

45/56

PART OF A P.U.D. SOLIMAR AT BOCA DEL MAR - PHASE II A PLAT OF A PORTION OF SECTION 21, TWP. 47S, RGE. 42 E.

AND ALSO BEING A REPLAT OF A PORTION OF TRACT I, OF BOCA DEL MAR NO.5, AS RECORDED
IN PLAT BOOK 30, PAGES 127 & 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

MARCH 1982

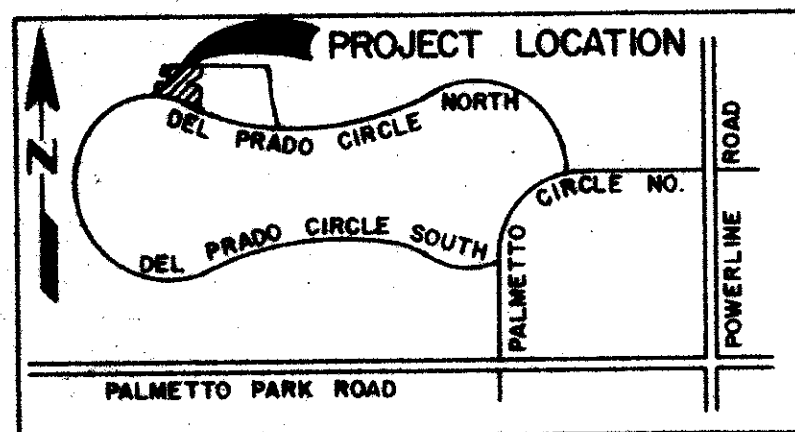
SHEET 1 OF 3

AREA TABLE

TOTAL AREA THIS PLAT	6.047 AC.
AREA OF LOTS	4.408 AC.
AREA OF ROAD R/W-L-2	1.239 AC.
AREA OF OPEN SPACE-F&M	0.331 AC.
AREA OF ACCESS TRACT-G	0.069 AC.
No. UNITS PROPOSED	33
DENSITY PROPOSED	5.46 UNITS/AC.
LAND USE	SINGLE FAMILY

56

COUNTY OF PALM BEACH
 FILED FOR RECORD BY
 20 January 1982
 83
 45
 56, 57 & 58
 Kyle Shireff



LOCATION MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that DEL PRADO CIRCLE PROPERTIES, LTD.-I, a limited partnership organized under the laws of the Commonwealth of Massachusetts, owner of land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SOLIMAR AT BOCA DEL MAR - PHASE 2, being more particularly described as follows:

That portion of Tract 1 of Boca Del Mar No. 5 as shown on the plat recorded in Plat Book 30, Pages 127 and 128 of the Public Records of Palm Beach County, Florida, described as follows:

Commence at the Northwest corner of said Tract 1 and run thence North 89° 38' 50" East along the North boundary of Tract 1, a distance of 1360.11 feet for a Point of Beginning; thence continue North 89° 38' 50" East, a distance of 435.00 feet; thence South 0° 21' 10" East, a distance of 118.98 feet; thence South 21° 22' 38" West, a distance of 51.32 feet; thence South 00° 21' 10" East, a distance of 105.00 feet; thence South 89° 38' 50" West, a distance of 50.00 feet; thence North 00° 21' 10" West, a distance of 6.65 feet; thence South 89° 38' 50" West, a distance of 230.68 feet; thence South 68° 49' 14" East, a distance of 52.20 feet; thence South 31° 10' 46" West, a distance of 6.42 feet; thence South 68° 49' 14" East, a distance of 49.02 feet; thence South 59° 02' 46" East, a distance of 49.36 feet; thence South 88° 13' 54" East, a distance of 49.42 feet; thence South 71° 35' 56" East, a distance of 49.42 feet; thence South 16° 43' 02" West, a distance of 100.00 feet; thence South 01° 57' 20" East, a distance of 52.63 feet; thence South 34° 28' 32" East, a distance of 14.40 feet; thence South 15° 06' 32" West, a distance of 105.72 feet to an intersection with the Southerly boundary of Tract 1; thence Northwesterly along a curve to the right having an initial tangent bearing of North 74° 53' 28" West, a radius of 1105.92 feet, a central angle of 14° 23' 28", and an arc distance of 277.78 feet; thence North 60° 30' 00" West, a distance of 103.61 feet; thence Northwesterly along a curve to the left having a radius of 560.87 feet, a central angle of 22° 06' 00" and an arc distance of 216.34 feet; thence North 34° 04' 33" East, a distance of 127.76 feet; thence South 55° 55' 27" East, a distance of 10.00 feet; thence North 34° 04' 33" East, a distance of 190.00 feet; thence North 55° 55' 27" West, a distance of 45.00 feet; thence North 34° 04' 33" East, a distance of 165.00 feet, more or less, to the Point of Beginning. Subject to easements and rights-of-way of record.

