

47116

BOCA RIO HEIGHTS, PLAT NO. 2

BEING A REPLAT OF A PORTION OF BLOCK 80,
PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2,
PAGES 45 THRU 54, PUBLIC RECORDS, PALM BEACH COUNTY,
FLORIDA, LYING IN SECTION 29, TWP. 47 S., RGE. 42 E.,
PALM BEACH COUNTY, FLORIDA.

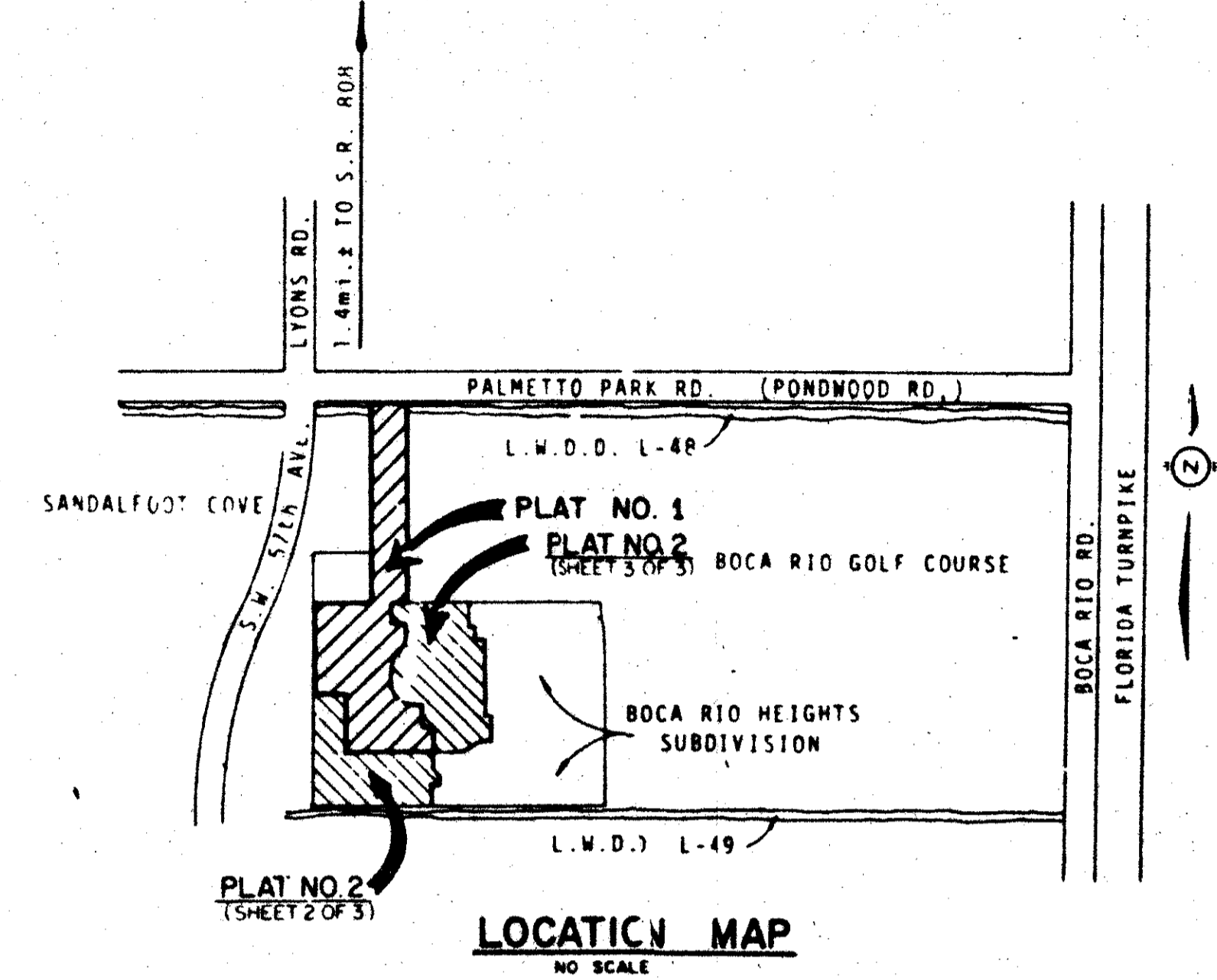
SHEET 1 OF 3

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RIO DEVELOPMENT, INC., A FLORIDA CORPORATION AND MGT, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA RIO HEIGHTS PLAT NO. 2; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 72, BLOCK 2 OF "BOCA RIO HEIGHTS, PLAT NO. 1, AS RECORDED IN PLAT BOOK 38, PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE RUN ALONG THE BOUNDARY OF SAID "BOCA RIO HEIGHTS, PLAT NO. 1," THROUGH THE FOLLOWING COURSES AND DISTANCES; N 90°00'00"E, A DISTANCE OF 170.00 FEET; THENCE N 00°00'00" E, A DISTANCE OF 61.89 FEET; THENCE N 90°00'00"E, A DISTANCE OF 110.00 FEET; THENCE S 00°00'00" W, A DISTANCE OF 523.33 FEET; THENCE N 89°59'12" E, A DISTANCE OF 555.00 FEET TO A POINT HENCEFORTH REFERRED TO AS REFERENCE POINT "A"; THENCE N 00°00'00"E, A DISTANCE OF 85.00 FEET; THENCE N 44°59'36" E, A DISTANCE OF 35.36 FEET; THENCE N 00°00'00"E, A DISTANCE OF 60.00 FEET; THENCE S 89°59'12" W, A DISTANCE OF 32.30 FEET; THENCE N 00°00'00"E, A DISTANCE OF 110.00 FEET; THENCE S 89°59'12" W, A DISTANCE OF 107.64 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 251.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 90°00'48" TO A POINT OF TANGENCY; THENCE N 00°00'00"E, A DISTANCE OF 202.40 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, A DISTANCE OF 26.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 21°47'13" TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY A DISTANCE OF 133.