record.

Date: April 8, 1982
[Signature]
KEITH J. KANOUSE
Fleming, O'Bryan and Fleming
Attorney-at-law, Licensed in Florida

SURVEYORS 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 and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County, Florida, 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.

Date: Apr 9, 1982
[Signature]
JOHN A. GRANT, JR.
Registered Land Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this _____ day of _____, A.D. 1982. By: _____ NORMAN R. GREGORY, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this _____ day of _____, A.D. 1982.
By: _____ H. F. KAHLERT, P.E., County Engineer

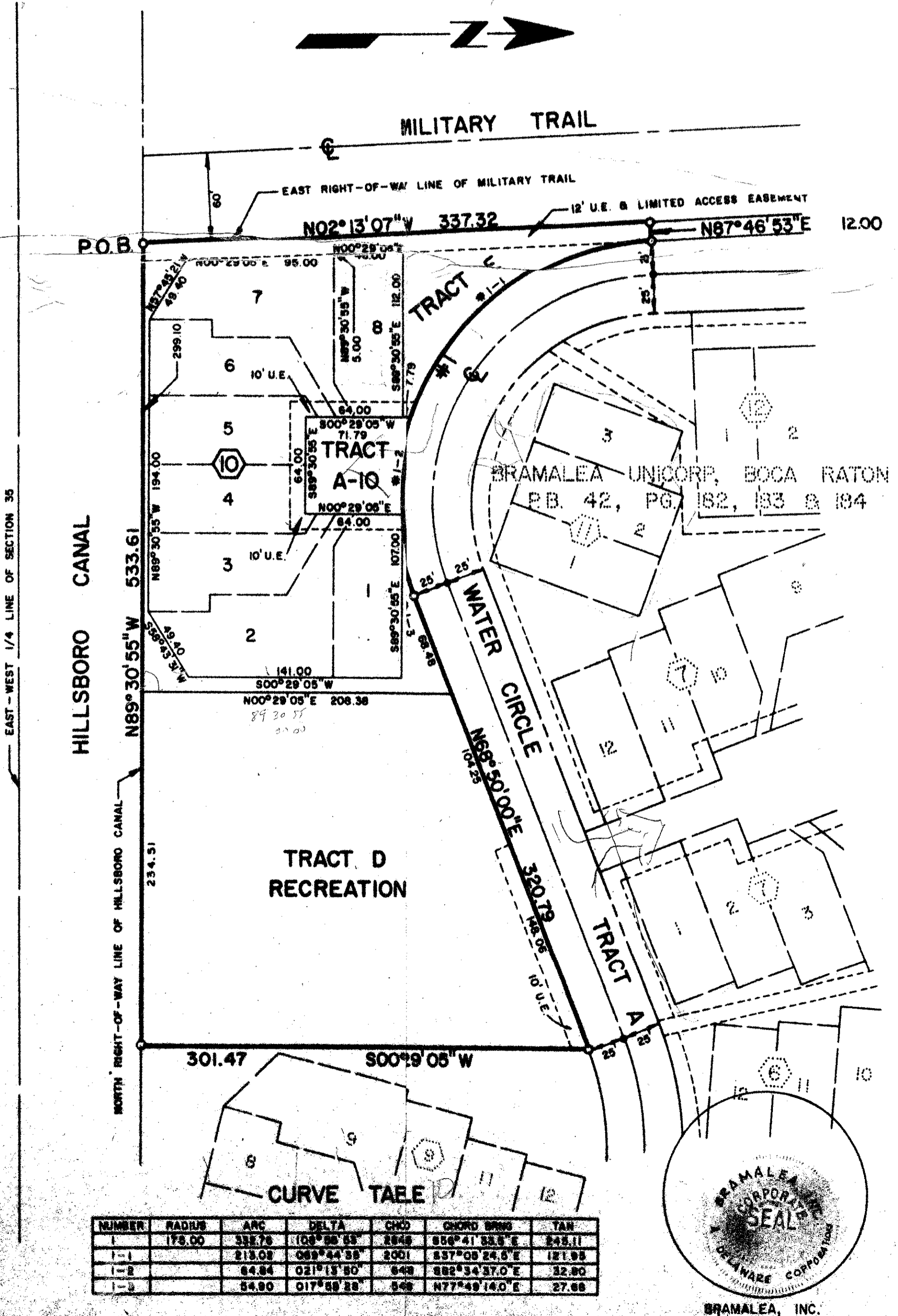
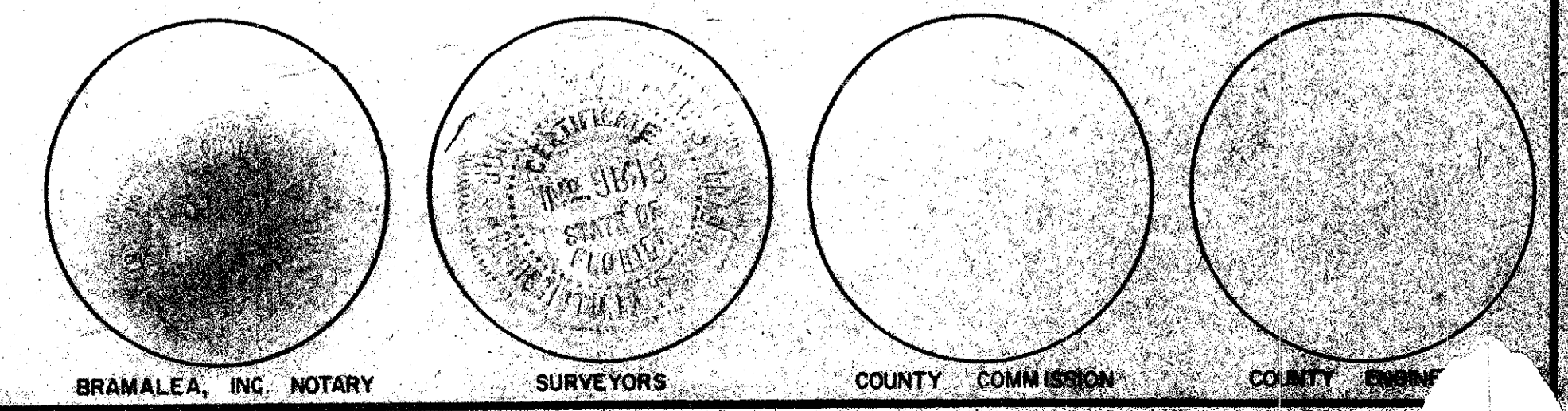
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: _____ DEPUTY CLERK

NOTE:
Bearings shown hereon are based on a bearing of N89°30'55"W along the North right-of-way line of Hillsboro Canal, as shown on the record plat of Bramalea Unicorp, Boca Raton as recorded in Plat Book 42, Pages 182, 183 & 184 of the public records of Palm Beach County, Florida.

0216-001

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431



CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	CHD	CHORD BEG	TAN
1-1	178.00	332.79	109° 46' 53"	284.8	859° 41' 53.6" E	848.11
1-2	84.84	166.39	54° 53' 26"	142.4	83° 09' 24.8" E	181.98
1-3	84.80	166.39	54° 53' 26"	142.4	83° 09' 24.8" E	181.98

