

46/62

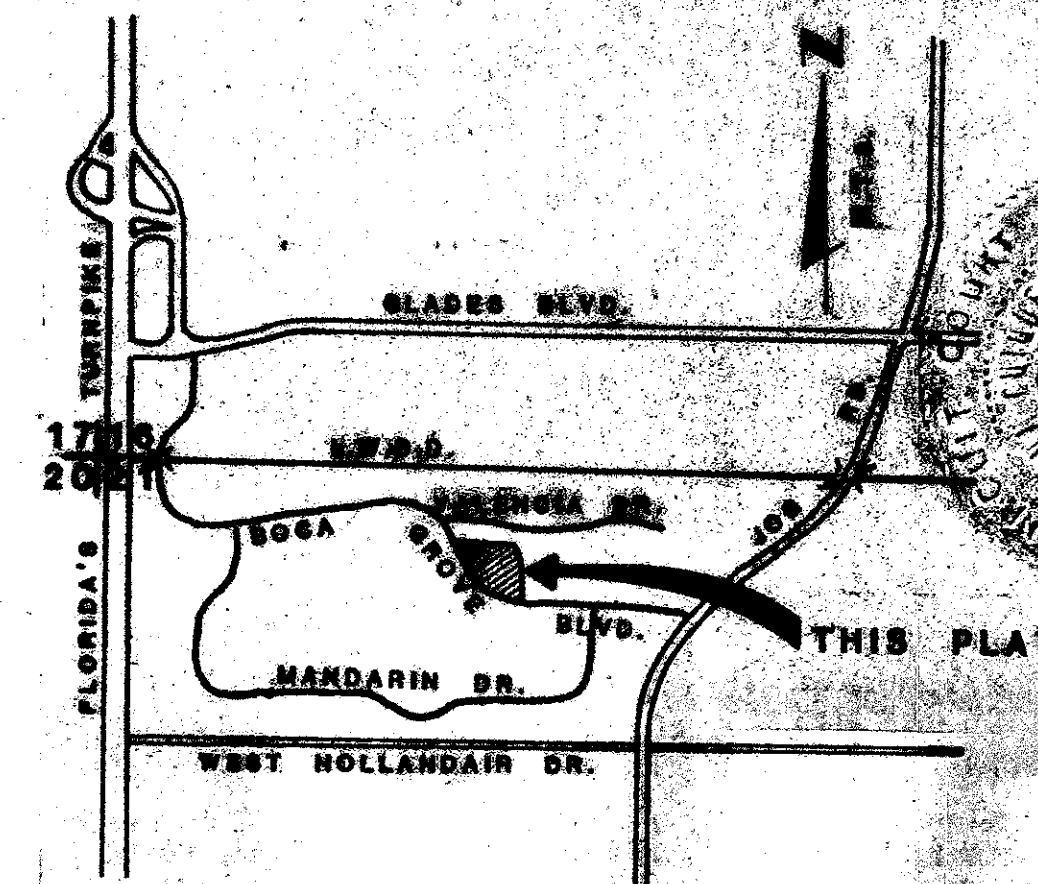
# GARDENS IN THE GROVE

Being a replat of "TRACT B" and part of "TRACT H" in BOCA GROVE PLANTATION P.U.D., recorded in Plat Book 43, Pages 179 through 183, inclusive, Public Records of Palm Beach County, Florida

## IN PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1

CEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
APRIL 1983

50 0 50 100 150 200  
Scale in Feet 1" = 50'



PROJECT LOCATION MAP

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 2:00 PM on August 1, 1983, recorded in Public Records on Page 62.  
JOHN B. DUNKLE  
Clerk Circuit Court  
By *John B. Dunkle*

### MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF DADE  
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and do hereby 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 3803, page 329 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 Kenneth M. Neely, Vice President, and attested to by Brenda E. Hall, Assistant Cashier, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15th day of July, 1983.

Attest: *Brenda E. Hall* By: *Kenneth M. Neely*  
FLORIDA NATIONAL BANK OF MIAMI, N.A. \*

### DESCRIPTION

Being a replat of all of TRACT "B" and a part of TRACT "H" of BOCA GROVE PLANTATION - P.U.D. recorded in Plat Book 43, Pages 179 through 183 inclusive of the Public Records of Palm Beach County, Florida lying in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

BEGINNING at the Southeast Corner of said TRACT "B"; thence S. 89° 07' 35" W. along the Southerly Line of said TRACT "B", a distance of 318.56 feet to the beginning of a curve concave to the northeast having a radius of 700.00 feet and a central angle of 74° 00' 00"; thence westerly and northwesterly along the arc of said curve, a distance of 904.08 feet; thence N. 16° 52' 25" W. along the tangent of said curve, a distance of 140.81 feet to the Southwest Corner of said TRACT "H"; thence continue N. 16° 52' 25" W. along the Westerly Line of said TRACT "H", a distance of 36.13 feet; thence departing said Westerly Line, N. 87° 30' 00" E., a distance of 447.44 feet; thence S. 20° 30' 00" E., a distance of 184.39 feet to be beginning of a curve concave to the southwest, having a radius of 235.00 feet and a central angle of 77° 00' 00"; thence easterly and southeasterly along the arc of said curve, a distance of 298.47 feet; thence S. 20° 30' 00" E. along the tangent of said curve, a distance of 35.00 feet to the Easterly Line of said TRACT "B"; thence S. 20° 30' 00" E. along said Easterly Line, a distance of 283.00 feet to the POINT OF BEGINNING.

