

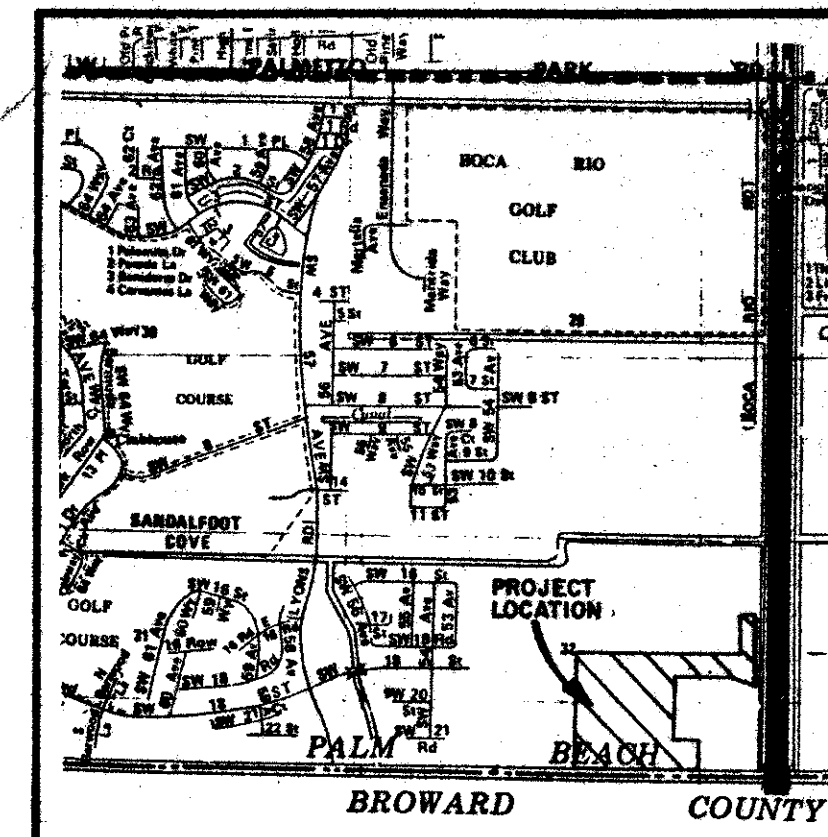
46/99

COUNTRYPARK AT BOCA RATON, I PART OF BOCA RIO, A P.U.D.

BEING A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1983

SHEET 1 OF 3



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:10 AM
THIS 21st DAY OF SEPTEMBER
AD. 1983 AND DULY RECORDED
IN PLAT BOOK 46 ON PAGES
99 AND 100.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: [Signature]



DEDICATION:

KNOW ALL BY THESE PRESENTS THAT LEVITT HOMES, INC., A CORPORATION OF THE STATE OF DELAWARE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "COUNTRYPARK AT BOCA RATON, I," BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID SECTION 32, THENCE S 88°59'00" W ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 369.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. E-2-W (100 FOOT RIGHT-OF-WAY); THENCE S 01°04'19" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 680.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°04'19" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 747.07 FEET; THENCE N 82°31'55" W, A DISTANCE OF 414.62 FEET; THENCE S 89°12'11" W, A DISTANCE OF 585.39 FEET; THENCE S 44°12'11" W, A DISTANCE OF 35.36 FEET; THENCE S 00°47'49" E, A DISTANCE OF 242.00 FEET; THENCE S 07°02'33" W, A DISTANCE OF 139.30 FEET; THENCE S 00°47'49" E, A DISTANCE OF 165.00 FEET TO A POINT OF CURVATURE; THENCE 162.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 103.75 FEET AND A CENTRAL ANGLE OF 89°30'26" TO A POINT OF TANGENCY; THENCE N 89°41'45" E, A DISTANCE OF 46.00 FEET; THENCE S 00°18'15" E, A DISTANCE OF 69.00 FEET; THENCE N 89°41'45" E, A DISTANCE OF 350.52 FEET; THENCE S 00°18'15" E, A DISTANCE OF 242.00 FEET; THENCE S 89°41'45" W, A DISTANCE OF 10.00 FEET; THENCE S 00°18'15" E, A DISTANCE OF 155.00 FEET; THENCE S 89°41'45" W, A DISTANCE OF 1674.03 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST; THENCE N 02°33'47" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32, A DISTANCE OF 1297.12 FEET; THENCE N 89°12'11" E, A DISTANCE OF 281.85 FEET TO THE POINT OF CURVATURE; THENCE 215.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 901.63 FEET, AND A CENTRAL ANGLE OF 13°41'42" TO A POINT OF REVERSE CURVATURE; THENCE 186.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 781.63 FEET, AND A CENTRAL ANGLE OF 13°41'42" TO A POINT OF TANGENCY; THENCE N 89°12'11" E, A DISTANCE OF 1177.62 FEET; THENCE N 83°33'58" E, A DISTANCE OF 155.28 FEET TO A POINT ON A CURVE; THENCE 351.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 319.58 FEET, AND A CENTRAL ANGLE OF 63°04'15" TO A POINT OF TANGENCY; THENCE N 01°04'19" W, A DISTANCE OF 266.24 FEET; THENCE N 89°03'19" E, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 44.8336 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", "B", "C", "D", "E", "F", AND "G", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS AS OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACTS "H" AND "I" ARE HEREBY DEDICATED TO THE BOCA RIO MASTER HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS AS SHOWN HEREON, WITH THE EXCEPTION OF S.W. 18TH STREET AND BOCA RIO ROAD, ARE HEREBY DEDICATED TO THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE FIVE FOOT LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR VEHICULAR ACCESS CONTROL.
- S.W. 18TH STREET AND BOCA RIO ROAD ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE 8.00' BIKE PATH EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 9th DAY OF August, 1983.

