

47/172

BOCA RIDGE GLEN

P. U. D.

BEING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

A REPLAT OF TRACTS 103, 104, 121, 122, AND A PORTION OF 123, BLOCK 77, OF THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3"

RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

172
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10:57A m.
on 12th day of APRIL
1984 and duly recorded in Plat Book
47 on pages 172, 173 & 174
JOHN B. DUNKLE, Clerk Circuit Court
Dorothy Indaba

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS that Kety Enterprises, Inc., a Florida Corporation, Owner of the land shown hereon, being in Section 18, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA RIDGE GLEN, P.U.D., being more particularly described hereon, have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

- Road Right-of-Way: The Road Right-of-Way shown hereon for Glades Road, S.R. 808, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- Streets: Tract 7, shown hereon for private road, utility and drainage purposes is hereby dedicated to the Boca Ridge Property Owners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Access: Tracts 1, 2, and 3 are designated for Ingress, Egress, Utilities and Drainage as shown, and are hereby dedicated to the Boca Ridge Glen Homeowners' Association, Inc., and are the perpetual maintenance and obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Easements:
 - Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
 - Drainage Easements - The 15 ft. drainage easement along the west boundary, as shown, is hereby dedicated to the Board of County Commissioners for the drainage of Glades Road, S.R. 808. All other drainage easements shown are hereby dedicated in perpetuity for the construction and maintenance of drainage.
 - Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- Water Management: Tracts 8 and 9, as shown are hereby dedicated in perpetuity for the construction and maintenance of water management facilities and are the perpetual maintenance obligation of the Boca Ridge Glen Homeowners' Association, Inc., its successors and assigns, without recourse to Palm Beach County.
- Open Space: Tracts 4, 5, and 6 are designated as open space for the residents of the development and are hereby dedicated to the Boca Ridge Glen Homeowners' Association, Inc., its successors and assigns, and are the perpetual maintenance obligation of said Association without recourse to Palm Beach County.
- Recreation Tract 10 as shown is hereby dedicated to the Boca Ridge Glen Homeowners' Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of said Association 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 Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 14 day of March, 1984.

KETAY ENTERPRISES, INC.,
A Corporation of the State of Florida

By: Elliott Ketay
Filiott Ketay, President

Attest:
Walter Kety
Secretary

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME Personally appeared Elliott Ketay and Walter Kety, 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 Kety Enterprises, 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 14th day of March, 1984.

By: Walter Kety
Notary Public
My Commission Expires: DEC 25, 1987

DESCRIPTION

Tracts 103, 104, 121, and 122 Block 77, of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, recorded in Plat Book 2, Pages 45 to 54, of the Public Records of Palm Beach County, Florida.

ALSO a portion of Tract 123 of said Plat of Palm Beach Farms, more particularly described as follows:

COMMENCING at the Northwest corner of said Tract 123; thence due South, along the West line of said Tract 123, a distance of 19.80 feet to the Point of Beginning; thence continuing due South, along the said West line of said Tract 123, a distance of 450.21 feet to a point on a curve; thence Northeasterly through Northwesterly, along a curve to the left, whose tangent bears due East, with a radius of 50.00 feet and a central angle of 145° 07' 48", an arc distance of 124.91 feet; thence due North, along a line 30.00 feet East of and parallel with the West line of said Tract 123, a distance of 289.72 feet to a point of curve; thence Northwesterly along a curve to the left, with a radius of 90.73 feet and a central angle of 36° 27' 32", an arc distance of 57.73 feet to a point of tangency; thence North 36° 27' 32" West a distance of 20.60 feet to the Point of Beginning.

LESS that portion of Tracts 103, and 104, Block 77 for State Road 808 Right-of-Ways purposes.

Said lands situate, lying and being in Section 18, Township 47 South, Range 42 East, Palm Beach County, Florida and containing 19.787 acres, more or less.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HENRY B. HANDLER, ATTORNEY AT LAW, duly licensed 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 Kety Enterprises, Inc., a Florida Corporation, that the current taxes have been paid; and the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Date: March 16, 1984 By: H. B. Handler
Henry B. Handler,
Attorney at Law

AND to Boca Ridge Property Owners Association, Inc., as their respective interests appear on this Plat.

SURVEYOR'S CERTIFICATE:

This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

By: Daniel C. Fortin
Daniel C. Fortin
Registered Surveyor No. 2853
State of Florida

NOTES:

- P R M Indicates Permanent Reference Monument
- P C P Indicates Permanent Control Point

Bearing Reference-Assumed Meridian

Minimum Building Floor Elevation is 20.30 N.G.V.D.

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.

TABULATION:

No. of Units: 87 Units
 Type of Unit: Townhouse Clusters
 Total Acres: 19.787 Acres
 Units Per Acre: 4.4 Units/Ac.

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 444 at Page 426 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 Senior V.P. and attested to by its Asst. Sec. and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 6 day of March, 1984.

By: Merritt Commercial Savings & Loan, Inc.
A Corporation of the State of Florida

Attest: George A. Klein
George A. Klein
Title Asst. Sec.