Containing 12.13 Acres, more or less.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
We, the Gold Coast Title Company, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to BOCA/COASTAL COMMUNITIES, INC., NATIONAL ASSOCIATES-1, AND BOCA GROVE LIMITED; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that we find that all mortgages are shown and are true and correct and the property is found to contain deed reservations which are applicable and do not affect the subdivision of the property.

GOLD COAST TITLE COMPANY  
Date: 7/14/83  
By: *John Herman Danne*  
J. HERMAN DANNE, PRESIDENT

### APPROVAL'S

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
This plat is hereby approved for record this 16th day of August, 1983.

By: *Peggy B. Swatt*  
Peggy B. Swatt - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: *Elizabeth Richards*  
Elizabeth Richards  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 16th day of August, 1983.

By: *G. Harry Fraces*  
G. HARRY FRACES  
County Engineer, Assistant

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 7-18-1983, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM, 3896, 2090 Palm Beach Lakes Boulevard West Palm Beach, Florida Florida Registration No. 3896 Date: 7-18-83  
CEE & JENSON ENGINEERS, ARCHITECTS, PLANNERS, INC.  
Stuart H. Cunningham  
Stuart H. Cunningham, Professional Land Surveyor Florida Registration No. 3896 Date: 7-18-83

### DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that BOCA/COASTAL COMMUNITIES, INC., a Florida Corporation, NATIONAL ASSOCIATES-1, a Florida Partnership and BOCA GROVE LIMITED, a Florida Limited Partnership, owners of the land shown hereon as GARDENS IN THE GROVE being in part of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, and more particularly described under DESCRIPTION hereon, have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate to the Water Management and Golf Course Easement as shown, in perpetuity, for the perpetual maintenance of water management facilities and proper golf course purposes and is the perpetual maintenance of the Boca Grove Plantation Property Owner's Association, Inc., its successors and assigns, without recourse to Palm Beach County; the utility, access and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, access and drainage.

IN WITNESS WHEREOF, the above named Corporation and Partnerships have caused these presents to be signed by their Officers and Partners and their corporate seals to be affixed by and with the authority of their Board of Directors this 15th day of July, 1983.

Attest: *Mavis P. Lamb* BY: *Michael Hill* VICE PRESIDENT  
Attest: *Richard R. Pfendler* BY: *Saul A. Slossberg*  
Attest: *Richard R. Pfendler* BY: *Saul A. Slossberg*  
NATIONAL ASSOCIATES-1, a Florida Partnership  
National Land & Development Corporation  
National Construction & Design Corporation

Attest: *James M. LaBonte* BY: *James M. LaBonte*  
BOCA GROVE LIMITED, a Florida Limited Partnership  
La Bonte Diversified Development Inc.  
Sole General Partner

### ACKNOWLEDGEMENT

COUNTY OF BROWARD  
BEFORE ME personally appeared M. Edward Hill and Mavis P. Lamb, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of the BOCA/COASTAL COMMUNITIES, INC., a corporation and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and 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 15th day of July, 1983.  
My commission expires: Notary Public State of Florida at large

*Katarina Tullio*

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Saul Slossberg and Richard Pfendler, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of the NATIONAL LAND & DEVELOPMENT CORPORATION, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and 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 July, 1983.  
My commission expires: Notary Public State of Florida at large

*Dele D. Curcio*

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Saul Slossberg and Richard Pfendler, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of the NATIONAL CONSTRUCTION & DESIGN CORPORATION, a corporation and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and 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 July, 1983.  
My commission expires: Notary Public State of Florida at large

*Dele D. Curcio*

### MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and do hereby 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 3774, page 1372, modified in Official Record Book 3789, page 656, modified and assigned in Official Record Book 3803, page 383, modified in Official Record Book 3803, page 388, modified in Official Record Book 3803, page 49, 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 PRESIDENT and attested to by its VICE PRES and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15th day of July, 1983.

Attest: *Alvin Wilensky* By: *Alvin Wilensky, Pres.*  
CENVILL INVESTOR INC., a Florida Corporation

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Alvin Wilensky and Gerald V. Kandefer, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President respectively, of CENVILL INVESTOR INC., a Florida 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 is 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 15th day of July, 1983.  
My commission expires: Notary Public State of Florida at large

*Sharon S. Choy*

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 15, 1983, that they completed the survey of lands as shown on the hereon plat: that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as required by law, that permanent control points will be set under the guarantee posted with the Board of County Commissioners of Palm Beach County, Florida for the required improved improvements and that the survey data complies with all requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES INC.  
Michael G. Purmort, Professional Land Surveyor Florida Registration No. 2720 Date: 7-14-83

# GARDEN IN THE GROVE

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME personally appeared Jeffrey N. LaBonte and Jack L. LaBonte, 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 the LABONTE DIVERSIFIED DEVELOPMENT INC., a corporation and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and 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 July, 1983.  
My commission expires: Notary Public State of Florida at large

*Dele D. Curcio*