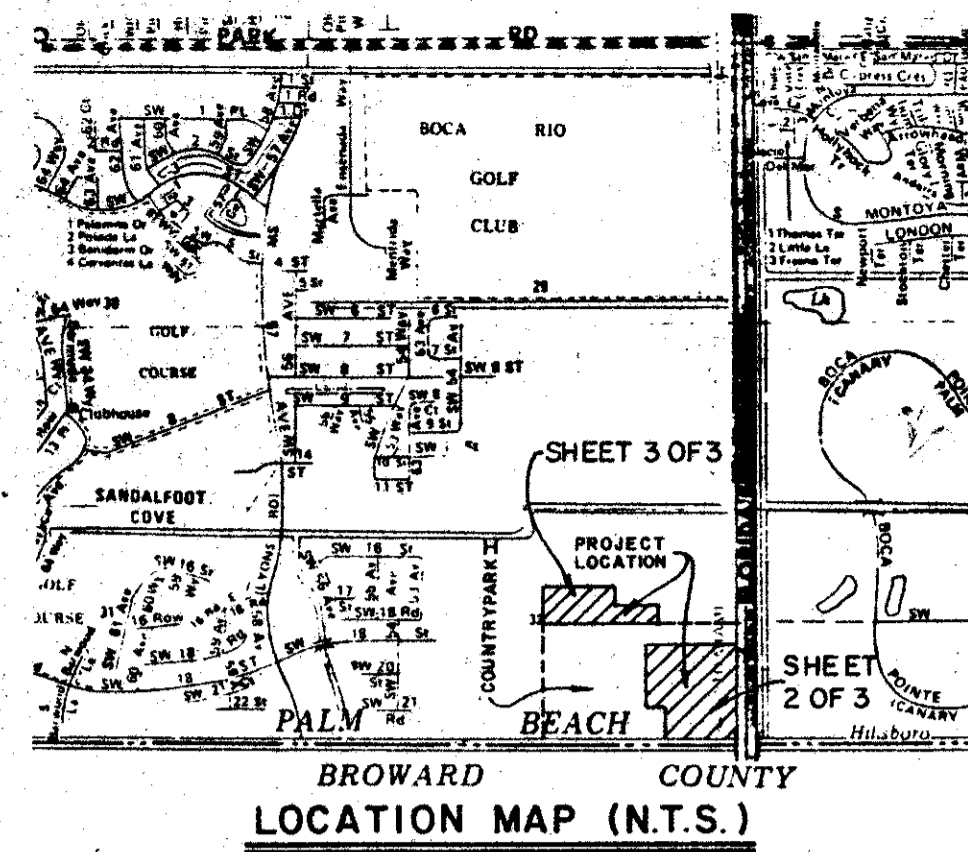


47/125



COUNTRYPARK AT BOCA RATON, II

PART OF BOCA RIO, A P.U.D.
SITUATE IN THE NORTHEAST ONE QUARTER OF
SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42
EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY, 1984 SHEET 1 OF 3

125

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:21 AM
THIS 20 DAY OF MARCH
AD. 1984 AND DULY RECORDED
IN PLAT BOOK 47 ON PAGES
125 AND 126 + 127
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *John B. Dunkle*

DEDICATION

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

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF COUNTRYPARK AT BOCA RATON, I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 ON PAGES 99 THROUGH 101 OF THE AFORESAID PUBLIC RECORDS, THENCE N02°33'47"W, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 32, A DISTANCE OF 513.96 FEET; THENCE N09°03'19"E A DISTANCE OF 869.39 FEET; THENCE S00°56'41"E A DISTANCE OF 217.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 734.82 FEET, FROM WHICH A RADIAL LINE BEARS N00°56'41"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 11°13'53", A DISTANCE OF 145.33 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 724.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 11°29'45", A DISTANCE OF 145.12 FEET TO THE END OF SAID CURVE; THENCE N09°12'11"E A DISTANCE OF 139.00 FEET; THENCE S00°47'49"W A DISTANCE OF 42.00 FEET; THENCE S44°12'11"W A DISTANCE OF 35.36 FEET; THENCE S00°56'41"E A DISTANCE OF 24.00 FEET; THENCE S45°52'15"E A DISTANCE OF 35.40 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 19th STREET AS SHOWN ON SAID COUNTRYPARK AT BOCA RATON, I; THENCE ALONG SAID RIGHT-OF-WAY LINE, S09°12'11"W A DISTANCE OF 593.03 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 781.63 FEET, FROM WHICH A RADIAL LINE BEARS N00°47'49"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13°41'42", A DISTANCE OF 186.89 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 901.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13°41'42", A DISTANCE OF 215.51 FEET TO THE END OF SAID CURVE; THENCE S09°12'11"W A DISTANCE OF 281.85 FEET TO THE POINT OF BEGINNING OF PARCEL 1.

PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF COUNTRYPARK AT BOCA RATON, I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 ON PAGES 99 THROUGH 101 OF THE AFORESAID PUBLIC RECORDS, THENCE ALONG THE PERIMETER OF SAID PLAT N00°18'15"W A DISTANCE OF 155.00 FEET; THENCE N09°41'45"E A DISTANCE OF 10.00 FEET; THENCE N00°18'15"W A DISTANCE OF 242.00 FEET; THENCE S09°41'45"W A DISTANCE OF 350.52 FEET; THENCE N00°18'15"W A DISTANCE OF 69.00 FEET; THENCE N09°41'45"W A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 103.75 FEET, FROM WHICH A RADIAL LINE BEARS N00°18'15"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 09°30'26", A DISTANCE OF 162.07 FEET; THENCE N00°47'49"W A DISTANCE OF 165.00 FEET; THENCE N07°02'33"E A DISTANCE OF 139.30 FEET; THENCE N00°47'49"W A DISTANCE OF 242.00 FEET; THENCE N44°12'11"E A DISTANCE OF 35.36 FEET; THENCE N09°12'11"E A DISTANCE OF 593.39 FEET; THENCE S02°31'55"E A DISTANCE OF 414.62 FEET; THENCE DEPARTING FROM SAID PERIMETER, S01°04'19"E A DISTANCE OF 1088.27 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL; THENCE S09°41'45"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 559.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL 1 CONTAINS 13.9322 ACRES, MORE OR LESS.
THE ABOVE DESCRIBED PARCEL 2 CONTAINS 22.1396 ACRES, MORE OR LESS.
TOTAL AREA OF THIS PLAT: 36.0718 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DO HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AS SHOWN HEREIN ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, AND DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS TRACTS AS SHOWN HEREIN ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, AND DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREIN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A THROUGH M, INCLUSIVE, AND THE RECREATION TRACT ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKES ASHFORD, BRITANNY, AND CHELSEA, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREIN ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF January, 1984.

ATTEST: *Harry T. Slek* HARRY T. SLEEK, VICE-PRESIDENT
BY: *Elliott H. Wiener* ELLIOTT H. WIENER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ELLIOTT H. WIENER AND HARRY T. SLEEK, 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 LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 24th DAY OF January, 1984.
MY COMMISSION EXPIRES: July 23, 1986
Doris A. Martin
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE SOUTHWICK GROUP, A FLORIDA GENERAL PARTNERSHIP, 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 OWNERS THEREOF, AS SHOWN HEREIN, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3965 AT PAGE 1417 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BLAZE INTERNATIONAL, INC., A GENERAL PARTNER OF THE SOUTHWICK GROUP, 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 THIS 25th DAY OF January, 1984.

ATTEST: *Harvey Geller* HARVEY GELLER, SECRETARY
BY: *Harvey Geller* HARVEY GELLER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARVEY GELLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BLAZE INTERNATIONAL, INC., A GENERAL PARTNER OF THE SOUTHWICK GROUP, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 25th DAY OF January, 1984.
MY COMMISSION EXPIRES: July 23, 1986
Doris A. Martin
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

FRANCIS REALTY CORPORATION, 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 OWNERS THEREOF, AS SHOWN HEREIN, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4019 AT PAGE 0590 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FRANCIS REALTY 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 25th DAY OF January, 1984.

ATTEST: *Gerard T. Licerra* GERARD T. LICERRA, SECRETARY
BY: *Vincent J. Sweeney* VINCENT J. SWEENEY, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED VINCENT J. SWEENEY AND GERARD T. LICERRA, 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 FRANCIS REALTY CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 25th DAY OF January, 1984.
MY COMMISSION EXPIRES: July 23, 1986
Edward Marinelli
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICHARD B. MAC FARLAND, 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 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 HEREIN; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: February 6, 1984 BY: *Richard B. MacFarland* RICHARD B. MAC FARLAND, ESQUIRE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21M-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 DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 2nd DAY OF March, 1984.
Wesley P. Hines
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO THE BEARING DATUM OF COUNTRYPARK AT BOCA RATON, I. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
THERE SHALL BE NO STRUCTURES, TREES OR SHRUBS PLACED WITHIN 21.00 FEET 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.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE 1st PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF March, 1984.

BY: *Keneth Spillias* KENNETH SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF March, 1984.

BY: *Herbert F. Kahler* HERBERT F. KAHLER, P.E., COUNTY ENGINEER

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

BY: *Elizabeth Spillias* DEPUTY CLERK

SEAL
LEVITT HOMES, INC.

SEAL
NOTARY PUBLIC

SEAL
BLAZE INTERNATIONAL, INC.

SEAL
NOTARY PUBLIC

SEAL
FRANCIS REALTY CORPORATION

SEAL

SEAL
PROFESSIONAL LAND SURVEYOR

SEAL
COUNTY ENGINEER

0013-002
47/125

Meridian Surveying and Mapping Inc.
WEST PALM BEACH, FLORIDA
DRAWN M.E.H. DATE NOV 1983
CHECKED SCALE
PROJECT NO. COUNTRYPARK AT BOCA RATON, II
PART OF BOCA RIO, A P.U.D.
PLAT NO. 63-P-023