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

- Streets:**
That tract for private road, utility, and drainage purposes, shown hereon as Tract L-2, and that tract for access, utility, and drainage purposes, shown hereon as Tract G, are hereby dedicated to the Solimar Homeowners' Association, and are the perpetual maintenance obligations of said association, its successors, or assigns.
- Easements:**
 - Utility and Drainage Easements** - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction of utilities and drainage and maintenance of utilities. Drainage easements are the perpetual maintenance obligation of the Solimar Homeowners' Association, its successors, or assigns.
 - Limited Access Easements** - The limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- Common Area:**
The common area, shown hereon as Tracts F, M and N, is hereby dedicated to the Solimar Homeowners' Association and is the perpetual maintenance obligation of said association, its successors, or assigns.

IN WITNESS WHEREOF, the above named partnership has caused these presents to be signed by General Partners and its seal to be affixed hereon by and with the proper authority this 10th day of November, 1982.

By: Federico F. Sanchez
FEDERICO F. SANCHEZ, General Partner

By: Luis Ramos-Izquierdo
LUIS RAMOS-IZQUIERDO, General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA } BEFORE ME personally appeared FEDERICO F. SANCHEZ and LUIS RAMOS-IZQUIERDO, to me well known, and known COUNTY OF PALM BEACH } to me to be the individuals described in and who executed the foregoing Instrument as General Partners of DEL PRADO CIRCLE PROPERTIES, LTD. -I, a Massachusetts general partnership, and severally acknowledged to and before me that they executed said Instrument as such General Partners, and that the seal affixed to the foregoing instrument is the seal of said Partnership 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 Partnership.

WITNESS my hand and official seal this 10th day of November, 1982

John A. Grant III
Notary Public
State of Florida

My commission expires: Dec. 1, 1982

INDEX OF SHEETS

SHEET NO. 1 & 2 - TITLE SHEETS AND CERTIFICATES
 SHEET NO. 3 - DETAIL PLAT SHEET

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby COUNTY OF BROWARD } join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3675, page 308, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said partnership has caused these presents to be signed by its General Partner and its seal to be affixed hereon by and with the proper authority this 7 day of October, 1982.

Witness: Herbert Jamar
Witness: Robert F. Smith
By: Marvin Robinson
MARVIN ROBINSON, General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA } BEFORE ME personally appeared MARVIN ROBINSON, to me well known, and known to me to be the individual des- COUNTY OF BROWARD } cribed in and who executed the foregoing Instrument as General Partner of CASA DEL MAR, A Florida general partnership, and acknowledged to and before me that he executed such Instrument as such General Partner; and that the seal affixed to the foregoing Instrument is the seal of said partnership, 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 partnership.

WITNESS my hand and official seal this 7 day of October, 1982.

My Commission expires: Dec 13, 1982

Notary: Public
State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } I, RONALD A. KRISS, of the firm of Valdés-Fauli, Richardson, and Cobb, a duly licensed attorney in the State of Florida, do hereby COUNTY OF DADE } certify that I have examined the title to the hereon described property; that I find the title to the property is vested to DEL PRADO CIRCLE PROPERTIES, LTD. -I; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; that I find that all mortgages are shown and are true and correct; and that there are no encumbrances of record which affect the subdivision of the property other than the Declaration of Restrictions recorded in Official Record Book 2328, Page 595, of the public records of Palm Beach County, Florida, which Declaration includes the restriction limiting the number of residential dwelling units that can be constructed within the subdivision described therein to no more than 313 residential dwelling units.

Date: January 13, 1983

Ronald A. Kriss
RONALD A. KRISS
Valdés-Fauli, Richardson, and Cobb
Attorney-at-law, Licensed in Florida

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; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under guarantees posted with Palm Beach County 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: 11/10/82

John A. Grant Jr.
JOHN A. GRANT, JR.
Registered Land Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 18 day of January A.D. 1983.

By: Peggy B. Ewart
PEGGY B. EWART, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 18 day of January A.D. 1983.

By: H.F. Kahlert
H.F. KAHLERT, RE., County Engineer

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

By: Elizabeth Richards
DEPUTY CLERK

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

SOLIMAR AT BOCA DEL MAR PH II 45/56

21/47/42

COUNTY ENGINEER

COUNTY COMMISSION