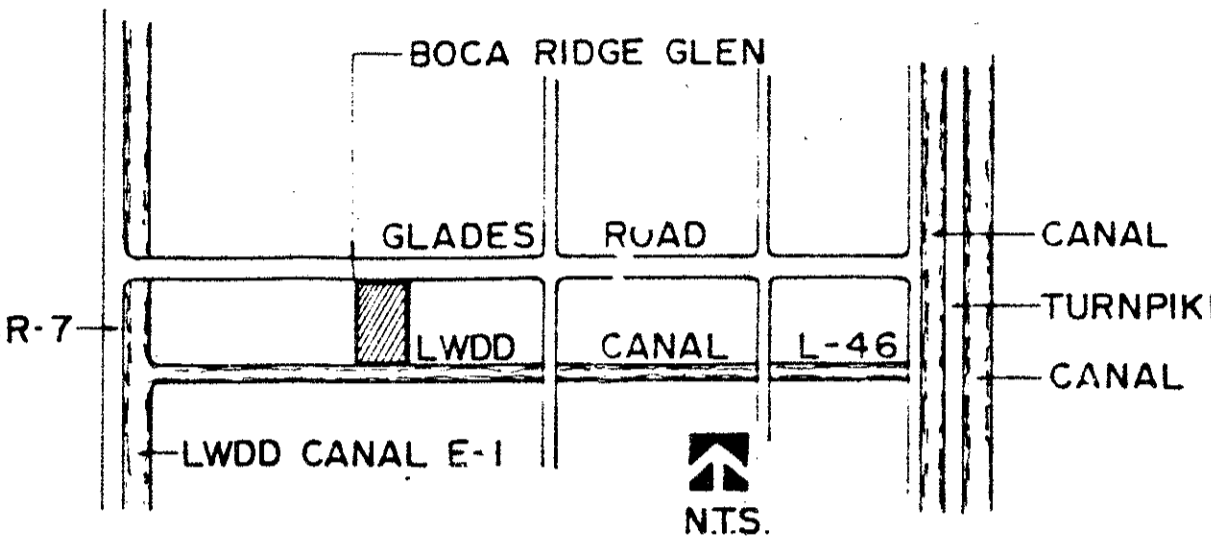
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME personally appeared George A. Klein and Lee Redd, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as (Vice) President and Asst. Sec. of the Merritt Commercial Savings & Loan, 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 6th day of March, 1984.

My commission expires: Daniel C. Fortin
Notary Public



LOCATION MAP

described in Official Record Book 2949 Page 1302 of the public records of Palm Beach County, Florida, also known as a portion of Boca Ridge Drive and Boca Ridge Drive South,

MORTGAGEE'S CONSENT:

STATE OF NORTH CAROLINA
COUNTY OF WOTAUGA

The undersigned hereby certify that they are 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 agree that their mortgage which is recorded in Official Record Book 4044 at Page 1422 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF we K.S. Toney and Josephine Toney, his wife, do hereunto set our hands and seals this 8 day of March, 1984.

WITNESSES: K.S. Toney, Josephine Toney
George A. Klein, Vice President

ACKNOWLEDGEMENT:

STATE OF North Carolina
COUNTY OF Watauga

BEFORE ME personally appeared K.S. Toney and Josephine Toney, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 8 day of March, 1984.

My commission expires: Stephen Sudduth
Notary Public

DEDICATION AND RESERVATION, Continued.

KNOWN ALL MEN BY THESE PRESENTS that BOCA RIDGE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, owner of the land shown hereon, being in section 18, township 47 south, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA RIDGE GLEN, P.U.D., being more particularly described hereon, have caused the same to be surveyed and platted as shown hereon, and do hereby join in the Dedication and Reservation shown hereon.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and Attested by its Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 22 day of March, 1984.

BOCA RIDGE PROPERTY OWNERS ASSOCIATION, INC.,
A Corporation of the State of Florida
By: Walter Kety
Walter Kety, President

Attest:

Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME Personally appeared Walter Kety and Elliott Ketay, 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 BOCA RIDGE PROPERTY OWNERS ASSOCIATION, 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 22 day of March, 1984.

By: Susan Smith
NOTARY PUBLIC
My Commission Expires: June 7, 1986

APPROVALS:

Board of County Commissioners
Palm Beach County, Florida.

This plat is hereby approved for record this 10 day of April, 1984.

By: Ken Spiliadis, Chairman
COUNTY ENGINEER

This plat is hereby approved for record this 8 day of April, 1984.

By: H.F. Kahler, P.E.
County Engineer

ATTEST: John B. Dunkle, Clerk
Board of County Commissioners

By: Deputy Clerk

SEAL KETAY ENTERPRISES, INC.	NOTARY SEAL	SURVEYOR'S SEAL	SEAL MERRITT COMMERCIAL SAVINGS & LOAN, INC.	NOTARY SEAL	NOTARY SEAL	NOTARY SEAL	SEAL BOCA RIDGE PROPERTY OWNERS ASSOCIATION, INC.	NOTARY SEAL	THIS INSTRUMENT WAS PREPARED BY CARL SKILES. FORTIN LEAVY, SKILES, INC. 855 SOUTH ROAD BOCA RATON, FLORIDA 33422
---------------------------------	-------------	-----------------	---	-------------	-------------	-------------	--	-------------	--

BOCA RIDGE GLEN

47/172