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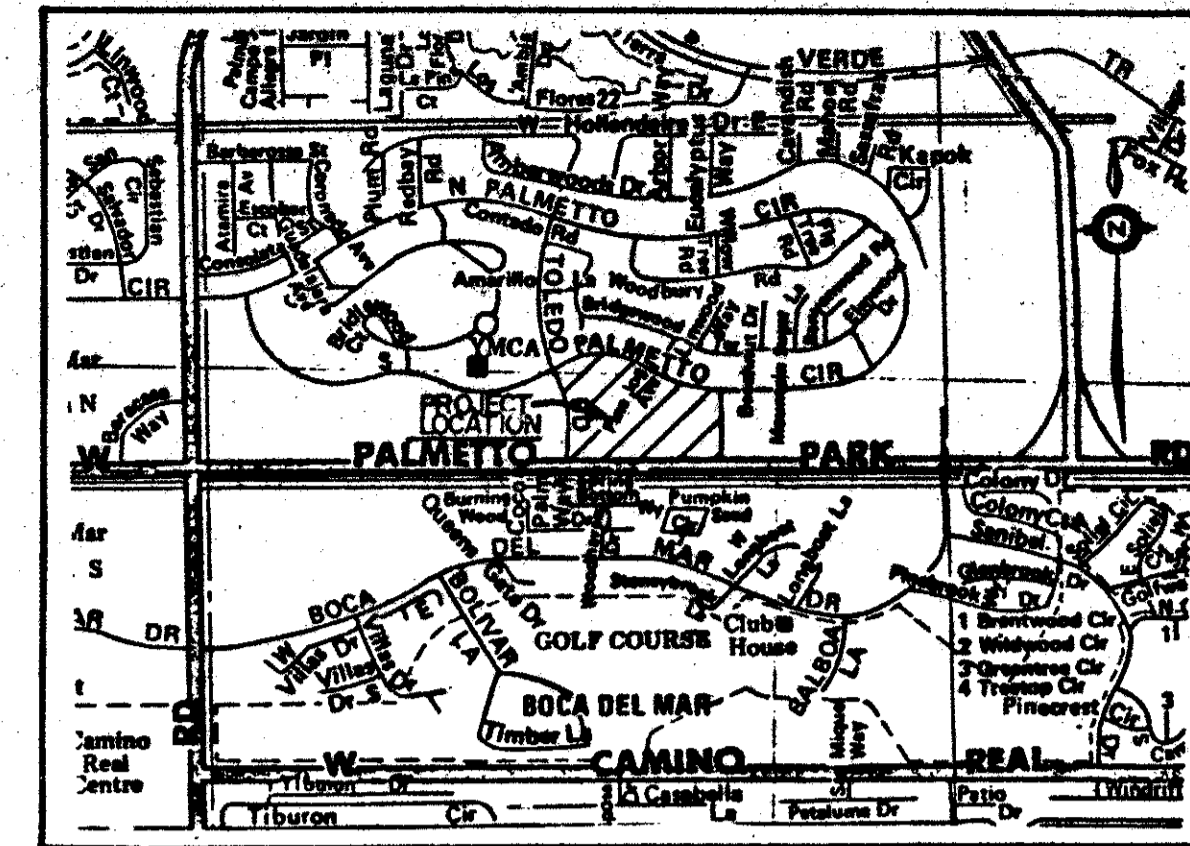
# BOCA WALK

PART OF BOCA DEL MAR, A P.U.D.

A PORTION OF LAND BEING A REPLAT OF A PORTION OF TRACT 35 "BOCA DEL MAR NO. 4" P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30 AT PAGE 85 AND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST, 1983

SHEET 1 OF 3



LOCATION MAP  
N.T.S.