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 21°47'13" TO A POINT OF TANGENCY; THENCE N 00°00'00"E, A DISTANCE OF 130.03 FEET; THENCE S 89°59'12" W, A DISTANCE OF 75.01 FEET; THENCE N 44°59'36" W, A DISTANCE OF 35.35 FEET; THENCE N 00°00'00"E, A DISTANCE OF 113.35 FEET TO A POINT IN A 30 FOOT ROAD RIGHT-OF-WAY VACATED IN OFFICIAL RECORD BOOK 3039, PAGES 233 THROUGH 235, INCLUSIVE; THENCE N 89°59'12"E, A DISTANCE OF 170.00 FEET PARALLEL WITH AND 13.35 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID 30 FOOT ROAD RIGHT-OF-WAY; THENCE DEPARTING FROM SAID BOUNDARY OF "BOCA RIO HEIGHTS, PLAT NO. 1," S 00°00'00"W, A DISTANCE OF 28.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 30 FOOT ROAD RIGHT-OF-WAY; THENCE N 89°59'12"E, A DISTANCE OF 684.99 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE DEPARTING FROM SAID ROAD RIGHT-OF-WAY, S 00°00'00"W, A DISTANCE OF 110.00 FEET; THENCE S 89°59'12" W, A DISTANCE OF 10.00 FEET; THENCE S 00°00'00"W, A DISTANCE OF 60.00 FEET; THENCE N 89°59'12"E, A DISTANCE OF 85.00 FEET; THENCE S 00°00'00"W, A DISTANCE OF 658.35 FEET; THENCE N 89°59'12"E, A DISTANCE OF 20.00 FEET; THENCE S 00°00'00"W, A DISTANCE OF 170.00 FEET; THENCE S 89°59'12" W, A DISTANCE OF 180.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, A DISTANCE OF 66.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 23°40'56" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, A DISTANCE OF 130.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 23°40'56" TO A POINT OF TANGENCY; THENCE S 89°59'12" W, A DISTANCE OF 234.15 FEET TO SAID REFERENCE POINT "A"; THENCE S 00°00'00" W, A DISTANCE OF 85.00 FEET; THENCE S 45°00'24"E, A DISTANCE OF 35.36 FEET; THENCE S 00°00'00"W, A DISTANCE OF 60.00 FEET; THENCE S 89°59'12" W, A DISTANCE OF 15.00 FEET; THENCE S 00°00'00"W, A DISTANCE OF 110.00 FEET TO THE SOUTH LINE OF TRACT 38 OF BLOCK 80 OF THE PALM BEACH FARMS COMPANY, LAT. NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45-54 OF THE AFORESAID PUBLIC RECORDS; THENCE S 89°59'12" W, A DISTANCE OF 845.00 FEET ALONG THE SOUTH LINE OF TRACTS 38 AND 37 OF SAID BLOCK 80, PARALLEL WITH AND 30.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-49, A 55.00 FOOT RIGHT-OF-WAY AS NOW LAID OUT IN USE; THENCE N 00°00'00"E, A DISTANCE OF 741.51 FEET ALONG THE WEST LINE OF TRACTS 37 AND 36 OF SAID BLOCK 80 TO THE POINT OF BEGINNING.