LEVITT HOMES, INC.,
A CORPORATION OF THE STATE OF DELAWARE
BY: [Signature]

ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ELLIOTT W. WINTER AND MARCY SLOEK, TO ME WELL KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Vice President OF THE LEVITT HOMES, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF August, 1983.

MY COMMISSION EXPIRES: 5/19/85

[Signature]
NOTARY PUBLIC

SEAL
BLAZE INTERNATIONAL, INC.

SEAL
LEVITT HOMES, INC.

SEAL
NOTARY PUBLIC

SEAL
FRANCIS REALTY CORPORATION

SEAL
NOTARY PUBLIC

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL LAND SURVEYOR

SEAL
COUNTY ENGINEER

MORTGAGEE'S 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 DOES 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 3965 AT PAGE 1417 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 Secretary AND ATTESTED TO BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF August, 1983.

WITNESS: [Signature]

THE SOUTHWICK GROUP, A FLORIDA GENERAL PARTNERSHIP.

BY: [Signature]
HARVEY GELLER, PRESIDENT

WITNESS: [Signature]

BLAZE INTERNATIONAL, INC. A FLORIDA CORPORATION, AS GENERAL PARTNER.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARVEY GELLER AND [Signature], 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 BLAZE INTERNATIONAL 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August, 1983.

MY COMMISSION EXPIRES: Oct 25, 1985

[Signature]

MORTGAGEE'S 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 DOES 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 4019 AT PAGE 580 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 Vice President AND ATTESTED TO BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF August, 1983.

ATTEST: [Signature]

FRANCIS REALTY CORPORATION, A NON-PROFIT CORPORATION OF THE STATE OF FLORIDA.
BY: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Vincent J. Shady and Sandra J. DeLena, 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 FRANCIS REALTY CORPORATION, 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 11 DAY OF August, 1983.

MY COMMISSION EXPIRES: June 5, 1985

[Signature]

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, RICHARD B. MAC FARLAND, ESQUIRE, A DULY 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 TO THE PROPERTY IS VESTED TO LEVITT HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: August 22, 1983

BROAD CASSEL
BY: [Signature]
RICHARD B. MAC FARLAND, ESQ.
FOR THE FIRM

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 2186-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY FLORIDA.

THIS 1st DAY OF SEPT, 1983.

[Signature]
WILLIAM A. HERX
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3182

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR WITHIN 21' OF THE CENTERLINE OF ANY STREET, EXCEPT AS MAY BE ALLOWED BY WRITTEN CONSENT OF THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS OR THEIR AUTHORIZED REPRESENTATIVE.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEMER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]
- PERMANENT CONTROL POINTS ARE SHOWN THUS: [Symbol]
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST BEING N 88°59'00" E.
- UE DENOTES UTILITY EASEMENT.
- DE DENOTES DRAINAGE EASEMENT.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Sept, 1983.

[Signature]
PEGGY B. HART, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Sept, 1983.

BY: [Signature]
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

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

BY: [Signature]
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

0213-001

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.M.	DATE	JUNE, 1983
CHECKED	[Signature]	SEAL	[Seal]
PRINTING NO.	83-P-029		

COUNTRYPARK AT BOCA RATON, I
PART OF BOCA RIO, A P.U.D.