175

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:25 AM THIS 17th DAY OF November AD, 1983 AND DULY RECORDED IN PLAT BOOK 46 ON PAGES 175, 176 AND 177.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *Conrad W. Holt* D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT D.C.A. AT BOCA DEL MAR #3, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA WALK, SITUATE IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 35 OF BOCA DEL MAR NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30 ON PAGES 85 AND 86 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAKES OF WOODHAVEN PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 ON PAGES 167 AND 169 OF THE SAID PUBLIC RECORDS, THENCE S 00°55'43"E, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 430.23 FEET TO THE PERIMETER OF SAID TRACT 35 OF BOCA DEL MAR NO. 4; THENCE ALONG SAID PERIMETER, S 89°05'03"W A DISTANCE OF 1038.15 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 25.00 FEET, FROM WHICH A RADIAL LINE BEARS N 00°54'57"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 89°59'14", A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; THENCE N 00°55'43"W A DISTANCE OF 174.43 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1185.92 FEET, FROM WHICH A RADIAL LINE BEARS S 89°04'17"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°42'06", A DISTANCE OF 387.09 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 25.00 FEET, FROM WHICH A RADIAL LINE BEARS N 70°22'11"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 83°27'49", A DISTANCE OF 36.42 FEET TO THE END OF SAID CURVE; THENCE N 63°50'00"E A DISTANCE OF 57.78 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 480.87 FEET, FROM WHICH A RADIAL LINE BEARS S 26°10'00"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 57°10'00", A DISTANCE OF 479.79 FEET TO THE END OF SAID CURVE; THENCE S 59°00'00"E A DISTANCE OF 52.14 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 994.93 FEET, FROM WHICH A RADIAL LINE BEARS N 31°00'00"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°55'43", A DISTANCE OF 554.43 FEET TO THE END OF SAID CURVE; THENCE N 89°04'17"E A DISTANCE OF 30.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.93 ACRES, MORE OR LESS.

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

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED AS A PRIVATE INGRESS EGRESS EASEMENT AND MAY ALSO BE USED FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT, AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION AREA AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOCA WALK HOMEOWNERS ASSOCIATION, INC. FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ALL OTHER AREAS OF THIS PLAT, EXCLUDING THE LOTS AND THE ABOVE MENTIONED PARCELS, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA WALK HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, D.C.A. AT BOCA DEL MAR #3, INC. HAS THESE PRESENTS TO BE SIGNED BY ITS 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 31st DAY OF AUGUST, 1983.

D.C.A. AT BOCA DEL MAR #3, INC.  
A CORPORATION OF THE STATE OF FLORIDA  
ATTEST: *Luis A. Clark* LOUIS A. CLARK, SECRETARY  
BY: *Carl Palmisciano* CARL PALMISCIANO, PRESIDENT

### ACKNOWLEDGEMENT

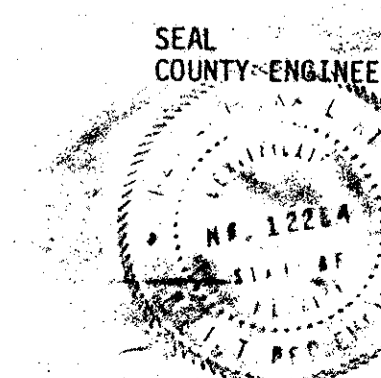
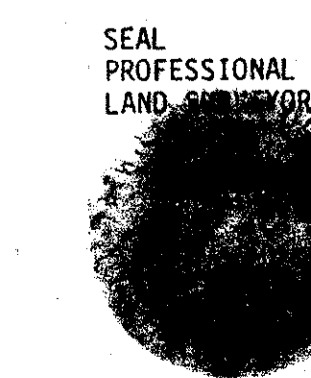
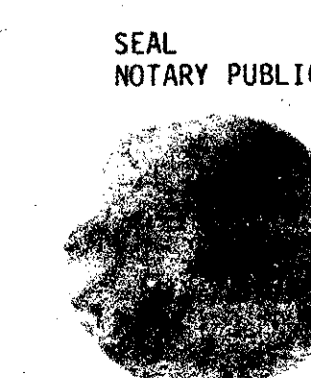
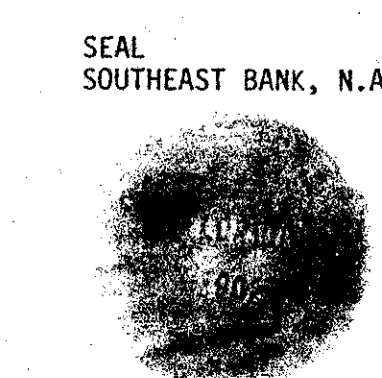
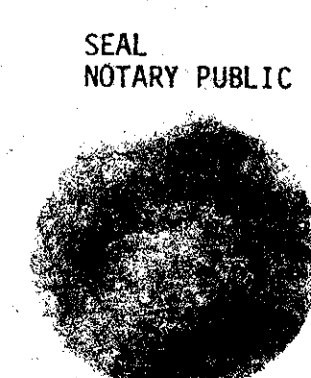
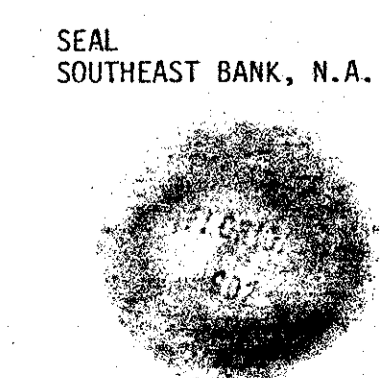
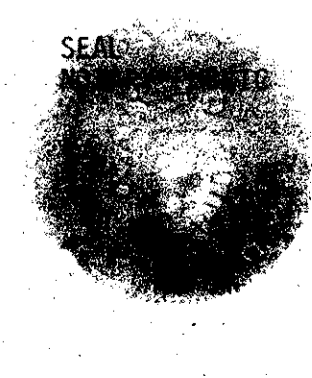
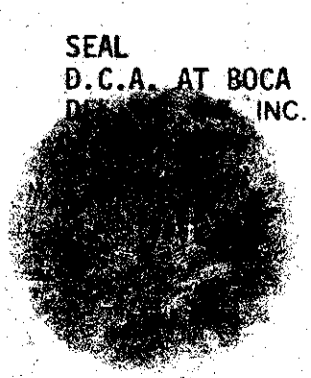
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARL PALMISCIANO AND LUIS A. CLARK, 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 D.C.A. AT BOCA DEL MAR #3, 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 HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 31st DAY OF AUGUST, 1983.