IN WITNESS WHEREOF, MGT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS DIRECTORS, AND ATTESTED BY ONE OF ITS DIRECTORS, AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF FEB. A.D., 1984.

CONTAINING 27.05 ACRES MORE OR LESS.

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

- 1. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
2. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTAINANCE OF UTILITIES AND DRAINAGE.
3. THE INTERNAL ROAD RIGHTS OF WAY, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.
4. WATER MANAGEMENT TRACT "A" IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTAINANCE OBLIGATION OF, THE BOCA RIO HEIGHTS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BOCA RIO DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS DIRECTORS, AND ATTESTED BY ONE OF ITS DIRECTORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF FEB. A.D., 1984.

BOCA RIO DEVELOPMENT, INC.
ATTEST: Mike Mendelson, Director
BY: Robert Tibet, Director

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ROBERT TIBET AND MIKE MENDELSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTORS OF THE ABOVE NAMED CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS DIRECTORS 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 14th DAY OF FEBRUARY, A.D., 1984
NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD)
I, JERALD GOLDSTEIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO MGT, INC. AND BOCA RIO DEVELOPMENT, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
DATE 2-14 1984
Jerald Goldstein
ATTORNEY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ROBERT TIBET AND MIKE MENDELSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTORS OF THE ABOVE NAMED CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS DIRECTORS 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 14 DAY OF FEBRUARY, A.D., 1984.
NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HERIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK , PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS:
WITNESS:
BY: THOMAS M. BROWN

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS
BEFORE ME PERSONALLY APPEARED THOMAS M. BROWN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THOMAS M. BROWN EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF A.D., 1984
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HERIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK , PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS:
WITNESS:
BY: GARRISON M. McCLURE

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS
BEFORE ME PERSONALLY APPEARED GARRISON M. McCLURE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT GARRISON M. McCLURE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF A.D., 1984

NOTARY PUBLIC

MY COM. EXPIRES:

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HERIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK , PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS:
WITNESS:
BY: GORDON T. BROWN

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS
BEFORE ME PERSONALLY APPEARED GORDON T. BROWN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT GORDON T. BROWN EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF A.D., 1984

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
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 2111-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET. THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE 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 10th DAY OF FEB. 1984

William A. Herr
REGISTERED LAND SURVEYOR NO. 3182
STATE OF FLORIDA

APPROVALS:

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF March A.D., 1984
BY: Ken Spillias, CHAIRMAN
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF March AD, 1984
BY: Herbert S. Kahlert, COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Elizabeth [Signature]
DEPUTY CLERK



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2320 S. Congress Ave.
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West Palm Beach, Florida 33406
Phone 813-831-0666

BOCA RIO HEIGHTS PLAT NO. 2



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SEE BACK

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