MY COMMISSION EXPIRES: 11/11/84

*Marianne L. Corcoran*  
NOTARY PUBLIC



Meridian Surveying and Mapping Inc.  
WEST PALM BEACH, FLORIDA  
DRAWN M.E.H. DATE JULY 28, 1983  
CHECKED SCALE  
DRAWING NO. 83-P-020  
BOCA WALK  
PART OF BOCA DEL MAR, A P.U.D.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SOUTHEAST BANK, N.A., HEREBY CERTIFIES THAT IT IS A HOLDER OF MORTGAGES UPON THE PROPERTY HEREIN DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNER THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 3774, AT PAGE 768, OFFICIAL RECORDS BOOK 3774, PAGE 773, AND MODIFICATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 3941, PAGE 1393 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SOUTHEAST BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 ON THIS 11 DAY OF October, 1983.

SOUTHEAST BANK, N.A.

ATTEST: *Christine C. Brown* VICE PRESIDENT, SECRETARY  
BY: *Philip L. Ferris* PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Christine C. Brown* and *Philip L. Ferris*, 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 SOUTHEAST BANK, N.A., 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 HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 Oct., 1983.

MY COMMISSION EXPIRES 4/7/85  
*Marianne L. Corcoran*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SOUTHEAST BANK, N.A., HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREIN DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNER THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3941, AT PAGE 1407, AND BY ASSIGNMENT IN OFFICIAL RECORDS BOOK 3941, PAGE 1418 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SOUTHEAST BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 ON THIS 11 DAY OF October, 1983.

SOUTHEAST BANK, N.A.

ATTEST: *Christine C. Brown* VICE PRESIDENT, SECRETARY  
BY: *Philip L. Ferris* PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Christine C. Brown* and *Philip L. Ferris*, 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 SOUTHEAST BANK, N.A., 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 HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 Oct., 1983.

MY COMMISSION EXPIRES 4/7/85  
*Marianne L. Corcoran*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF

I, PHYLIS SHAMPANIER, ATTORNEY-AT-LAW, 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 D.C.A. AT BOCA DEL MAR #3, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND FURTHER, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 10/6/83 BY: *Phyllis Shampianier* PHYLIS SHAMPANIER, ATTORNEY-AT-LAW

### 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 21HH-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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 20th DAY OF October, 1983.  
*William A. Herx*  
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.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) P.L.S. NO. 3182 DESIGNATED THUS: —
- D.E. DENOTES DRAINAGE EASEMENT.
- U.E. DENOTES UTILITY EASEMENT.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- ALL BEARINGS HEREON ARE RELATIVE TO THE BEARING DATUM OF BOCA DEL MAR NO. 4.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF November 1983.

*Peggy B. Wyatt*  
PEGGY B. WYATT, CHAIRMAN

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF November, 1983.

*Herbert Kahlert*  
HERBERT KAHLERT, P.E., COUNTY ENGINEER

ATTEST:  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *Elizabeth Richards* DEPUTY CLERK

0205-326

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

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